

Report to Planning applications committee

Item

12 March 2020

Report of Area development manager

Subject Application no 19/01201/F - 401 Unthank Road, Norwich,
NR4 7QG

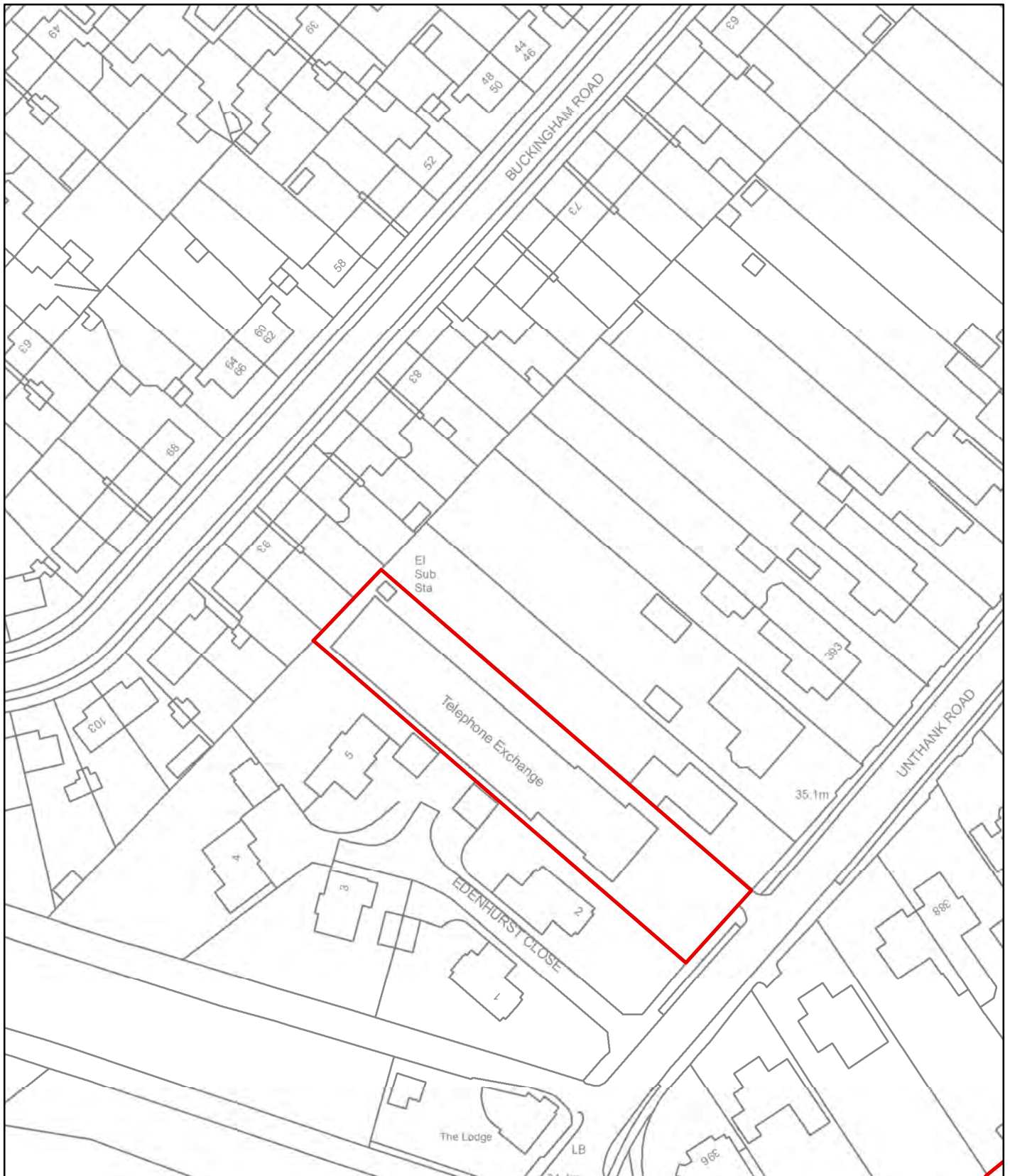
**Reason for
referral** Objection

4(c)

