

**Application submitted by:**

Brook Murray Architects  
8 - 10 New North Place  
London  
EC2A 4JA

**On behalf of:**

Perama Investments  
PO Box 119  
Martello Court  
St Peter Port  
Guernsey  
GY1 3HB

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 2015 AS AMENDED, SCHEDULE 2, PART 3**

**CHANGE OF USE – GRANT OF PRIOR APPROVAL**

**Application Number:** 15/01670/PDD

**Location:** St Cuthberts House 7 Upper King Street Norwich NR3 1RB

**Proposal:** Conversion of existing offices (Class B1) into 56 residential units (Class C3).

**On behalf of:** Perama Investments - St Cuthberts House 7 Upper King Street Norwich NR3 1RB

**Date Application Valid:** 14 December 2015

**Determination date:** 4 February 2016

The proposed development referred to above is considered to fall within the above order subject to any conditions imposed by that order. Norwich City Council has considered the proposed development described and illustrated on the plans and details specified on this decision notice against the risks and impacts as required to be assessed by the above order and has taken into account any representations received. Prior approval is hereby permitted subject to the following condition:

**Condition:**

1. No occupation of the development shall take place until covered and secure bicycle parking and refuse and recycling storage have been provided in accordance with the approved plans unless otherwise agreed in writing with the local planning authority. The full provision shall be installed prior to first occupation of the development and shall be retained and maintained in this condition thereafter.

**Reason:**

1. To ensure satisfactory cycle parking and servicing provision, to support sustainable modes of transport, reduce congestion and safeguard air quality, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

### **Informatives:**

1. The applicant, developer and future residents of the site should be made aware that the site is situated in close proximity to the Late Night Activity Zone. With prior approval applications, the only issues for consideration are the transport and highways impacts of the development, contamination risks and flood risk. Therefore no assessment has been made of noise from nearby uses or from traffic and the Council is not able to require any noise mitigation measures.
2. The converted floorspace would be liable for CIL if the whole office space is vacant for more than 6 months within the previous 36 months at time of implementing this prior approval. It is the responsibility of the land owner to notify the council in relation to CIL liability. The relevant forms and guidance can be found on the Planning Portal website at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).
3. The developer is advised that, in accordance with Council policy, residents of new dwellings within an existing controlled parking zone will not be eligible for residential parking permits and it is further advised that this information should be made available to prospective purchasers within sales details.
4. All refuse and recycling bins should be purchased prior to occupation, in agreement with Norwich City Council city wide services department. Please contact the Customer Contact Team on 0344 980 3333 or email [info@norwich.gov.uk](mailto:info@norwich.gov.uk)
5. For street naming and numbering please contact Kay Baxter at Norwich City Council on 01603 212468 (Monday and Tuesday only).
6. You may wish to contact Private Sector Housing at Norwich City Council to discuss the proposed residential flats/studios, to ensure they will meet with required standards under the Housing Act 2004. Private Sector Housing can be contacted on 0344 980 3333 or at [privatesectorhousing@norwich.gov.uk](mailto:privatesectorhousing@norwich.gov.uk)

### **This notice applies to the following plans, details and documentation:**

Flood Risk Assessment Received 4 November 2015

Transport Statement Received 4 November 2015

985.26-PA-001 Location Plan Received 4 November 2015

985.26-PA-002 Plans - Existing Received 4 November 2015

985.26-PA-003 Plans - Existing Received 4 November 2015

985.26-PA-004 Plans - Existing Received 4 November 2015

985.26-PA-005 Plans - Existing Received 4 November 2015

985.26-PA-006 Plans - Existing Received 4 November 2015

985.26-PA-007 Plans - Existing Received 4 November 2015

985.26-PA-010\_4 Plans - Proposed Received 20 January 2016

985.26-PA-011\_6 Plans - Proposed Received 6 January 2016

985.26-PA-012\_3 Plans - Proposed Received 20 January 2016

985.26-PA-013\_3 Plans - Proposed Received 20 January 2016

985.26-PA-014\_3 Plans - Proposed Received 20 January 2016

985.26-PA-015\_3 Plans - Proposed Received 20 January 2016

Email from Paul Smith Received 5 January 2016

FalcoVert-Plus Specification Received 2h January 2016

A handwritten signature in black ink, appearing to read 'G Nelson', with a stylized, cursive script.

Graham Nelson  
Head of Planning Services

## **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.