

Report to Planning applications committee

Item

09 March 2015

Report of Head of planning services

Subject Application no 16/01751/L 14 and 16 Lower Goat Lane,
Norwich

**Reason
for referral** Objection

4(f)

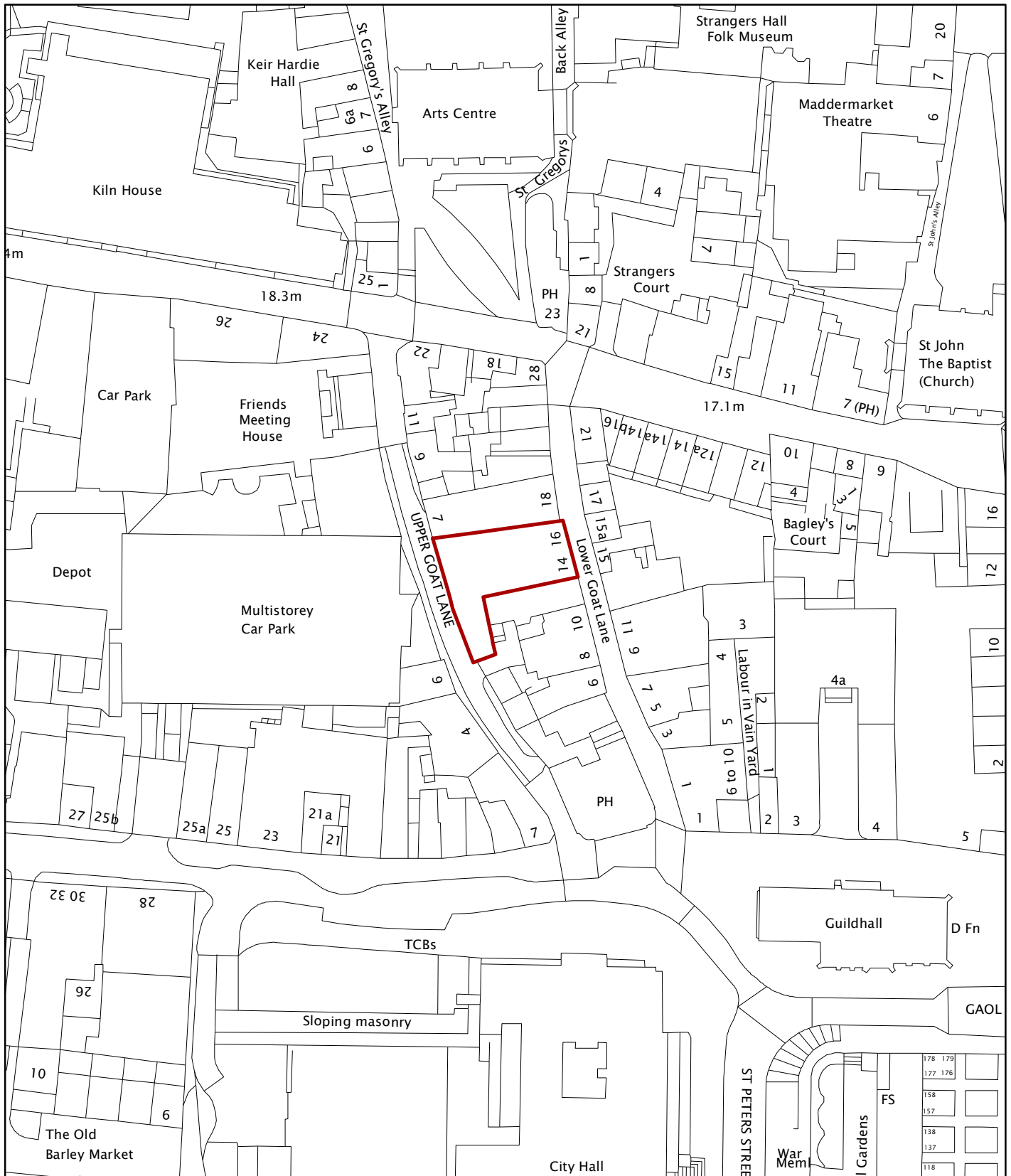
Ward:	Mancroft
Case officer	Sophia Bix - sophiabix@norwich.gov.uk

