

Report to Planning applications committee

13 October 2016

Report of Head of planning services

Subject 16/00761/F - 17 And 19 Neville Street Norwich NR2 2PR

**Reason
for referral** Objection

Item

4(I)

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

Development proposal		
Replacement UPVC windows and external doors.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	The impact of the proposal on the character and appearance of the conservation area
Expiry date	27 July 2016
Recommendation	Approve



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Planning Application No 16/00761/F

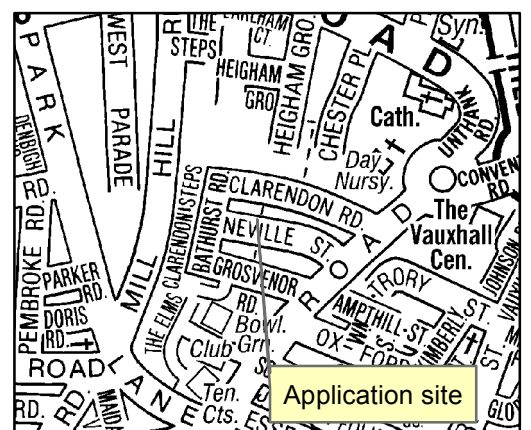
Site Address 17 and 19 Neville Street

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the north side of Neville Street to the south-west of the city centre. The subject properties form part of the middle section of a small terrace of 2 storey dwellings constructed circa 1900.
2. The properties forming the terrace and similar terraces opposite have been finished in a mix of red brick, white render and all feature projecting bay windows originally finished with timber detailing. The windows on the subject property have previously been replaced with UPVC windows which do not match the original designs still present on nos. 16 and 18 opposite.

Constraints

3. The area is characterised by rows of two storey Victorian terraced houses and forms part of the Heigham Grove conservation area. Neville Street lies within subsection E of the conservation area appraisal which is described as “Medium size C19th terraces varied in character”. A specific issue mentioned within the appraisal is that of “alterations to windows and doors which introduce different styles which disrupt the visual harmony of traditional terraces within street views”.
4. The subject properties are both locally listed as are the majority of properties within the surrounding area. The subject properties and surrounding properties are also subject to an Article 4 direction which removes permitted development rights (including the replacement of windows and doors on front elevations where they front the highway). Such works require planning permission as a result.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the replacement of all windows and doors of both properties. These include the bay windows and first floor front facing windows to the front, 2 no. windows to the side elevations and 4 no. windows to the rear. All replacement windows are to be UPVC type. The existing front doors are to be replaced with composite doors with a design featuring 2 panels and a curved glazing section closely matching the properties opposite. The rear doors are less ornate featuring 2 panels and a rectangular glazing section.
7. It should be noted that the front facing and bay window designs have been revised during the course of the application to now feature a design which very closely matches the ornate original timber sash windows still present on the properties opposite. The windows to the sides and rear are to be of simpler sash design.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 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
The proposed materials are out of keeping with the conservation area and article 4 direction.	See main issue 1
The proposed window design is out of keeping with the surrounding area	See main issue 1

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. 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.
11. Comments have been received from the Conservation and Design Officer who considers the additional details with regard to window design is acceptable.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
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):**
- NPPF6 Delivering a wide choice of high quality homes

- NPPF7 Requiring good design
- NPPF12 Conserving and enhancing the historic environment