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Removal of glazing to 7No. windows to be replaced with aluminium acoustic louvres.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design & Heritage	The impact of the proposed development on the character and appearance of the subject property and wider conservation area.
2 Amenity	The impact of the proposed development on the amenity of neighbouring residential occupiers.
Expiry date	31 October 2019
Recommendation	Approve



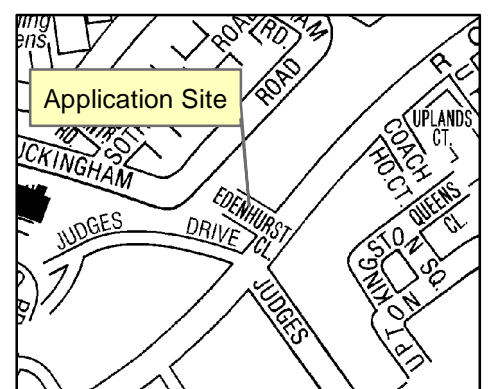
© Crown Copyright and database right 2020. Ordnance Survey 100019747.

Planning Application No 19/01201/F
 Site Address 401 Unthank Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located to the west side of Unthank Road, to the southwest of the city. The subject property is a part single, part two-story telephone exchange building, formed of two constituent parts. The front, original building resembles a dwelling typical of the area, whilst the rear is formed of a long single-storey flat roof extension of a more utilitarian appearance. The site includes parking area to the front formed of a hardstanding and small access to the sides.
2. The site is boarded by 399 Unthank Road to the north, a large detached two-storey dwelling which also features a large rear garden running parallel to the majority of the single-storey section of the subject property. To the south is Edenhurst Close, a collection of five detached two-storey dwelling constructed around a cul-de-sac. No. 2 is sited adjacent to the front part of the subject property and no. 5 the rear portion. Beyond the site to the rear are smaller terrace properties located on Buckingham Road.
3. The site boundaries to the north are marked by close boarded fencing and some sections of mature planting. The southern boundary is also marked by similar close boarded fence, however the central section also includes wire framing and planting designed to screen the rear section of the subject property. The prevailing character of the surrounding area is residential, with there being a variety of large detached or semi-detached dwellings present.

Constraints

4. Conservation Area: Unthank and Christchurch

Relevant planning history

5. No recent relevant planning history

The proposal

6. The proposal seeks consent to replace existing windows with louvres. The louvres are made from aluminium and painted white to match the original frames that are to remain in situ.
7. Three louvres are to be installed on the northeast elevation, two within the original building to the front of the site, and the first window of the rear section. Four louvres are to be installed on the southwest elevation, two within the original building and two within the rear section.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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
Windows / louvres do not match the designs of existing. Poor design	See main issue 1
All windows should be replaced at once / other parts of the building is in need of repair.	The application seeks consent for the installation of seven acoustic louvres to the side elevations of the telephone exchange building. It is not possible as part of this application to insist on a wider window replacement program.

Consultation responses

9. 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.

Design and conservation

10. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Environmental Protection

11. Concern regarding the volume of noise emitted from the telephone exchange following the installation of the louvres – noise impact assessment should be submitted. Application can be considered acceptable provided that the noise emitted from the site does not exceed the background noise level detailed in the noise impact assessment. A post-installation assessment should be carried out to confirm the finished noise levels. Bespoke condition to be added to decision.

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
13. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

Case Assessment

15. Planning law requires that applications for planning permission 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 planning issues in this case against relevant policies and material considerations.

