

Planning applications committee

Date: Thursday, 14 July 2022

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members:

Councillors:

Driver (chair)
Sands (M) (vice chair)
Bogelein
Champion
Davis
Grahame
Lubbock
Peek
Sands (S)
Stutely
Thomas (Va)
Thomas (Vi)
Young

For further information please contact:

Committee officer: Jackie Rodger
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Democratic services
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NR2 1NH

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Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Agenda

Page nos

1 Apologies

To receive apologies for absence

2 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 8

To approve the minutes of the meeting held on 9 June 2022

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

	Summary of applications for consideration	9 - 10
	Standing duties	11 - 12
4 a	Application no 22/00445/F - Bowmonk Ltd, Diamond Road, Norwich, NR6 6AW	13 - 30
4 b	Request for a Site Visit, University of East Anglia (see details below)	31 - 34

To consider undertaking a site visit to aid in determination of applications 22/00570/F and 22/00571/L for refurbishment and repair of building 3, Teaching Wall, Norfolk Road, University of East Anglia

Date of publication: **Wednesday, 06 July 2022**



Planning applications committee

9:30 to 11:35

9 June 2022

Present: Councillors Sands (M) (vice chair, following appointment, in the chair), Bogelein, Davis, Grahame, Lubbock, Peek, Sands (S), Stutely, Thomas (Va), Thomas (Vi) and Young

Apologies: Councillors Driver (chair) and Champion

1. Appointment of vice chair

RESOLVED to appoint Councillor Sands (M) as vice chair for the ensuing civic year.

(Councillor Sands (M), vice chair, in the chair.)

2. Declarations of interests

There were no declarations of interest.

3. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 12 May 2022.

4. Application nos 22/00402/F and 22/00404/L – 30 Bethel Street, Norwich, NR2 1NR

The planning team leader presented the report with the aid of plans and slides.

During discussion, the planning team leader and area development manager answered members' questions and referred to the report. Members were advised that environmental protection officers had been consulted regarding the use of materials and noise mitigation. The proposed air conditioning unit would be for a science preparation room where equipment generated heat. The nearest residential property was 23 metres away and there should be adversely impacted by the proposed unit. Members were also advised that design and conservation officers were satisfied with the proposed works to the exterior and interior of the building. The use of stud walls did not cause significant harm in this case.

The chair moved and Councillor Thomas (Va) seconded the recommendations as set out in the report.

RESOLVED, unanimously, to approve:

- (1) application no 22/00402/F at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Anti-vibration mountings.
- (2) application no 22/00404/L at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. External finished restrictions;
 4. Listed Building – making good.

Informatives:

IN4 – Listed building consent;
IN23 – Retain original fabric of the building;
IN8A – Asbestos.

5. Application no 22/00134/F 27 Beatrice Road, Norwich NR1 4BB

(Following the publication of the agenda, additional plans for this application had been published on the council's website with the agenda papers and circulated to members in advance of the meeting.)

The planning team leader presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports (which was circulated at the meeting and available on the council's website) that summarised letters of support and 8 further letters of objection to the revised plans.

The immediate neighbour and another resident addressed the committee to highlight their objections to the proposal. Their concerns included that the proposals were contrary to national and local planning policies; that the height and proximity of the extension was detrimental to the neighbour's residential amenity, particularly the rear rooms and the outdoor space and outlook; that it was out of character with the "integrity" of Beatrice Road; concern that existing extensions to houses at the rear were "messy"; concern about the impact of water runoff; that the only flat part of the gardens were the patio or yard and this would be significantly reduced for no 27 impacting on the applicant's amenity, and asking the committee to undertake a site visit because of the steep incline of the back gardens that was not visible from the front.

A representative of the applicant referred to the report and thanked the officers for their assistance. There would be no issue with agreeing the use of materials and the scheme had been revised to reduce the use of glazing and its impact on neighbour amenity. The ward councillor had called in the application because two members of the public wanted to attend and speak at the committee. This was a modest extension for family use.

The planning team leader and the area development manager, referred to the report and answered members' questions. This included clarification of the extent that the property could be extended under permitted development rights. Members were advised that the ground floor extension would be single storey with a flat roof to minimise the impact on neighbourhood amenity. Beatrice Road was not in a critical drainage area. The concerns about surface water runoff from the Victorian gully would be subject to building control.

