#### **Report for Resolution**

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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

# SUMMARY

Description:	Window replacement works	
Reason for	Objection	
consideration at		
Committee:		
Recommendation:	Approved	
Ward:	Mancroft	
Contact Officer:	Jane Barker	Technical Officer (Inner Team)
Date of receipt:	24 <sup>th</sup> 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.

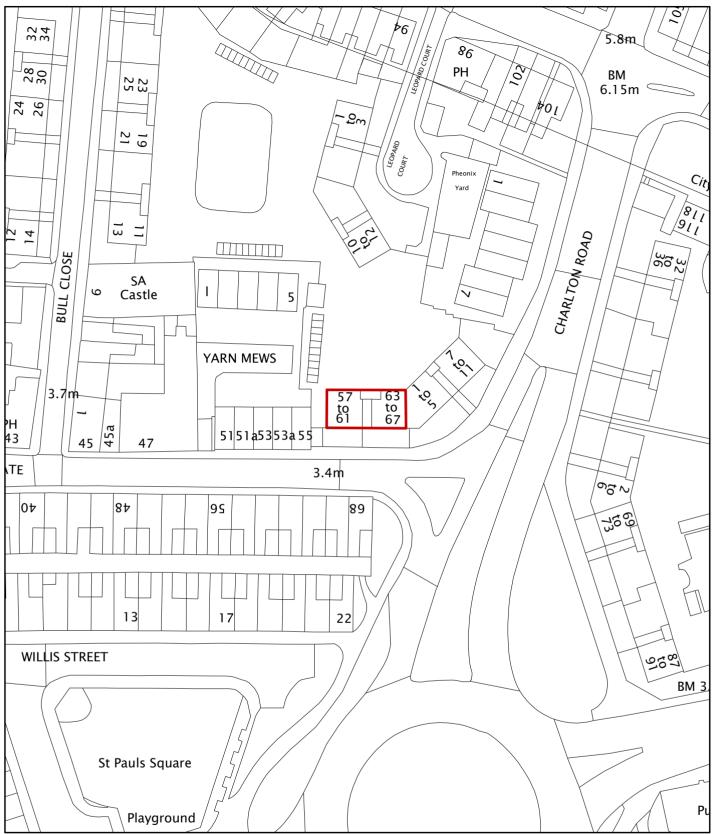
## RECOMMENDATIONS

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 Annexe; 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 No09/00306/NF3Site Address57-67 (odds) Cowgate, NorwichScale1:750





DIRECTORATE OF REGENERATION AND DEVELOPMENT