Main issue 1: Design & Heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
17. The proposed acoustic louvres are made from aluminium and are to be powder coated in a white colour to match the existing window frames. They are to replace sash style windows within the original building to the front of the site, and single pane metal casement windows within the rear section of the building. It is noted that a number of metal louvres are already in situ, and some window casements have been modified to feature louvre sections. The proposed louvres are therefore considered to be of an appropriate design and appearance for the subject property.
18. The proposed louvres will have a limited impact on the overall character and appearance of the building, as well as that of the wider conservation area within which it is located. The proposed louvres will largely not be visible from outside of the site, or from the immediate neighbouring properties. The three proposed louvres to be added to the northeast elevation will be visible from the side and rear garden of no. 399 Unthank Road. Screening and planting along the shared boundary will ensure that there is little change in terms of the level of visual amenity experience by the occupants of no. 399 Unthank Road.
19. The two proposed louvres to be added to the southwest elevation of the front original building are to be installed within a recessed section, ensuring that they have only a very limited impact on the appearance of the building and the visual amenity of the area.
20. The two proposed louvres to be added to the rear section of the southwest elevation of the building are to replace windows sited immediately adjacent to the side elevation of no. 5 Edenhurst Close. The proposed louvres will therefore largely not be visible from outside of the site or from the neighbouring property. Screening in the form of planting is already in place, which over time when mature will further obscure the louvres from view.

21. It is acknowledged that the proposed louvres do not match the appearance of the existing windows or louvres. It is not however considered that they will impact or cause harm to the character and appearance of the subject property or wider conservation area. The view of the site from Unthank Road will remain unaltered, ensuring that the proposed changes are largely not noticeable from outside of the site, or from the immediate neighbours. The proposed acoustic louvres are therefore considered to be acceptable in design and heritage terms.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The proposed louvres will have a limited impact on the amenity of neighbouring residential occupiers. The installation of the louvres will not result in any harm being caused by way of overshadowing, overlooking, loss of outlook or by being overbearing.
24. The proposed louvres do have the potential to cause harm by way of noise disturbance as the existing solid glazing panels are replaced with open louvres needed to assist in the ventilation of equipment within the building. The proposed louvres are of an 'acoustic' type designed to limit the volume of noise emitting from the building. A detailed noise impact assessment has been submitted which has recorded the current noise levels emitting from the site and the background noise levels.
25. The proposed development can be considered acceptable provided that the louvres do not result in an increase in the noise levels emitting from the site. The noise levels recorded and detailed within the noise impact assessment provide the basis from which an assessment can be made following the installation of the louvres. To ensure that a further assessment happens, a bespoke condition is to be added to require a post-installation assessment and mitigation as required.

Equalities and diversity issues

26. There are no equality or diversity issues.

Local finance considerations

27. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
28. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
29. In this case local finance considerations are not considered to be material to the case.

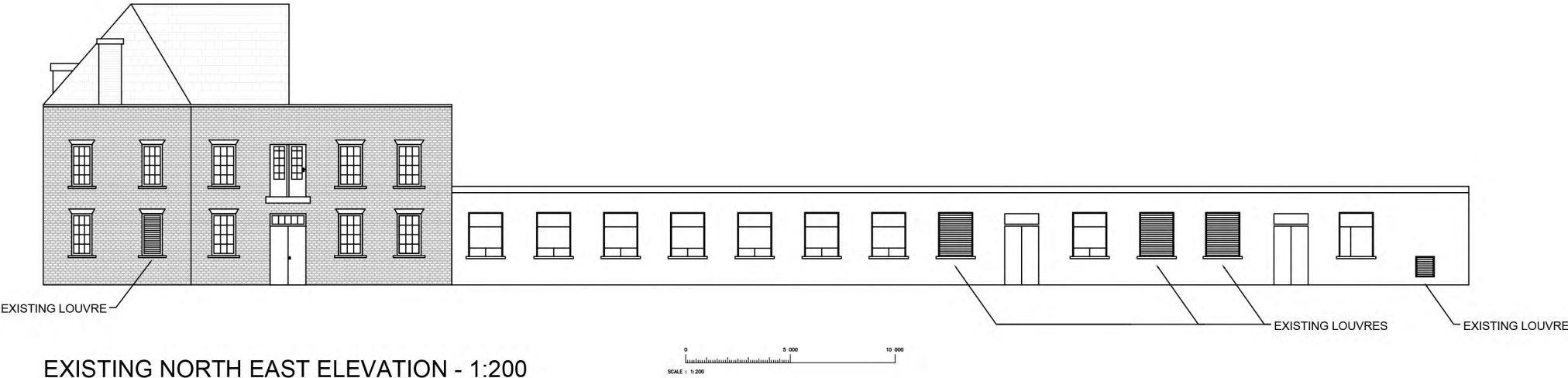
Conclusion

30. Given the location of the acoustic louvres it is not considered that they will impact or cause harm to the character and appearance of the subject property or wider conservation area.
31. The proposed acoustic louvres have the potential to result in further noise emanating from the site, this can however be mitigated via a condition which requires further noise assessment and mitigation where required following installation.
32. The development is 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

