

Report for Resolution

Report to Planning Applications Committee
22 October 2009

Report of Head of Planning Services

Subject 09/00644/F 60 - 62 Prince Of Wales Road Norwich NR1
1LT

Item
5(5)

SUMMARY

Description:	Retrospective application for the demolition of single storey extension and replace with exterior seating area and bi-fold doors and projecting canopy to facade.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Thorpe Hamlet	
Contact Officer:	Miss Sarah Platt	Planning Officer
Date of Validation:	5th August 2009	
Applicant:	Mr Antonio Degouveia	
Agent:	Mr David Hanton	

INTRODUCTION

The Site

Location and Context

1. The application premises are located to the North side of Prince of Wales Road and form part of a locally listed terrace of properties. The premises are within the Late Night Activity Zone and City Centre Leisure Areas and fall within the City Centre Conservation Area.
2. The premises comprises a 4 storey building, with the basement forming a discotheque, the ground floor offers a bar and seating area which serves food. The upper floors are used as a Hotel.
3. Adjacent uses include an insurance broker to the East and an alleyway to St Faiths Lane to the West, surrounding properties include late night bars, nightclubs, taxi offices, restaurants and takeaways.

Planning History

4. Two previous applications have been received with regards to alterations to the shopfront.
5. In 1995 under application reference 4/1995/0870/F alterations to the shop front and

the addition of a canopy were approved (8th November 1995).

6. A Subsequent application in 2004 saw this shop front revised (application reference 04/00908/F) with the addition of window openings and protective barriers to the glass. This shop front has since been removed in the last few weeks.
7. There is no other relevant planning history aside from Advertisement Consent applications.

The Proposal

8. The proposal is for the retrospective removal of the shop front installed in 1995, new aluminium bi-fold doors will be installed to the frontage and an outside seating area will be created. A new retractable canopy will be fitted and the whole shop front re-painted. No works will take place on the highway.
9. The premises already have planning permission for use as a bar/nightclub. These proposals relate entirely to alterations to the shopfront and not to the use of the building.

Representations Received

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received citing the issues as summarised in the table below.

Issues Raised	Response (see paragraph)
Increased noise	See paragraphs 15-17
Consumption of alcohol outside is inappropriate	See paragraph 18

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development
PPS1 Annex – Planning & Climate Change

Relevant East of England Plan Policies

ENV7 – Quality in the Built Environment
SS6 – City and Town Centres

Relevant Saved City of Norwich Replacement Local Plan Policies

HBE8 – Development within a Conservation Area
HBE12 – High Quality of Design

Supplementary Planning Documents and Guidance

Norwich City Centre Conservation Area Appraisal

Principle of Development

Policy Considerations

11. Policy SS6 of the East of England Plan seeks to promote regeneration of town centres and build upon elements of the distinctive character of areas within the town centre and support the development and consolidation of local heritage.
12. Saved policy HBE12 of the City of Norwich Replacement Local Plan states that applications will seek a high quality of design to reinforce and complement the character of the surrounding area and appropriate consideration should be given to the materials used.

Other Material Considerations

13. This premises are within the Prince of Wales Character Area of the City Centre Conservation Area Appraisal and is identified as having a positive frontage.
14. Since the application has been submitted, and contrary to the advice of officers and the agent, the applicant has completed the works. Photographs will be included in the presentation showing the completed alterations.

Impact on Living Conditions

Noise and Disturbance

15. A representation has been received citing issues of increased noise. Planning permission was granted in 1987 (application reference 487/0554/CU) for use of the basement as a discotheque. Condition 4 of this permission was for details of amplified music and Condition 5 related to sound insulation requirements.
16. The application for consideration is for the alterations to the shop front, *not* the use of the premises. If issues of noise disturbance do arise then these should be reported to Environmental Health via the Anti-Social Behaviour hotline.
17. It has been suggested that noise disturbance might be mitigated by conditioning the hours of operation of the outside seating area. Government Circular 11/95 outlines the 'tests' conditions must meet in order to be considered acceptable. It is not considered that applying a condition on this proposal for the control of the hours of operation of the outside seating area would meet the tests for relevance to the development being permitted and reasonability.
18. Concern was also raised with regards to the consumption of alcohol outside in the Prince of Wales Road area. The premises fall within the Late Night Activity Zone and City Centre Leisure Area. It is not considered unacceptable for the consumption of alcohol in a clearly defined and properly licensed and managed area. Therefore it would be very hard to justify a refusal on the basis of this objection.

Design

19. The premises is a locally listed 19th Century building with an early 20th Century shop front which is very detailed and ornate. The original shop front has dentil coursed fascia cornice and foliage decorated pilasters and headcases.
20. Much of this detail is obscured by the existing front extension and later shop front. It is considered that the removal of the extension and shop front will bring these features into view again and will enhance the shop front dramatically.
21. The installation of the canopy can be conditioned on any prospective approval to ensure that any fixings do not harm the decorative shopfront.
22. This is a locally listed building, and as stated in paragraph 13 is considered to have a positive frontage in the Prince of Wales Character Area of the City Centre Conservation Area Appraisal. It is considered that the removal of the existing

extension and shop front will improve the frontages, architectural features which have previously been hidden; they will be revealed and repaired. This will improve the visual appearance of the building in the street scene and have a positive impact on the wider Conservation Area.