Development proposal		
Repairs to front and flank walls and windows at first and second floor levels and gable end. Repair of the existing fenestration.		
Representations		
Object	Comment	Support
10	0	0

Main issues	Key considerations
1	Impact of the proposals upon the special architectural and historic interest of the Grade II Listed Building
Expiry date	31 January 2017
Recommendation	Approve subject to conditions

The site and surroundings

1. The application site is a three storey building fronting Lower Goat Lane. To the rear the building features two pitched roof full height rear wings at right angles to the principle frontage, leading to a three storey brick building with a flat roof which fronts onto Upper Goat Lane. The building forms part of a terrace of many listed and locally listed buildings on the west side of Lower Goat Lane.
2. A clothes shop occupies the ground floor of the building, with the upper floors being used as a restaurant with ancillary office and storage.
3. The existing building forms part of a 'positive vista' picked out within the Conservation Area appraisal, it's front elevation forming part of a familiar and cherished view of historic buildings which line the narrow and undulating Lower Goat Lane when looking south from Pottergate.
4. The building is a Grade II Listed Building. The neighbouring buildings (to the north and south) are also identified as heritage assets. No.18 is a Grade II Listed Building



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Planning Application No 16/01751/L

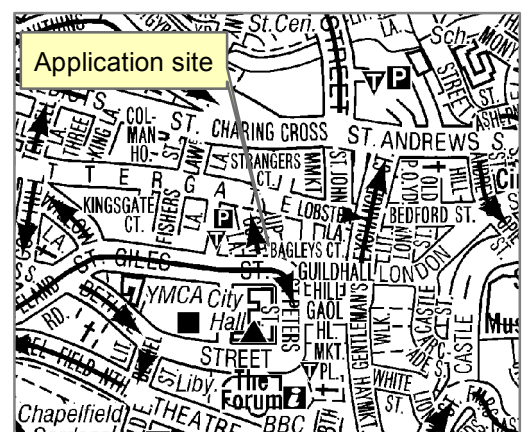
Site Address 14 and 16 Lower Goat Lane

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



and No.12 is locally listed. The site lies within an area of main archaeological interest.

Constraints

5. The property is a Grade II Listed building and in the City Centre Conservation Area.

Relevant planning history

Ref	Proposal	Decision	Date
4/1990/1119	Internal alterations.	Withdrawn	27/03/1991
4/1992/0788	Partial demolition of second floor.	APPR	05/11/1992
4/1993/0613	Re-instatement of fire damaged buildings	INSFEE	19/10/1993
4/1993/0614	Internal repairs and re-instatement of part of second floor	APCON	19/10/1993

The proposal

6. The building has been listed since 1972. The list description for the building states:-

‘Nos. 14 and 16 GV II Former use unknown now shop. [16th Century] with [18th Century] onwards alterations. Rendered. Pantile roof. Through amalgamation the building extends through to Upper Goat Lane. 3 storeys, originally jettied at the first and second floors. 3 bays. [20th Century] shopfront with recessed door at left-hand side. First floor sash windows with glazing bars and simply moulded surrounds. Casement windows at 2nd floor. Box cornice’.

7. The building features a timber framed 20th Century shopfront at ground floor level, which now spans the width of what was two separate buildings. The upper floor levels are timber framed with brick nogging panels. The surviving timber framed fenestration to the front façade with its eight over eight sliding sash windows at first floor level and timber framed eight light casement windows at second floor level contribute enormously to the buildings historic period aesthetic.
8. The buildings form part of a cherished local scene and as a result of its attractive period appearance, timber framed windows and timber framed form (with evidence of a double jetty), its early date and its continued commercial use the building is considered to benefit from all four of the heritage values set out in conservation principals (Historic England, 2008) namely aesthetic, evidential, historic and social.