To approve application no. 19/01201/F - 401 Unthank Road Norwich NR4 7QG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Post-installation noise impact assessment and mitigation where necessary.

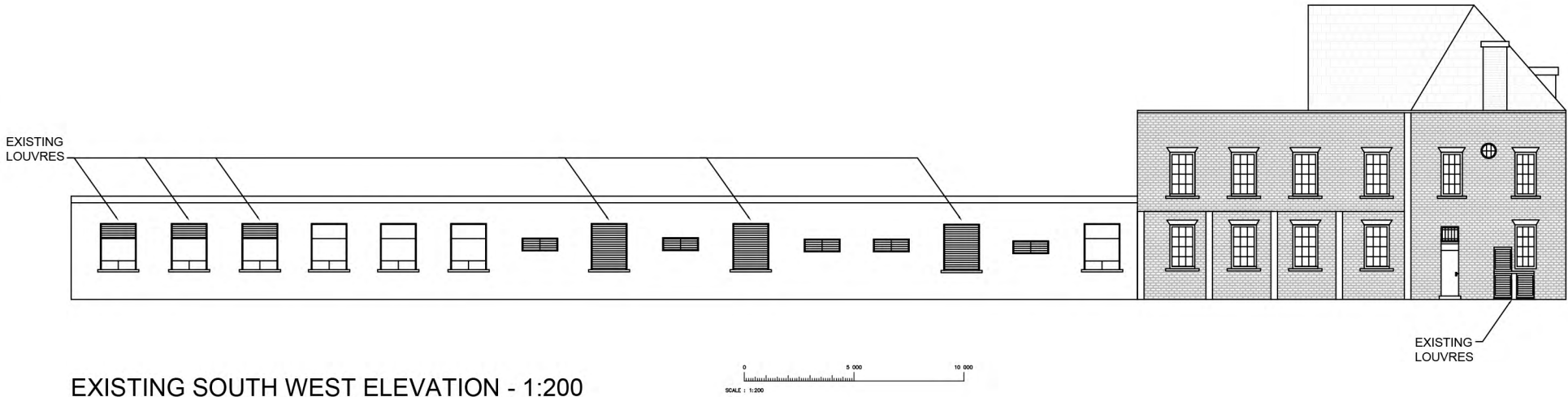


STYLE OF WINDOW TO BE RECOVERED
AND REPLACED WITH AN ACOUSTIC
LOUVRE FROM THE SINGLE STOREY
PART OF THE BUILDING



STYLE OF WINDOW TO BE RECOVERED
AND REPLACED WITH AN ACOUSTIC
LOUVRE FROM THE TWO STOREY
PART OF THE BUILDING

PLANNING DRAWING			
V1 PLANNING PROPOSAL		TR 12.07.19	
ISSUE	CHANGE DESCRIPTION	MOD BY	DATE
<div>AIRSYS (UK) Ltd. 245 EUROPA BOULEVARD WARRINGTON, CHESHIRE. WA5 7TN</div>			
<div>BT</div>			
DRAWN	TR	TITLE	
CHECKED	DO	NORWICH WEST ATE	
DATE	12.07.19	PLANNING DRAWING	
SCALE		DWG. SIZE	
N/A		A3	
DO NOT SCALE THIS PRINT		NORWICH WEST_PLAN_000337	
ISSUE		V1	