Conclusions

23. The proposed alterations are considered to be acceptable and have a positive impact on the building, street scene and wider conservation area. Concerns with regards to the impact of how the space is to be used are not for consideration under this application. It is unfortunate that the applicant has carried out these works prior to the correct permissions being granted. However, as built, the scheme is considered to be satisfactory and in accordance with policy requirements

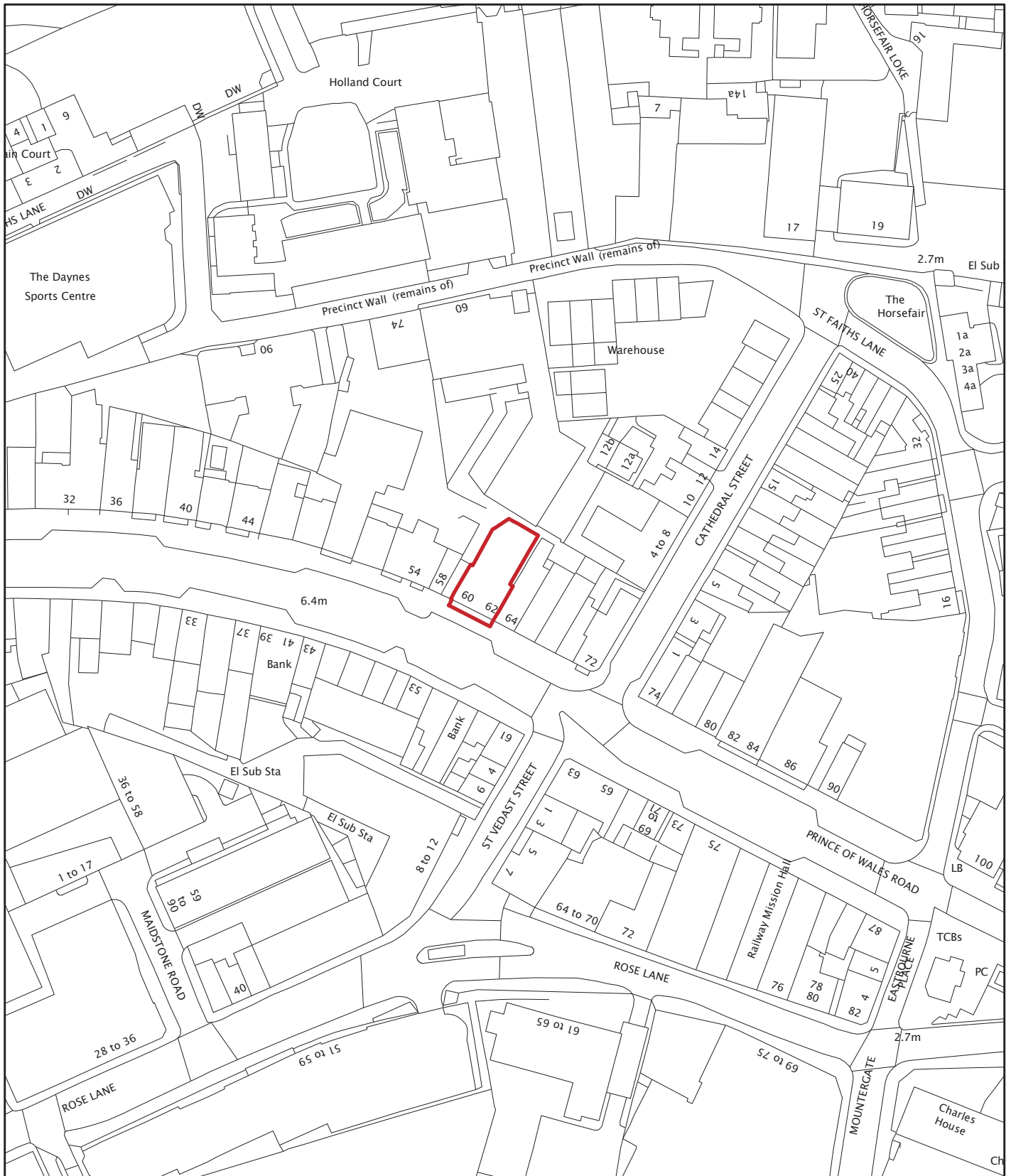
RECOMMENDATIONS

Recommended to approve application No 09/00644/F 60 - 62 Prince Of Wales Road subject to the conditions outlined below:

- 1) In accordance with the drawings on the decision notice;

Reasons for Approval:

1) The removal of the existing shop front is considered to have a positive impact on the existing building. Original and historical architectural features will be revealed giving the building a more positive frontage. There is considered to be a positive impact on the wider conservation area through the enhancement of this shop front. Therefore the proposals are considered to be in accordance with PPS1, PPS1 Annex, policy ENV7 and SS6 of the East of England Plan (May 2008) and saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



© Crown copyright. All rights reserved. Licence No. 100019747 2009

Planning Application No - 09/00644/F

Site Address - 60 - 62 Prince of Wales Road, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