9. A site visit to the property has revealed that the upper floor levels and gable ends of the principal frontage building are in a poor state of repair. Past repairs to the historic timber frame are poorly detailed and have been undertaken using soft wood, as opposed to oak. Some timbers are suffering from rot. The brick nogging (infill panels) are constructed in modern brick in stretcher bond. The front elevation has been rendered with an impervious cement (now painted) which is likely to be exacerbating the deterioration of the surviving historic and more modern fabric. These regrettable works have caused harm to the buildings appearance, stability, authenticity and special interest.
10. The current application seeks consent to undertake remedial works to rectify damaging alterations. Consent is sought for internal and external repair works to the principal elevation fronting Lower Goat Lane at first and second floor level, to the flank walls at first and second floor level and to the gable ends at attic/roof level.
11. The building has been surveyed by a structural engineer who has concerns as to very poorly detailed repair works undertaken to the building in the past and their impact upon the future stability and continued conservation of the building.
12. The proposed works are as follows:-
 - The removal of the existing dilapidated and unstable brick infill panels to the party walls, traditional timber repairs to the surviving timber element, reinstatement of brick infill panels with new handmade brick work and lime and hair render.
 - The removal of the existing impervious cement render from the front elevation of the building, removal of the existing dilapidated and unstable brick infill panels to the front elevation, traditional timber repairs to the surviving timber elements and the application of a breathable insulation and lime render externally and lime plaster internally.
 - The repair to the lath and plaster at the gable ends of the roof space.
 - Application of breathable mineral paint to the external elevations.
 - Removal of the existing rotten window frames at second floor level (front) and their replacement with new timber framed casement windows to match the existing.
 - Repair of the existing timber framed sash windows at first floor level.

Representations

13. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 10 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Detrimental impact of the works upon the businesses along Lower Goat Lane	The impact of the proposed repair works upon neighbouring businesses is not a matter which can be considered as part of this application.
The works could cause a threat to public safety	<p>Any proposed scaffold or works that might well extend over the public highway would need to first obtain the relevant licences from the Highways Authority. Issues relating to structural stability, drainage details, fire precautions are matters controlled by the Building Regulations. This other legislation should prevent any threat to public safety being caused as a result of the proposals. This is not a material consideration in the assessment of this listed building consent application.</p> <p>That said any temporary works necessary to ensure the stability of the remainder of the building to be retained (during the course of the works) will be required by a condition of this consent. This condition is considered necessary in order to ensure that the temporary works will not (in themselves) cause harm to the surviving historic form, fabric and special interest of the listed building.</p>
Disturbance	Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working are all covered by Control of Pollution Acts. This is not a material consideration in the assessment of this listed building consent application.
Works are not considered to be necessary at this time	A structural engineer, the Council's Conservation Officer and the Historic England's Building Inspector all agree that the upper floor levels of this building are in a very poor state of repair and that remedial works are urgently needed. Failure to act now to secure the buildings stability could result in the partial collapse of the building which would represent a much greater threat to public safety than the carefully

Issues raised	Response
	<p>planned repair works hereby sought.</p> <p>The works proposed will secure the future continued viable and safe use of the application site and Lower Goat Lane.</p>

Consultation responses

14. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Historic England

15. Historic England was consulted upon the application on the 25 January 2017. The Historic Buildings Inspector visited the site to review the proposals. They identified that there are structural problems with bricks and plaster in a very poor state and timbers clearly rotting. They make no objection to the removal of the latter date masonry infill panels and cement render from the front elevation. They have however suggested that a condition is applied to the consent to ensure that once this fabric has been reviewed that the conservation officer is able to visit site to agree which timbers can be retained and repair and which need to be replaced in order to ensure that the maximum amount of historic framing is retained.