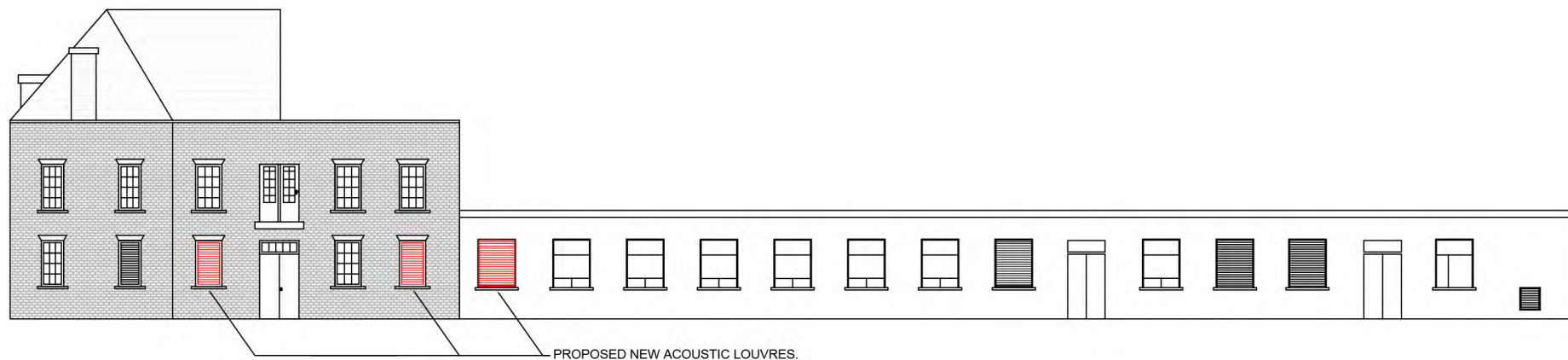


STYLE OF WINDOW TO BE RECOVERED
AND REPLACED WITH AN ACOUSTIC
LOUVRE FROM THE SINGLE STOREY
PART OF THE BUILDING



STYLE OF WINDOW TO BE RECOVERED
AND REPLACED WITH AN ACOUSTIC
LOUVRE FROM THE TWO STOREY
PART OF THE BUILDING

PLANNING DRAWING			
V1 PLANNING PROPOSAL		TR	12.07.19
ISSUE	CHANGE DESCRIPTION	MOD BY	DATE
AIRSYS (UK) Ltd. 245 EUROPA BOULEVARD WARRINGTON, CHESHIRE. WA5 7TN			
BT			
DRAWN	TR	TITLE	
CHECKED	DO	NORWICH WEST ATE	
DATE	12.07.19	PLANNING DRAWING	
SCALE		PROPOSED NEW LOUVRE LOCATIONS	
N/A		EXISTING SOUTH WEST ELEVATION	
DWG. SIZE		ISSUE	
A3		V1	
NORWICH WEST_000337-P			