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 and Heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. NPPF paragraphs – DM9, NPPF paragraphs 128-141. Regard has also been given to section 69 of the Listed Buildings and Conservation Areas Act 1990, which requires that the Council give special regard to the desirability of preserving and enhancing the character and appearance of the conservation area.
17. Concern has been raised that the proposed windows are made from materials and are of a design which does not match the original timber windows found in a number of neighbouring properties within the conservation area, most notably nos. 16 and 18 Neville Street located opposite. All of the proposed replacement windows are manufactured using white UPVC. It should first be noted that the windows currently in place at the two properties are not original, having been added many years after the original construction. The current windows are of UPVC construction and do not contain any of the ornate detailing present on original timber sashes found nearby.
18. It should also be noted that a number of similar properties within the conservation area have been recently been granted planning consent for the installation of replacement UPVC windows. No. 26 Grosvenor Road, no. 33 Grosvenor Road and no. 11 Essex Street are all examples of similar schemes where previously replaced windows were of an unsympathetic design which detracted from the character and appearance of the conservation area. The proposed replacement windows to the front and bay are all sash opening and are of a design closely matching the original timber windows. The windows to the side and rear are of a simpler style which similarly replicates the sash design.
19. The front doors currently in use are non-original featuring a simple design with 2 glazing sections which are at odds with the original timber designs which remain on the street. The existing doors are also in a poor state of repair providing only limited security. The replacement front doors are of composite construction and have been designed to closely match the appearance of the original timber doors, many of which are still in use. The design features 2 panels on the lower section, a centrally located integral letter box and a curved glazing panel to the top half. The replacement rear doors are also of composite construction and feature a simple design with a rectangular glazing panel. Although not of timber construction, the design of the doors are considered to be in keeping with the character and appearance of the conservation area.

Other matters

20. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Equalities and diversity issues

21. There are no significant equality or diversity issues.

Local finance considerations

22. 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.
23. 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.
24. In this case local finance considerations are not considered to be material to the case.

Conclusion

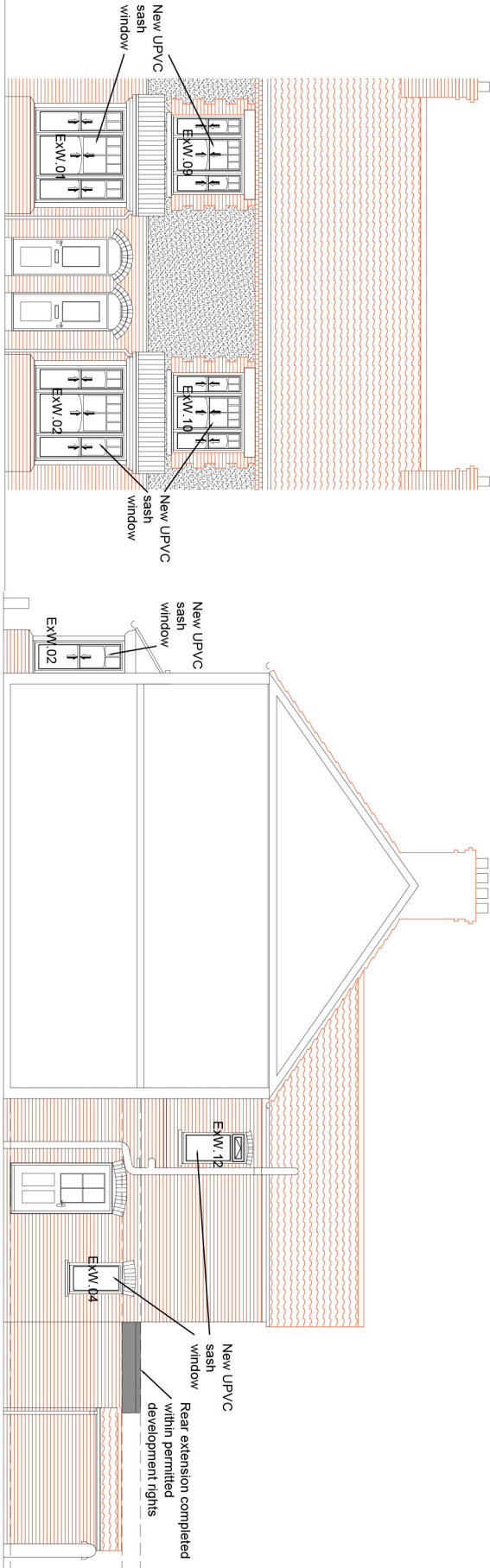
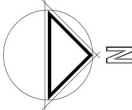
25. The proposed replacement windows and doors will not detract from the character and appearance of the conservation area.
26. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 16/00761/F - 17 And 19 Neville Street Norwich NR2 2PR and grant planning permission subject to the following conditions:

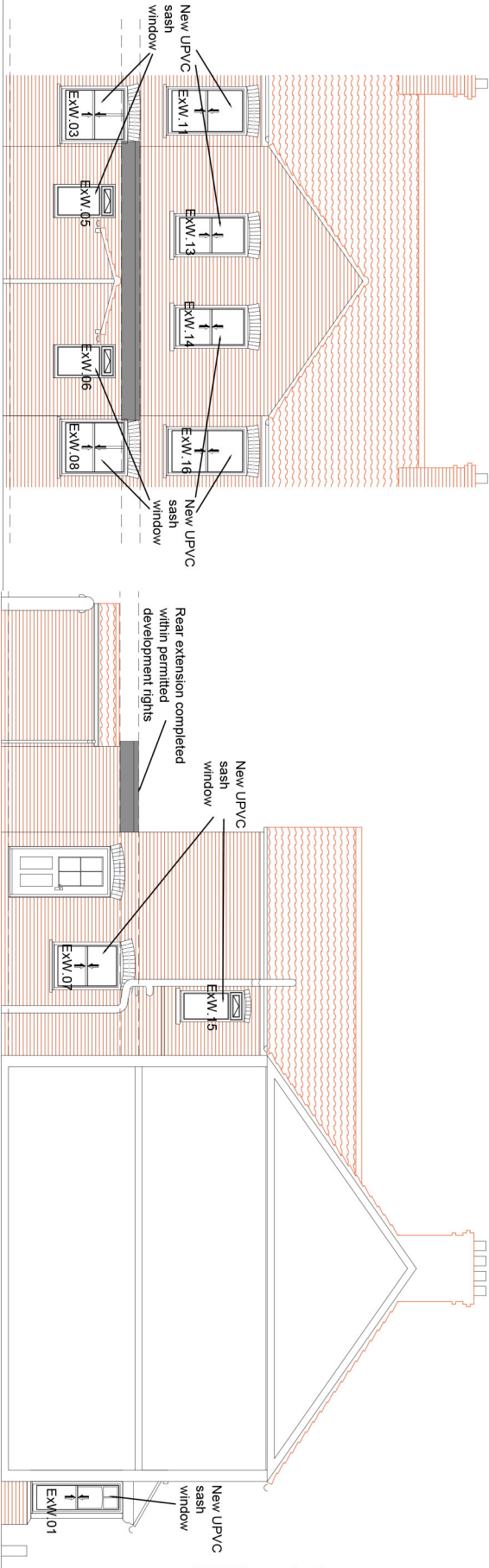
1. Standard time limit;
2. In accordance with plans;
3. All proposed windows on the front elevation of the property will be white and feature run-through sash horns, chamfered external bars, be sliding sash opening only and have the outward opening function disabled.

Article 35(2) Statement



Front Elevation @ 1:100

19 Neville Street Side Elevation @ 1:100



Rear Elevation @ 1:100

17 Neville Street Side Elevation @ 1:100

A	06/09/16	Bay window designs amended to be more sympathetic to surrounding buildings	DB	-
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				

Planning

Architect's signature (drawing is approved)

CF

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Also at:
London
Manchester
Southampton
Great Yarmouth

Handle Estates
17-19 Neville St. Refurbishment
Norwich

Proposed Elevations

5185

004

A

22/03/16

1:100 @ A3

DB

5185

004

A

22/03/16

1:100 @ A3

DB

0 10m
Scale 1:100

This drawing is copyright of the architect and shall not be reproduced without their permission.
Check all dimensions and report any errors or omissions.
Do not scale from this drawing

The under Mentioned relates to
general notes for
guidance purposes only

BS 8213-1:2004
(Window Installation/safety and cleaning standard) Which makes reference to design, construction, operation and maintenance of windows, doors and glass partitions should be carried out and a written record of the assessment kept, contractor/fabricator.

