

Report for Resolution

Report to Planning Applications Committee
10 September 2009

Report of Head of Planning and Regeneration Services

Subject 09/00306/NF3 57-67 (odds) Cowgate Norwich NR3 1SZ

Item
5(4)

SUMMARY

Description:	Window replacement works.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approved	
Ward:	Mancroft	
Contact Officer:	Jane Barker	Technical Officer (Inner Team)
Date of receipt:	24 th July 2009	
Applicant:	Norwich City Council	
Agent:	Mr Paul Norman, Anglian Building Products	

INTRODUCTION

The Site

Location and Content

1. The site is a block of Council-owned flats situated to the North of Cowgate and surrounded by residential uses.
2. The site is situated in the City Centre Conservation Area and in the Northern City Character Area of the Norwich City Centre Conservation Area Appraisal.

Planning History

3. There is no relevant planning history.

The Proposal

4. This scheme forms part of a wider project by Norwich City Council for window replacement works across all Council-owned properties

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

6. The Norwich Society – The City Council are not adhering to the guidelines for Conservation Areas. The proposals change the character of this 1930s building. These buildings are of equal value to the Listed Buildings of Mile Cross, yet they are being systematically vandalised by the short-sighted policies regarding insulation and cost-cutting of maintenance. These buildings should be protected and sympathetically restored, using modern materials and methods if necessary but conserving the original fenestration pattern and facade.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS1 Annex – Planning & Climate Change

Relevant Strategic Regional Planning Policies (Adopted East Of England Plan (May 2008))

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies (Adopted City of Norwich Replacement Local Plan (November 2004))

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

7. Saved policy HBE8 states that applications affecting a conservation area should ensure the design of the development is sympathetic to the form and character of the area's development and that every effort to retain features which add to the conservation area's character should be retained. The use of uPVC windows as opposed to timber in this location is considered acceptable as the buildings are not identified as offering a Positive Frontage to the area in the Norwich City Centre Conservation Area Appraisal document and therefore it is considered that the proposed windows will not be detrimental to the visual character of the area.
8. Saved policy HBE12 states that a high quality of design will be sought in new development, which will reinforce and compliment the character of the city. Whilst it is accepted that timber windows have more subtle details than uPVC, the small visual differences will not have a material or perceptible difference upon the overall

character of the buildings and surrounding area. The façade will remain in a similar appearance to the present as the proposed window replacement will keep the fenestration of the windows the same where possible. It is worth noting that uPVC windows have been used in similar locations in the city.

Conclusions

9. In conclusion, it is considered that the replacement windows will not have a detrimental impact on the building, street scene or wider conservation area and therefore the application should be approved.

RECOMMENDATIONS

Recommended to approve application 09/00306/NF3 - 57-67 (odds) Cowgate Norwich NR3 1SZ and grant planning permission subject to the following conditions:-

- 1) Standard time limit
- 2) Standard drawings condition

Reasons for Approval:

It is considered that the replacement windows will not have a detrimental impact on the building, street scene or wider Conservation Area. Therefore the proposal is considered to be in accordance with PPS1 and PPS1 Annex; policy ENV7 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).



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Planning Application No - 09/00306/NF3

Site Address - 57-67 (odds) Cowgate, Norwich

Scale - 1:750



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