Discussion ensued on surface water drainage, during which the officers suggested although the application site was not within a critical water drainage site, as mitigation to members' concerns, a condition could be added to require a water butt. It would be unreasonable to require the applicant to install a green roof and that members needed to consider the planning application before them.

The chair moved and Councillor Thomas (Va) seconded the recommendations as set out in the report.

Councillor Grahame, Thorpe Hamlet ward councillor, said that in recent years there had been flash floods in Beatrice Road.

During discussion members considered the extent that the application could be covered by permitted development rights, but without the opportunity to attach conditions. A member pointed out that the applicant had scaled back the proposals following discussions with the planner and that the conditions should not be onerous. The report did not address rainfall. Another member considered that there was sufficient drainage and that there was no need for additional mitigation. Members were advised that a water butt would be easy to install.

Councillor Grahame moved and Councillor Bogelein seconded that a further condition should be attached to the planning permission relating to the provision of water butt(s) to deal with surface water drainage to be agreed. On being put to the vote with 9 members voting in favour (Councillors Sands (M), Bogelein, Davis, Studley, Sands (S), Grahame, Young, Thomas (Vi) and Thomas (Va)), 1 member voting against (Councillor Peek) and 1 member abstaining (Councillor Lubbock) the additional condition was approved.

The chair then put the recommendations as amended to the vote.

RESOLVED, with 9 members voting in favour (Councillors Sands (M), Bogelein, Davis, Lubbock, Peek, Studley, Sands (S), Thomas (Vi) and Thomas (Va)) and 2 members abstaining (Councillors Grahame and Young) to approve application no 22/00134/F, 27 Beatrice Road, Norwich NR1 4BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials.
4. Water butt(s) or other surface water drainage measures to be agreed.

CHAIR

Summary of planning applications for consideration

ITEM 4

14 July 2022

Item no	Application no	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4 a	22/00445/F	Bowmonk Ltd, Diamond Road	Stephen Polley	Two storey portal frame extension to workshop and store. Infill existing opening and provide new double door with side window. New matching profiled metal cladding over existing brickwork.	Objections	Approve
4 b	22/00570/F & 22/00571/F	Teaching Wall Norfolk Road University Of East Anglia Norwich	Lee Cook	Refurbishment and repair of Building 3 for highly specialised scientific research, engineering and general teaching facilities (Class F1(a)) comprising installation of thermally efficient double glazed window system, internal alterations, construction of two full height extensions to the north facade of Building 3 connected by bridging links, extension to the arts spur, including compliant stair case and goods lift, covered walkway for goods lift, and associated infrastructure, including accessible entrance, servicing, accessible car parking, saline tank storage, installation/diversion of enabling infrastructure, reconfiguration of existing pedestrian routes, double stacked cycle storage and landscaping, incorporating sustainable urban drainage systems and any other enabling and temporary works on land to the north of the Lasdun Wall.		That the committee carries out a site visit before determining the applications

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

14 July 2022

Report of Head of planning and regulatory services

Subject Application no 22/00445/F - Bowmonk Ltd Diamond Road, Norwich, NR6 6AW

Reason for referral Objection

4 a

Ward:	Catton Grove
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Two storey portal frame extension to workshop and store. Infill existing opening and provide new double door with side window. New matching profiled metal cladding over existing brickwork.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Principle
2	Design
3	Amenity
4	Transport
Expiry date	31 October 2023
Recommendation	Approve



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Planning Application No 22/00445/F
 Site Address Bowmonk Limited Diamond Road

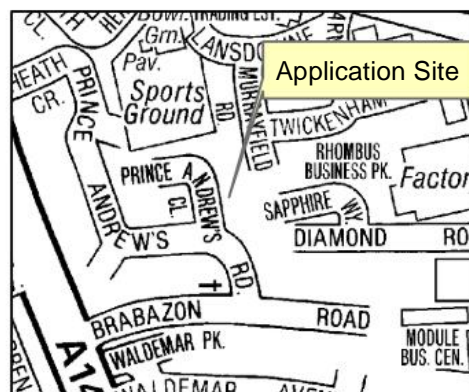
Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



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The site and surroundings

1. The site is located to the south side of Diamond Road, to the north of the city. The site comprises an industrial unit that has been extended to the front, parking areas to the front, access to the side and an open storage area to the rear. The site has been occupied by the same business from some considerable time. The unit is owned and occupied by Bowmonk Limited, a long-established business that specialises in the manufacture of brake testing and associated computer equipment.
2. The site is bordered by an industrial / office building to the east and factory to the west. Beyond the site boundary to the rear are residential properties located on Brabazon Road. The nearest properties to the site are nos. 55 and 57, a pair of semi-detached bungalows. The site boundaries are marked by fencing and mature planting across the rear.
3. The prevailing character of the surrounding area is predominantly defined by the industrial and commercial units forming the employment area. It is however noted that the site borders a residential street to the south.