Norfolk Historic Environment Services

16. The property is located in an archaeological area of main significance. The Historic Environment Service at the County Council was consulted. They have asked that the applicant submit a copy of the structural survey to the county to be added to the Historic Environment Record.

Assessment of planning considerations

Relevant development plan policies

17. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM3 Delivering high quality design
- DM9 Safeguarding Norwich's heritage

18. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF12 Conserving and enhancing the historic environment

Other material considerations

19. Norwich City Centre Conservation Area Appraisal September 2007

Case Assessment

20. Planning law requires that applications for all listed buildings must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main listed building issues in this case against relevant policies and material considerations.

Main issue 1: Design & Heritage

21. The proposed removal of the existing impervious cement render from the front elevation of the building is very welcome. As this, surface is likely to be contributing to the advanced deterioration of the timber frame as a result of its lack of breathability.
22. The removal of the existing dilapidated and unstable brick infill panels to the front elevation and flank walls is not opposed. The infill masonry is modern engineering brick and the loss of this fabric will not result in the loss of significant historic fabric.
23. The proposed traditional timber repairs to the surviving timber frame and removal of inappropriate and harmful softwood elements are laudable proposals and are supported. Historic England recommend that the precise nature of the repair works are agreed with the Conservation Officer once the timber frame has been fully exposed. A condition is recommended to be applied to any consent to ensure this.
24. The proposed installation of internal insulation is not opposed in principal; however there are some reservations over the proposed external wall insulation and the precise methods/materials proposed. For this reason, the applicant has agreed that the detailed design of any new insulation will be agreed by way of conditional discharge prior to the relevant part of the works commencing.
25. The repair to the lath and plaster at the gable ends of the roof space is a welcome in principle; the precise methodology will again be required by condition.
26. The application of breathable mineral paint to the external elevations is welcome. The precise colour will be agreed by way of condition.
27. The removal of the existing rotten window frames at second floor level (front) and their replacement with new timber framed casement windows to match the existing. The existing windows are rotten and beyond reasonable repair. Details of the replacement windows will be required by condition in order to ensure that they truly replicate the existing form.
28. The repair of the existing timber framed sash windows at first floor level is welcomed.

29. The works will result in an overall enhancement of the buildings appearance and the buildings performance and are necessary in securing the on-going safe and viable use of the building. The works are considered to comply with the requirements of the NPPF Chapter 12 and Local plan policies DM3 and DM9.

Conclusion

30. The development is considered in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

31. To approve the application and grant listed building consent 16/01751/L 14 and 16 Lower Goat Lane, Norwich subject to the following conditions:
1. Standard time limit;
 2. In accordance with plans;
 3. Further detail of the timber frame repair required
'Once the timber frame of the building has been fully exposed, no further works shall take place until such a time that the frame has been inspected by the Council's Conservation Officer and a full schedule and specification of repairs of the timber frame has been agreed in writing by the Local Planning Authority. Repair works to the timber frame shall be carried out in accordance with the details so agreed.
 4. Precise materials and methods to be employed in the re-building of the upper two levels of the building and gable end:
'Notwithstanding drawing no.47728/S/102 A, 'DETAIL 18 EXTERNAL WALL CROSS-SECTION SHOWING FINISHES' is not hereby approved, the precise materials and methods to be employed in the re-building of the upper two levels of the building and gable end are to be agreed in writing with the Local Planning Authority prior to the relevant part of the works commencing.
 5. Windows and external doors – Painted timber
 6. Demolition - Hand tools
 7. Protecting the retained building structure
 8. Further detailed design required:
 - (a) 1:20 elevations and 1:2 section and plan drawings of all new windows and doors. Details of window sills
 - (b) All new and re-located service routes and risers
 - (c) All new floor coverings (including floor boards)
 - (d) Details of any new or relocated rainwater goods [which shall be cast iron or aluminium]
 - (e) Paint specification and colour

