

Planning Applications Committee

*Section C*

2 October 2008

<b>Agenda Number:</b>	<b>C6</b>
<b>Section/Area:</b>	INNER
<b>Ward:</b>	MANCROFT
<b>Officer:</b>	Mark Brown
<b>Valid Date:</b>	23rd August 2008
<b>Application Number:</b>	08/00893/F
<b>Site Address :</b>	64 St Benedicts Street Norwich NR2 4AR
<b>Proposal:</b>	Demolition of existing outbuildings and alterations and extensions to existing ground floor and studio flat to create one loft apartment.
<b>Applicant:</b>	<b>Mr Ed Green</b>
<b>Agent:</b>	<b>Atelier Bill Collaborative Architects</b>

**THE SITE**

The site is located to the south of St Benedict's Street and is located within the City Centre Conservation Area. The property is one of a row of C19th locally listed terrace properties which face onto St Benedict's. The rear backs onto the historic Plough Yard, where there are several remains of surviving flint walls, including a wall of approximately 2 storeys in height directly behind the terrace. The range has retained its original form and there is a small mid C20<sup>th</sup> outbuilding attached to the flint wall.

## **RELEVANT PLANNING HISTORY**

An identical application was submitted in December 2007 and was subsequently withdrawn on 21 February 2008 (application no. 07/01443/F).

## **THE PROPOSAL**

The proposal is for the demolition of the existing outbuilding and the erection of an extension at ground and first floor levels linking the rear of the terrace to the flint wall which is proposed to be incorporated into the extension. The proposal also includes the erection of a roof extension which extends 3m above the existing eaves level and 1.5m above the existing ridge line with a width of 2m. The extensions enlarge the existing studio flat to form a one bed apartment.

## **CONSULTATIONS**

Advertised in the press, on site and neighbours notified.

One letter of support received commenting as follows:

‘This is an ingenious and thoughtful proposal by an excellent architect. I do not understand why the planning offices are not bending over backward to support this example of good urban design’.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policy:**

PPS1 – Delivering Sustainable Development  
PPS3 – Housing  
PPG15 – Planning and the Historic Environment

### **Relevant East of England Plan Policies:**

WM6 – Waste Management in Development  
ENV7 – Quality in the Built Environment

### **Relevant Saved City of Norwich Replacement Local Plan Policies:**

HBE3 – Archaeological assessment in Area of Main Archaeological Interest  
HBE8 – Development in Conservation Areas  
HBE12 – High Quality Design  
EP18 – High standard of energy efficiency for new development  
EP22 – High standard of amenity for residential occupiers

Norwich City Centre Conservation Area Appraisal, September 2007

In principle the extension and improvement of existing residential properties is considered acceptable subject to considerations of neighbour amenity and design. In this case it is not considered that the proposals would have a significant adverse impact on the amenities of any neighbouring resident and as such the main issue to consider is design which is discussed below.

In principle it is considered that there is scope for a modern link at the rear of the property if it is clearly seen as a modern intervention and allows for the existing rear of the terrace to be read. Certainly incorporating the flint structure into the building would help its preservation as a feature.

The main design issue to be considered in this case is the alterations and extensions to the roof. As is common with this building type and the date of the building the roof pitch is fairly shallow and as such there is very little usable space within the roof slope. As such the proposals involve a relatively large extension to the roof in order to make use of the roof space.

It is considered that the height and irregular form would make it overtly dominant within the existing context and as such would have a detrimental impact on the character and appearance of the Conservation Area.

The proposal is for one part of a wider building range which is still read as a harmonious whole. By radically altering the design of part of the terrace, even at the rear, the harmony and unity of the building group as a whole will be compromised. Rather than being respectful of the scale and massing of the existing range, the proposed rooftop extension will both appear incongruous and dominate over the remaining part of the terrace.

The extended roof will also dominate over the wider context of Plough Yard, and would have an impact on the setting of the rear of the Plough Public House, a grade II listed building with interesting mullioned windows in the rear range which are a feature within the yard. Any extension to the rear of the St Benedict's Street range should seek to appear harmonious with the scale of the existing group of buildings around the yard and not dominate over existing features.

Due to the angle of the roof slope the proposals would not have an impact on St Benedicts Street itself. However, rear courtyards are a positive characteristic of this part of the Conservation Area and for the reasons detailed above it is considered that the roof extension is not appropriate either in the context of the existing building or within the context of Plough Yard and The Plough.