Constraints

4. Employment Area: Vulcan Road / Fifers Lane Industrial Estate.
5. Critical Drainage Catchment Area: Catton Grove and Sewell

Relevant planning history

6.

Ref	Proposal	Decision	Date
06/00693/F	Extension and change of use of double garage to annex.	WITHDN	23/08/2006
07/00307/F	Conversion and extension of double garage to annexe and modernisation of existing dwelling.	APPR	19/06/2007

The proposal

7. The proposal is for the construction of a two-storey extension to the rear of the existing light industrial unit, home to Bowmonk Limited. The extension provides two floors of additional floorspace for the current occupiers who manufacturer brake testing and related computer equipment.
8. The extension measures 12.2m x 18m in plan form. It is designed with a dual pitched roof, 6.1m tall to the eaves and 7.2m tall to the ridge. The extension would provide a mixture of warehouse / storage, workshop and office spaces. The design includes a pedestrian entrance and roller shutter door to the side (east) elevation,

rows of windows to the east and south elevations and a single window to the west elevation.

9. The proposal also includes the provision of a revised parking area to the rear of the site. Six car parking spaces, a turning area and a covered cycle store are to be created and installed.
10. It is noted that the proposed development has been revised during the determination of the application in response to comments submitted by neighbours. The design now includes the use of an obscure glazing within the rear facing first-floor windows. The revised plans also indicate that the proposed soakaway drainage system has been re-sited to a position further from the shared neighbouring boundary.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below.

Issues raised	Response
The proposed extension will result in overlooking of neighbouring residential properties to the rear of the site.	See main issue 3.
The proposed extension will result in a loss of outlook to neighbouring properties to the rear of the site.	See main issue 3.
Proposed soakaway is close to boundary of neighbouring property.	See other matters.

Consultation responses

12. 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.

Broadland District Council

13. No comments to make.

Assessment of planning considerations

Relevant development plan policies

14. **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
- JCS5 The economy
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes

15. 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
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

16. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

17. 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 Policy Framework (NPPF), the council's 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: Principle of development

18. Key policies and NPPF paragraphs – JCS5, DM16, DM17 NPPF paragraph 6.
19. Policy DM16 seeks to support the expansion of local firms and to allow equitable job opportunities. The policy seeks to encourage such development in employment areas albeit with the requirement that neighbouring residential amenity and living conditions are protected in accordance with policy DM2, which seeks to protect residential amenity. The impacts of the proposed development on residential amenity are discussed fully below.

20. The existing use of the site as offices, workshop is to remain the same with an additional 406m² of floorspace arranged over two floors being created. The proposal therefore supports the vitality and viability of an established local business, operating within a specialised field, and facilitates the creation of additional high quality employment opportunities. The proposal also ensures that the existing business is retained within the city boundary instead of seeking alternative sites in other locations.
21. The principle of extending and existing established local business within this location is therefore in accordance with the aims and objectives of policies DM16 and DM17 and is therefore acceptable in policy terms.

Main issue 2: Design

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
23. The proposed extension is of a simple utilitarian design and appearance. Its form closely follows that of the existing main building; however the proposed extension is larger in terms of scale. The ridge of the proposed extension is noticeably taller than that of the main building. It would however be set back from the front of the site by a significant distance ensuring that it does not appear overly dominant.
24. The rear of the site is currently in use as a storage area for old vehicles, including numerous vans and lorries. The vehicles are generally in poor state of repair and are not moved very frequently. As such, the rear of the site has a very unkempt appearance. The proposed layout would therefore significantly enhance the appearance of the rear section of the site.
25. The overall appearance form, material choices and scale of the proposed extension are in keeping with the prevailing character of the surrounding area. The proposed development is therefore acceptable in design terms.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
27. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case due to the orientation of the site the proposals would not result in any overshadowing of neighbouring properties.
28. With regard to overlooking, the rear facing windows serving the first floor will face directly towards the neighbouring dwellings located on Brabazon Road. The revised plans now include the use of obscure glazing. None of the windows are to be openable. Window casements fitted with fully obscured glazing panels are considered to be an appropriate and proportionate solution that will ensure that direct views overlooking the neighbouring properties to the rear will not be possible.
29. It is considered reasonable therefore to add a condition requiring that obscure glazing is used on the first-floor rear elevation windows to protect the amenity of the neighbouring residential occupiers.

