

Planning Applications Committee

*Section C*

2 October 2008

<b>Agenda Number:</b>	<b>C5</b>
<b>Section/Area:</b>	INNER
<b>Ward:</b>	MANCROFT
<b>Officer:</b>	Mark Brown
<b>Valid Date:</b>	22 August 2008 & 16 August 2008
<b>Application Numbers:</b>	08/00884/F
<b>Site Address :</b>	Friends Meeting House Upper Goat Lane Norwich NR2 1EW
<b>Proposal:</b>	Replacement of 3 x garden doors. New car park railing and gate.
<b>And Application Number:</b>	08/00869/L
<b>Proposal:</b>	Replacement of 3 x garden doors. New car park railing and gate.
<b>Applicant:</b>	<b>Society Of Friends</b>
<b>Agent:</b>	<b>Ms Helen Ball-King</b>

**THE SITE**

The site is located to the west of Upper Goat Lane and is located within the City Centre Conservation Area. The Friends Meeting House is a Grade II\* Listed Building.

## **RELEVANT PLANNING HISTORY**

Similar applications were submitted earlier this year and were subsequently withdrawn in July (application numbers 08/00469/F and 08/00470/L) in order for the design of the doors to be negotiated further.

## **THE PROPOSAL**

The proposal is for the replacement of 3 sets of patio style doors within the later single storey southern elevation of the building. The proposal also involves the erection of new railings measuring 1.33m in height above a brick plinth of 0.3m – 0.38m in height (a total of 1.7m with the height varying slightly due to topography). A new sliding gate is proposed in the centre to provide access.

## **CONSULTATIONS**

Advertised in the press, on site and neighbours notified.

One letter of objection received from a nearby business:

'I do not object to all of the planning permission, however we are a Dental Practice situated directly opposite the entry to the Friends Meeting House car park. My concern is that should a gate be installed at the meeting house, it will prevent us accessing the small parking area we have beside the practice. To access this area we have to, as a maximum, slightly over the edge as to where the gate would align by a fraction. Should the Friends Meeting House be closed at any time, the gate would then be shut which would then prevent us parking beside our building. Our opening hours do not match that of the Meeting House as we open much earlier and often close after they are closed.

We have parked beside the practice for many years and I myself have worked in the practice since 2001 and we have always had access to our parking area.

My colleagues and I feel that it would be an infringement of our rights to prevent access our parking area should the gate be approved and therefore we object to that particular part of the planning application.

The Friends Meeting House has functioned for many years without a gate in place and I can fully understand why they would like a gate placed due to people abusing their car park. Should the Friend Meeting House care to come to a solution regarding how the said gate would not affect parking access to our Dental Practice then this rejection could be reconsidered.'

## **English Heritage:**

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

## **Norfolk Landscape Archeology:**

No Comment on amended proposals as the scheme has now been revised in accordance with previous comments.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policy:**

PPS1 – Delivering Sustainable Development  
PPG15 – Planning and the Historic Environment

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment

### **Relevant Saved City of Norwich Replacement Local Plan Policies:**

HBE3 – Archaeological assessment in Area of Main Archaeological Interest  
HBE8 – Development in Conservation Areas  
HBE9 – Listed Buildings and development affecting them

The main consideration in this case is the design of the proposals and an assessment of their impact on the Listed Building and the surrounding Conservation Area.

With reference to the proposed doors, in the revised application the design of the doors has been altered and simplified and the width of the glazing bars have been substantially reduced to relate better to the existing building. Although the doors do not match the existing 1950s doors, they are almost as slim-line and are simple in design and in keeping with the appearance of this part of the building. It is therefore considered that they will not adversely affect the appearance of the Listed Building or Surrounding Conservation Area.

In relation to the railings, these have also been reduced in height and subject to a condition requiring samples of the brick are also not considered to have an adverse impact on the appearance of the Listed Building or surrounding Conservation Area.

One letter of objection has been received raising concerns that the new railings and gate would obstruct access to a parking space on the opposite side of Lower Goat Lane. As the proposals would not directly obstruct the public highway this is not considered to be a material planning consideration. It is not considered that the railings or gates would have any significant highway safety implications. The proposals would allow 5.4m between the access and the railings which would be sufficient space to manoeuvre the majority of vehicles into the space.

On the basis of the above the recommendation is to approve the application subject to the conditions listed. As the Listed Building Consent is for a Grade II\* Listed Building the decision will need to be referred to the Government Office for the East of England.

## **RECOMMENDATIONS**

### **Application 08/00884/F**

APPROVE PLANNING PERMISSION subject to the following conditions

- 1) The development must be begun within three years of the date of this permission.
- 2) Prior to the commencement of the development hereby permitted samples of the bricks to be used in the construction of the plinth beneath the railings shall be submitted to and approved in writing with the Local Planning Authority. The development shall then be commenced in full accordance with the agreed details.

## **REASONS FOR RECOMMENDATION**

The recommendation has been made with regard to PPS1, PPG15, policy ENV7 of the adopted East of England Plan and saved policies HBE3, HBE8 and HBE9 of the adopted City of Norwich Replacement Local Plan and all other material planning considerations. It is not considered that the proposals would adversely affect the character or appearance of the Listed Building or the surrounding Conservation Area. Neither would the proposals have any archaeological implications.