Essential considerations:

1. Design for safety in use.
2. Means of escape from fire.
3. Design for safety when cleaning the minimum height for incorporation of transoms (safety rails in windows above floor level in high rise buildings, two storey's and above).
5. Maintenance.

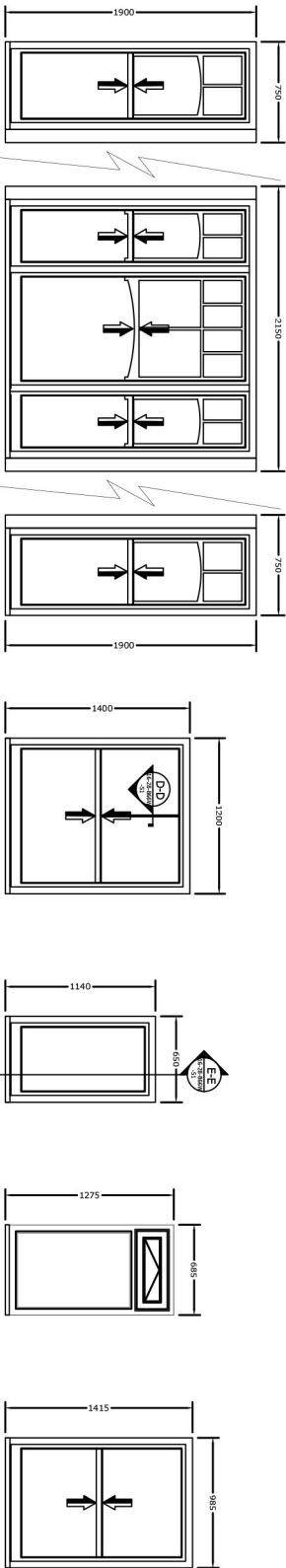
Fixing Note:-

Fixing from outer frame to brickwork to be at maximum 500mm centres and at minimum 200mm from corners or transom/mullions.

Each fixing should be rated at 1.5kn shear.

Fixing screws must be installed in accordance with manufacturers instructions.

* All statements, technical information and recommendations are based on experience and are not intended to constitute a warranty. They are given without obligation and for guidance purposes only. Their accuracy or completeness is not guaranteed. The suitability of any Rehau products for a specific application should be checked by the contractor in advance



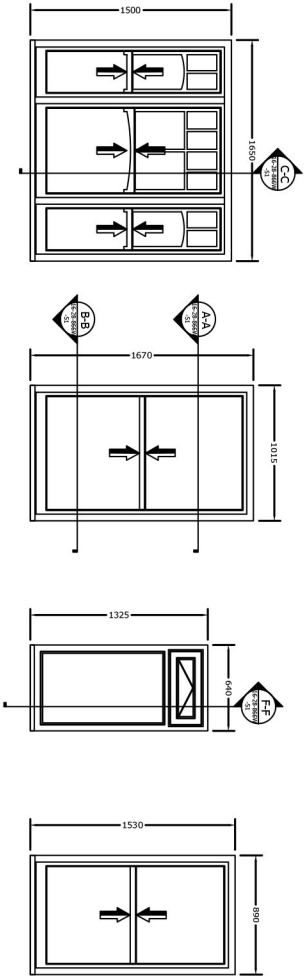
Window Types
EWM01 & EWM02
Scale 1:20

Window Types
EWM03 & EWM08
Scale 1:20

Window Types
EWM04
Scale 1:20

Window Types
EWM05 & EWM06
Scale 1:20

Window Types
EWM07
Scale 1:20



Window Types
EWM09 & EWM10
Scale 1:20

Window Types
EWM11 & EWM16
Scale 1:20

Window Types
EWM12 & EWM15
Scale 1:20

Window Types
EWM13 & EWM14
Scale 1:20

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
A	06/09/16	Buy window designs intended to be more sympathetic to surrounding buildings	DB	-
REVISIONS				