Article 35(2) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national

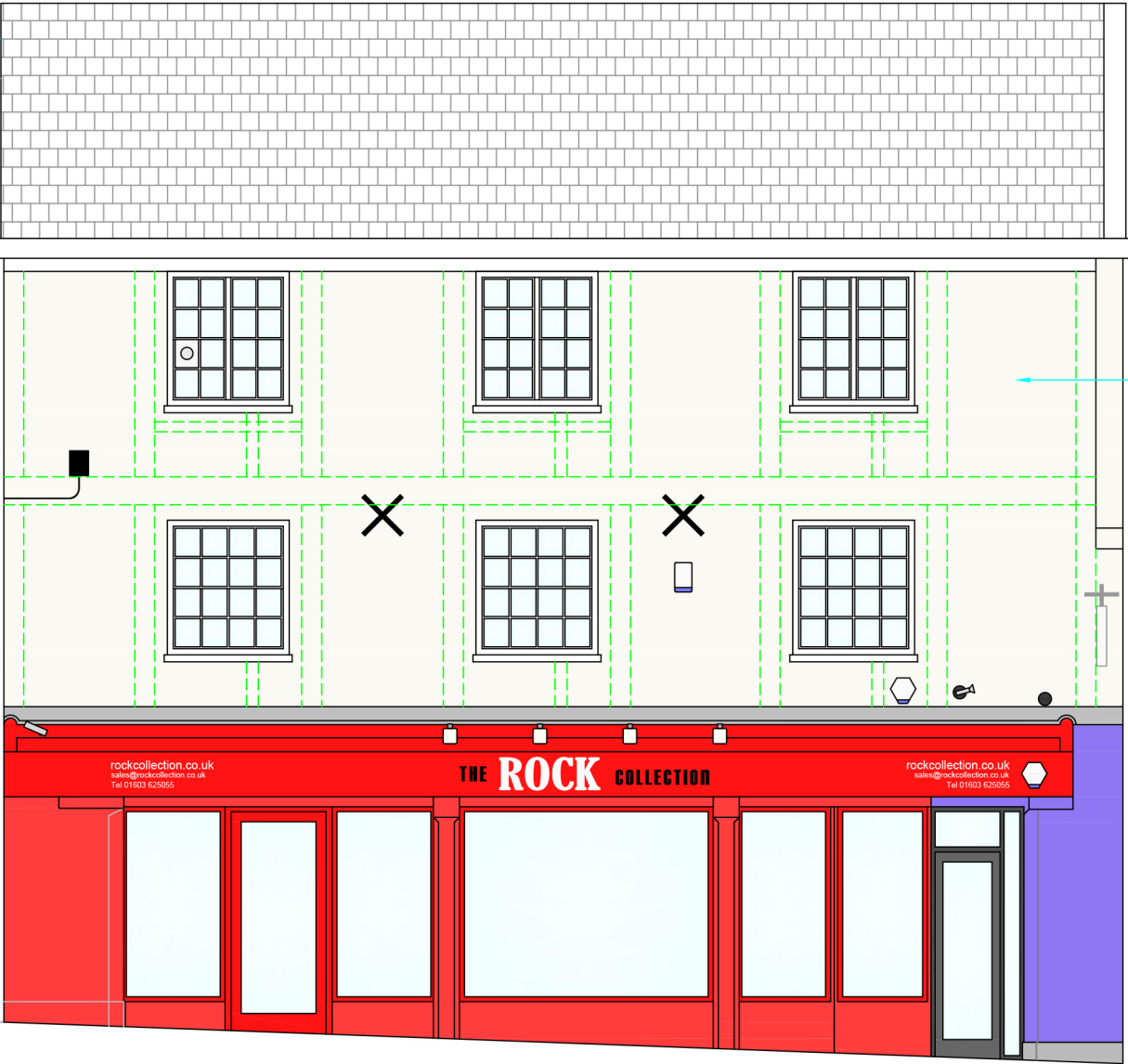
planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

Openings in gable to be repaired.