PROPOSED NORTH EAST ELEVATION - 1:200

0 5 000 10 000
SCALE : 1:200

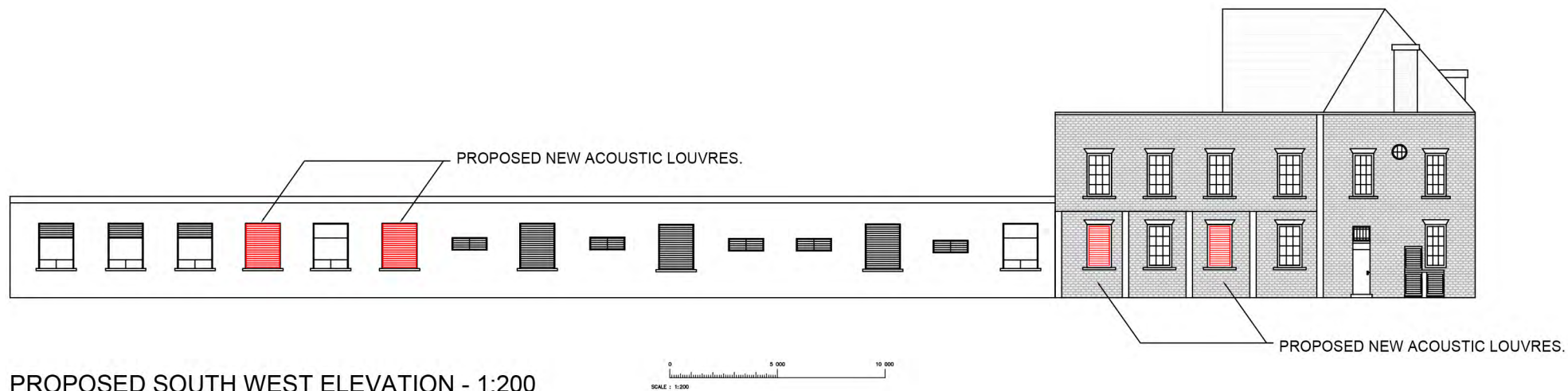


PROPOSED NEW LOUVRE
DESIGN: THE LOUVRE WILL
BE POWDER COATED WHITE
TO MATCH THE EXISTING
WINDOW FRAMES - SEE
BROCHURE FOR NOISE
ATTENUATION LEVELS

PLANNING DRAWING

V1 PLANNING PROPOSAL		TR	12.07.19
ISSUE	CHANGE DESCRIPTION	MOD BY	DATE
AIRSYS (UK) Ltd. 245 EUROPA BOULEVARD WARRINGTON, CHESHIRE. WA5 7TN			
DRAWN: TR CHECKED: DO DATE: 12.07.19		TITLE: NORWICH WEST ATE PLANNING DRAWING PROPOSED NEW LOUVRE LOCATIONS PROPOSED NORTH EAST ELEVATION	
SCALE	DWG. SIZE	ISSUE	
N/A	A3	NORWICH WEST_000337-P	

DO NOT SCALE THIS PRINT



PROPOSED NEW LOUVRE
DESIGN: THE LOUVRE WILL
BE POWDER COATED WHITE
TO MATCH THE EXISTING
WINDOW FRAMES - SEE
BROCHURE FOR NOISE
ATTENUATION LEVELS

PLANNING DRAWING

V1 PLANNING PROPOSAL		TR	12.07.19
ISSUE	CHANGE DESCRIPTION	MOD BY	DATE
AIRSYS (UK) Ltd. 245 EUROPA BOULEVARD WARRINGTON, CHESHIRE. WA5 7TN			
DRAWN: TR CHECKED: RJ DATE: 12.07.19	TITLE: NORWICH WEST ATE PLANNING DRAWING PROPOSED NEW LOUVRE LOCATIONS PROPOSED SOUTH WEST ELEVATION		
SCALE: N/A	DWG. SIZE: A3	NORWICH WEST_000337-P	
DO NOT SCALE THIS PRINT		ISSUE: V1	

a total **louvre design**
and **manufacturing** service

BL50 Series Aluminium Louvres

Aluminium extrusions type 6063-T6 to BS1474 having a minimum thickness of 1.6mm . Mitred frame joints TIG welded for additional strength.

The louvre comprises louvre blades inclined at 45° and mounted at 50mm pitch within 50mm, 75mm or 100mm deep frame. Galvanised bird screen supplied as standard. Frames can be flanged for surface mounting or recessed to give frameless appearance. The bottom blade is extended over the outer frame to prevent ingress of water and provide drainage from the louvre face.

Louvre blades secured by a minimum of four no.8 x 19 screws per blade to provide robust assembly. BL50/75 and BL50/100 systems include extruded aluminium channel mullion to rear to further increase strength.

Louvre sizes made to suit customer requirements.

Recommended maximum. size for a single unit: 1000 x 2000 for 50mm deep system . Upto 2000 x 2000 for the 75mm and 100mm deep systems. Larger sizes accommodated in multi-panel systems.

Nominal free area: 50%

Maximum BSRIA weather test rating (simulated rainfall of 75mm/hr, wind speed of 13m/sec): 89.42% Class C.

Face Velocity (metres per second)	0.5	1.0	1.5	2.0
Pressure drop (Pascals)	2.48	9.91	22.3	39.65