Planning

Architect's signature (company stamp)

Hendrie Estates

51 Varnmouth Road
NORWICH
Tel: 01603 700000
Fax: 01603 700001
www.hendrieestates.com
info@hendrieestates.com
Also at:
17-19 Neville St, Norwich
17-19 Neville Street, Norwich

Window Elevations for

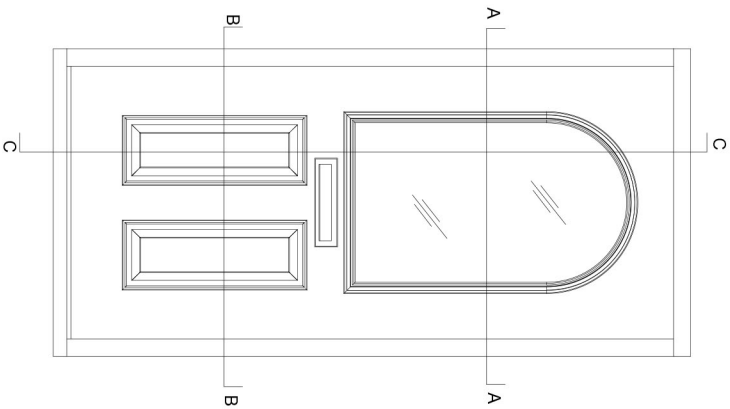
5185

120

May 16

DB

The Castle doorset range is a high quality composite door offer that is manufactured from fibreglass, and has a woodgrain finish to give that natural look of real timber.



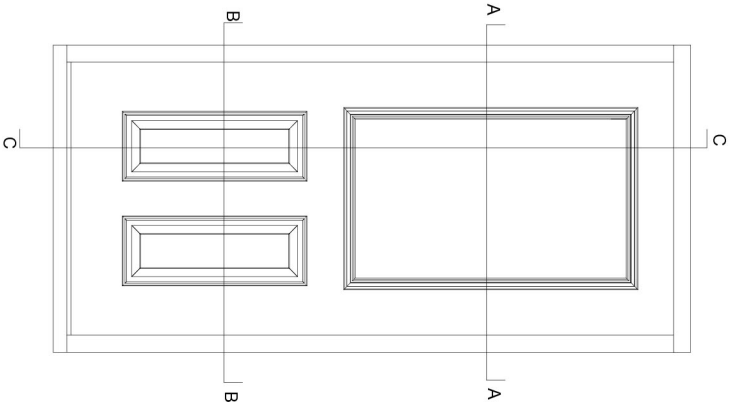
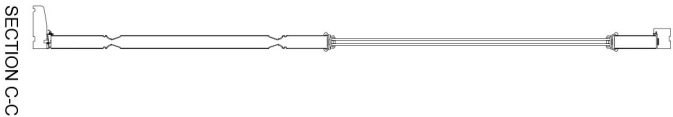
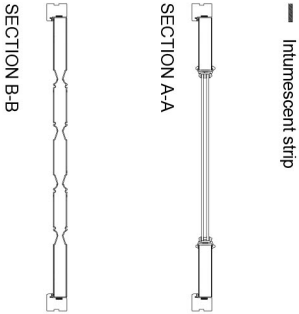
FRONT DOOR
JELD-WEN

FD30 FIRE CASTLE BELOIR COMPOSITE DOORSET

FRONT ELEVATION

AND SECTION

COLOUR: BLACK



REAR DOOR
JELD-WEN

FD30 FIRE CASTLE TILSBURY COMPOSITE DOORSET

FRONT ELEVATION

AND SECTION

COLOUR: BLACK

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				



Planning

Hendrie Estates		17-19 Neville St. Refurbishment	
Norwich		Norwich	
PROJECT		Proposed Door Elevations	
DRAWINGS		122	
5185		03/10/16	
PROJECT REF		1:20 @ A3	
DATE		SCALE	
DRAWN BY		CHECKED BY	
DB		-	