Ridge level of adjacent property at lower level exploiting parts of gable.

Whole of render finish to first & second floor levels and brick infill panels removed. Expose timber structure, indicatively shown by dashed lines.

Ground floor elevation not to be removed.



Front Elevation

NH NORTH & HAWKINS

BUILDING CONSULTANCY

Client

T Fielding & Co Ltd

Project

14-16 Lower Goat Lane
Norwich
Norfolk
NR2 1EL

Title

Existing Front Elevation

Job No.

1604009

Drawing

003

Scale

A3@1:50

Drawn

RS

Revision

Date

Feb 2017

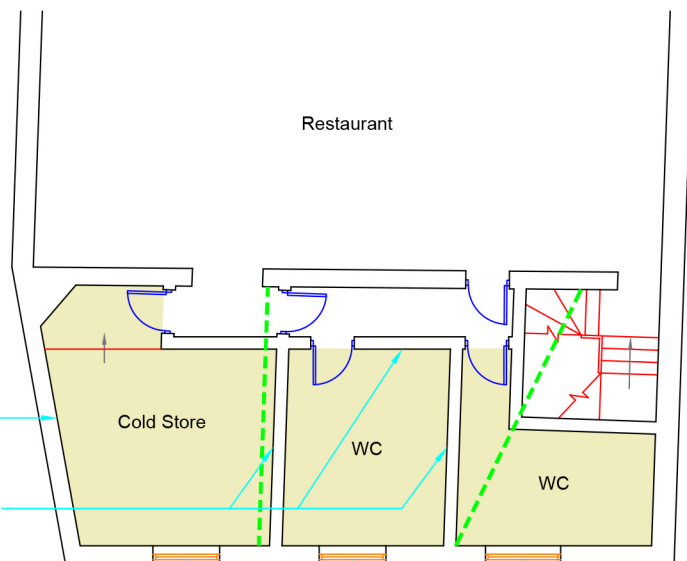
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TN

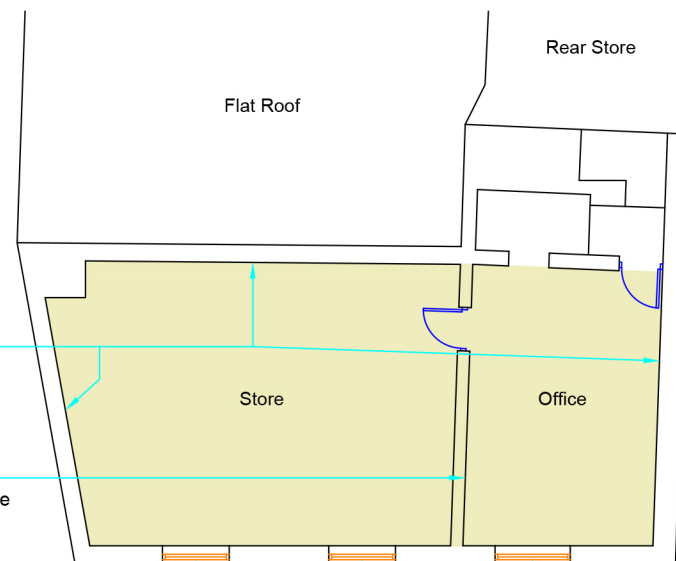
----- = Beam @ ceiling level



= Areas where anticipated ceiling and floor boards to be removed to expose joists



First Floor Plan



Second Floor Plan

NH NORTH & HAWKINS

BUILDING CONSULTANCY

Client

T Fielding & Co Ltd

Project

14-16 Lower Goat Lane
Norwich
Norfolk
NR2 1EL

Title

First & Second Floor Plans

Job No.

1604009

Drawing

002

Scale

A3@1:100

Drawn

RS

Revision

Date

Feb 2017

Checked

TN

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No.12

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THE ROCK

SALE

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ROCK COLLECTION

Jamba

hales group

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