30. The windows serving the first floor located on the side elevations will face towards the neighbouring industrial units bordering the site. As such, they will not result in a loss of privacy.
31. Regarding outlook and overbearingness, it is noted that the scale of the proposed extension will result in the unit becoming a noticeable feature within the street scene and from neighbouring sites. The site boundary to the rear is currently marked by tall mature planting that is to be preserved. The rear gable end of the extension will be visible above the boundary. There is a distance of approximately 10m from the rear of the proposed extension to the rear boundary, and a distance of approximately 22m to the rear of nos. 55 and 57 Brabazon Road.
32. Nos. 55 and 57 Brabazon Road both have rear gardens that extend approximately 10m to their rear boundaries. No. 55 has a relatively small space to the rear overall by virtue of its siting within the cul-de-sac resulting the rear garden being a rectangular shape. The majority of no. 55's external space is located to the front of the property. No. 57 however, by virtue of its siting within the cul-de-sac benefits from a much larger wedge shape garden that extends significantly further to the side of the property. It is noted that it is no. 57 that is directly in line with the proposed extension, whilst the rear garden of no. 55 almost exclusively borders the site next to the application site, currently occupied by a factory.
33. The rear of the proposed extension will therefore be visible from the rear of no. 55 Brabazon Road, however it will not directly obstruct the view to the rear of the property, which is to remain unchanged. As such, the proposed extension is not considered to result in a significant loss of outlook. Similarly, the proximity of the proposed extension will ensure that it does not appear as an overbearing structure.
34. The proposed extension by virtue of its proximity and height will alter the current situation regarding the outlook of no. 57 Brabazon Road. It is however noted that by virtue of the larger wedge shape plot of no. 57, the main outlooks are to the front and side of the property. The main external amenity / garden spaces are also located to the side of the property. Two smaller bedrooms and a bathroom have windows that face to the rear, whilst the main bedrooms benefit from side facing dormers added to the roof space. As such, the primary living spaces and main external amenity spaces will continue to benefit from a good standard of residential amenity as their outlook will not be significantly affected.
35. Despite its visibility, the distance between the rear of the proposed extension and the rear of no. 57 Brabazon Road of approximately 22m, coupled with the outlook of the dwelling to the side, will ensure that it is not significantly overbearing.
36. The proposed extension will facilitate the creation of a larger workspace for the existing business. The nature of the operations taking place on site – manufacturing small electrical components – does not result in significant noise or odour disturbance. The increased floorspace will allow for the intensification of the use of the site, however it is not expected that this will cause harm to the amenity of the neighbouring residential occupiers by virtue of the nature of the business being conducted.
37. To protect residents against future users of the site who may operate a more noisy and intrusive business under the B2 use, a condition is recommended to prevent the installation of plant and machinery without express consent.

Main issue 4: Transport

38. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
39. The proposed layout includes the provision of six additional car parking spaces and a covered cycle store fitted with ‘m’ style stands. The access and layout arrangements are acceptable.

Other matters

40. A soakaway drainage system is proposed to be installed to the rear of the site. The original layout indicated that the soakaway would be only 1.3m from the rear boundary shared with no. 57 Brabazon Road and 6.7m from the rear of the proposed extension. Building regulations ‘Approved Document H’ and BRE Digest 365 require that soakaways be installed no closer than 2.5m to a shared boundary and a minimum of 5m away from the nearest building. The siting of the proposed soakaway has therefore been revised so that it is to be installed 2.9m from the boundary shared with no. 57 Brabazon Road, and 5.2m from the rear of the proposed extension. The siting of the proposed soakaway therefore now appears to comply with the relevant building regulations requirements, although this will be a matter for Building Control to assess rather than planning.

Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

- Site Affected: (a) Broads SAC/Broadland Ramsar
- Potential effect: (a) Increased nitrogen and phosphorus loading
- (b) Increased phosphorous loading

The application represents a ‘proposal or project’ under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads & Wensum SACs, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

- (a) Broads SAC/Broadland Ramsar
- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
 - ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. 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.
43. 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.
44. In this case local finance considerations are not considered to be material to the case.