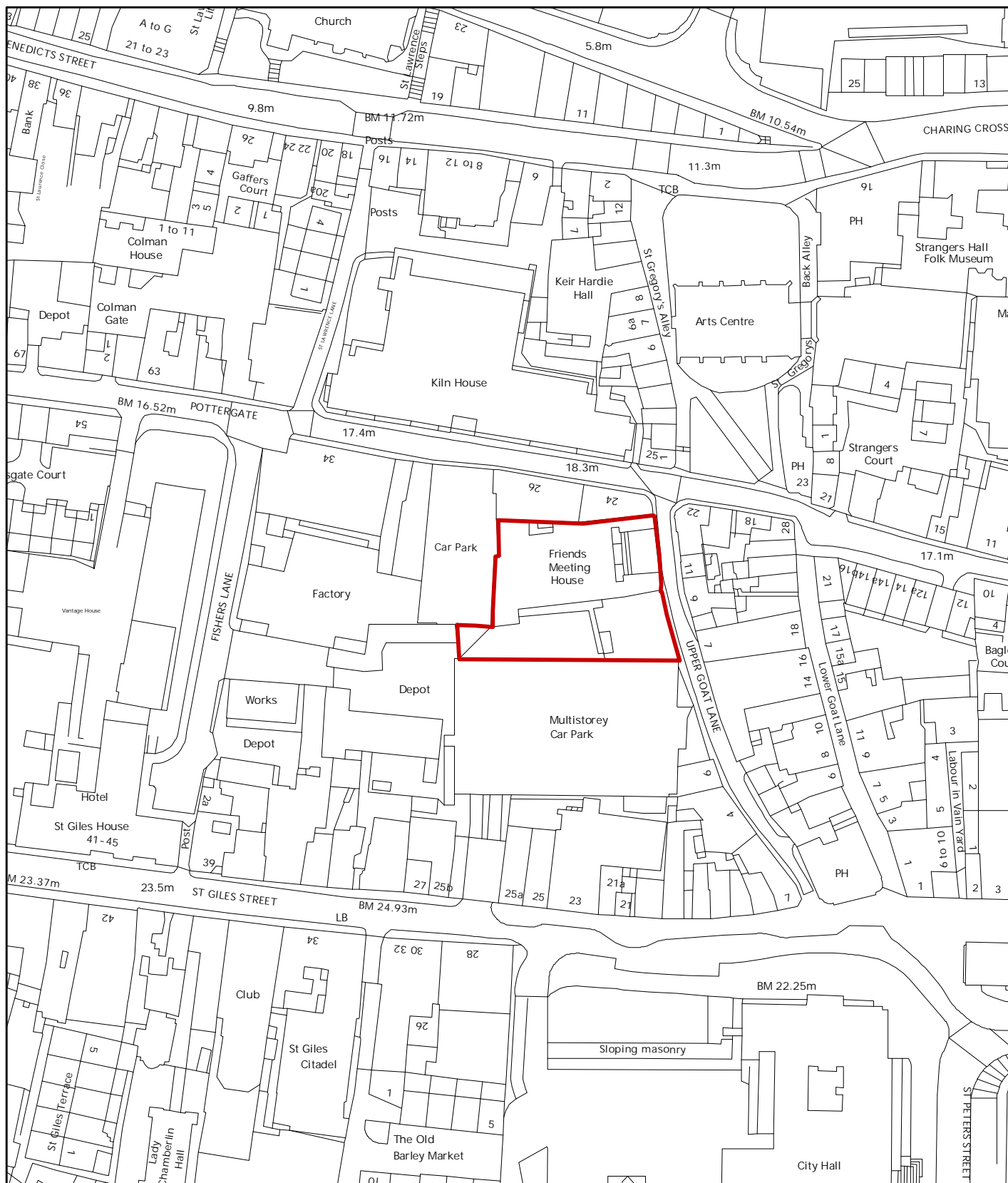
### **Application 08/00869/L**

Refer to the Government Office for the East of England and subject to them not calling in the application, APPROVE LISTED BUILDING CONSENT subject to the following conditions:

- 1) The works must be commenced within three years of the date of this permission.
- 2) Prior to the commencement of the works hereby permitted samples of the bricks to be used in the construction of the plinth beneath the railings shall be submitted to and approved in writing with the Local Planning Authority. The works shall then be commenced in full accordance with the agreed details.
- 3) Any damage to the fabric of the building resulting from the carrying out of the works hereby permitted shall be made good, to the reasonable satisfaction of the Local Planning Authority in writing within six months.

## **REASONS FOR RECOMMENDATION**

The recommendation has been made with regard to PPG15, policy ENV7 of the adopted East of England Plan and saved policy HBE9 of the adopted City of Norwich Replacement Local Plan and all other material planning considerations. It is not considered that the proposals would adversely affect the character or appearance of the Listed Building.



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Planning Application No - 08/00869/L and 08/00884/F

Site Address - Friends Meeting House, Upper Goat Lane

Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