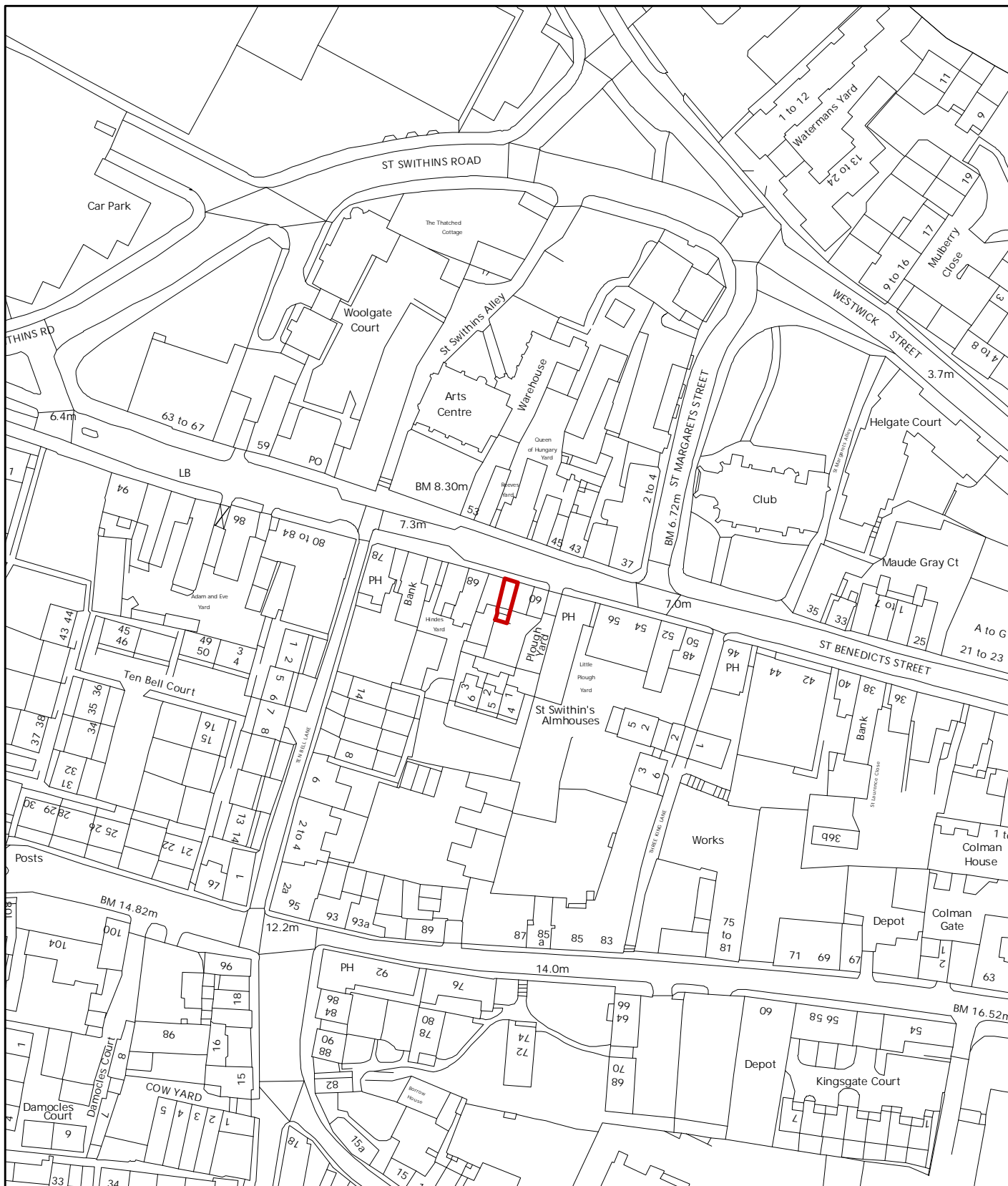
It is therefore considered that the proposed design of the roof extension is unacceptable and would have a negative impact on the character and appearance of the existing building, the surrounding Conservation Area and the adjacent Grade II listed Plough Public House and as such the proposals are considered to be contrary to saved policy HBE8 of the City of Norwich

Replacement Local Plan, policy ENV7 of the adopted East of England Plan and PPG15.

## **RECOMMENDATIONS**

REFUSE PLANNING PERMISSION on the following grounds:

The proposed roof extension would interrupt the currently unaltered roof slope of the terrace and would be inconsistent with the form and character of the building range. The existing harmony and unity of the building group as a whole will be compromised by virtue of the interruption into the roof slope and as such the proposals are considered to have a negative impact on the character of the existing building. In addition, by virtue of its scale, height and irregular form the roof extension would be overly dominant and as such the proposals would have a negative impact on the character and appearance of the surrounding Conservation Area and the adjacent Grade II listed Plough Public House. The proposals are therefore considered to be contrary to saved policy HBE8 of the City of Norwich Replacement Local Plan, policy ENV7 of the adopted East of England Plan and the objectives of PPG15.



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 Site Address - 64 St Benedicts Street  
 Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