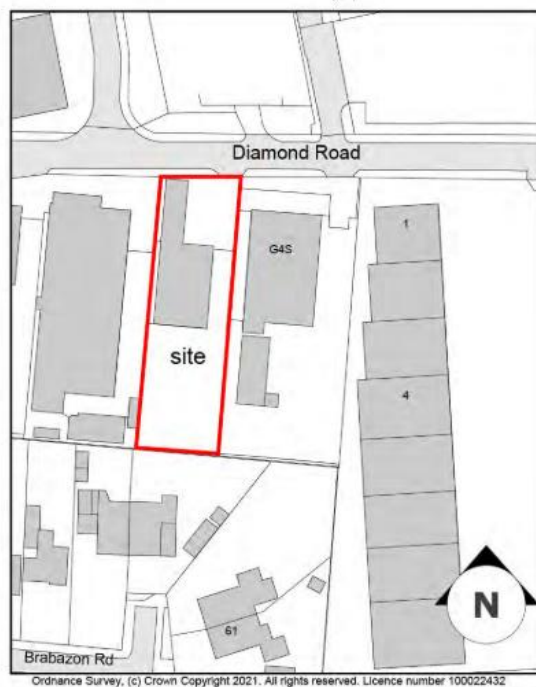
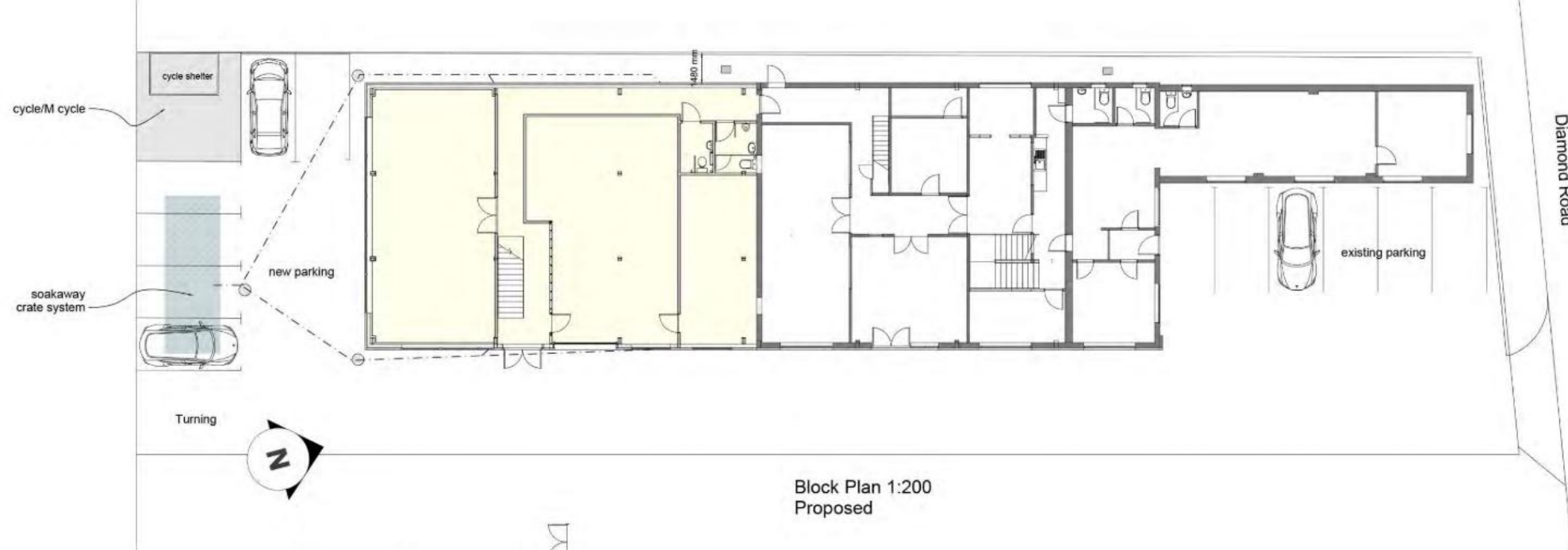
Conclusion

45. The proposed extension allows for an established business to ensure its viability and vitality assisting in the provision of high quality employment opportunities within the city boundary through the development of an existing site located within a defined employment centre.
46. The proposed development is of an appropriate scale, form, appearance and is therefore acceptable in design terms.
47. The proposed development will have a limited impact on the amenity of neighbouring residential occupiers. The issue of overlooking can be mitigated by the use of obscure glazing, which can be secured by condition.
48. 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

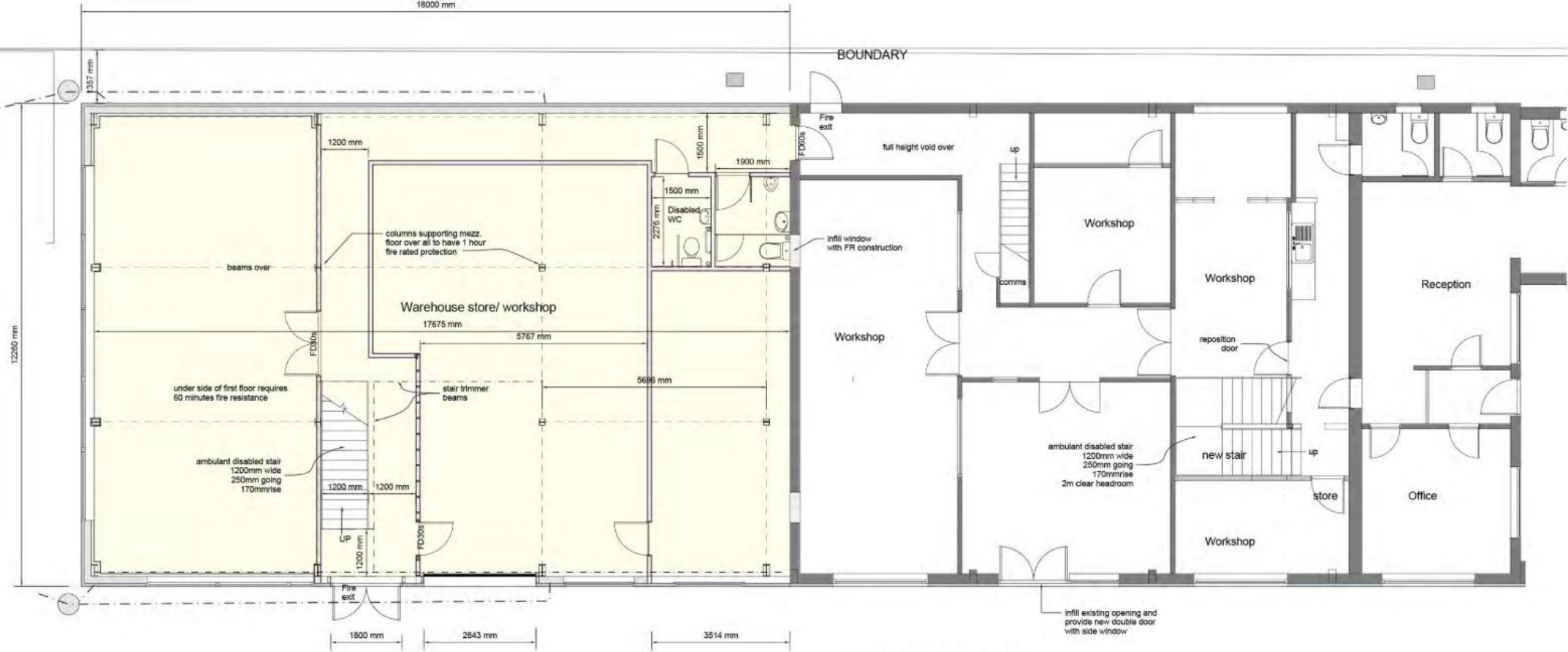
To approve application no. 22/00445/F - Bowmonk Ltd Diamond Road Norwich NR6 6AW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to be used on the rear facing first floor windows;
4. No installation of plant or machinery without submission of sound insulation measures first being submitted to and approved by the council.



PLANNING DRAWING

 oaksquare architectural design		Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd, Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Location & Block Plan	
Scales	1:200 & 1:1250@A3	Dwg. No 151121/01A
<small>The drawings remain the copyright of Oak Square Architectural Design Reproduction in whole or part is prohibited without their prior permission</small>		



Proposed Ground Floor

PLANNING DRAWING

Rev. B.20.03.2022 revised layout and stair changes
Rev. A. 22.02.2022 Window layout changes



oaksquare
architectural design

Chris Hovey C.Build E.
MCABE Assoc RICS
Chartered Building Engineer
26 Great Melton Rd. Hethersett
NR9 3AB
Tel. 01603 811163

Client Bowmonk Ltd.

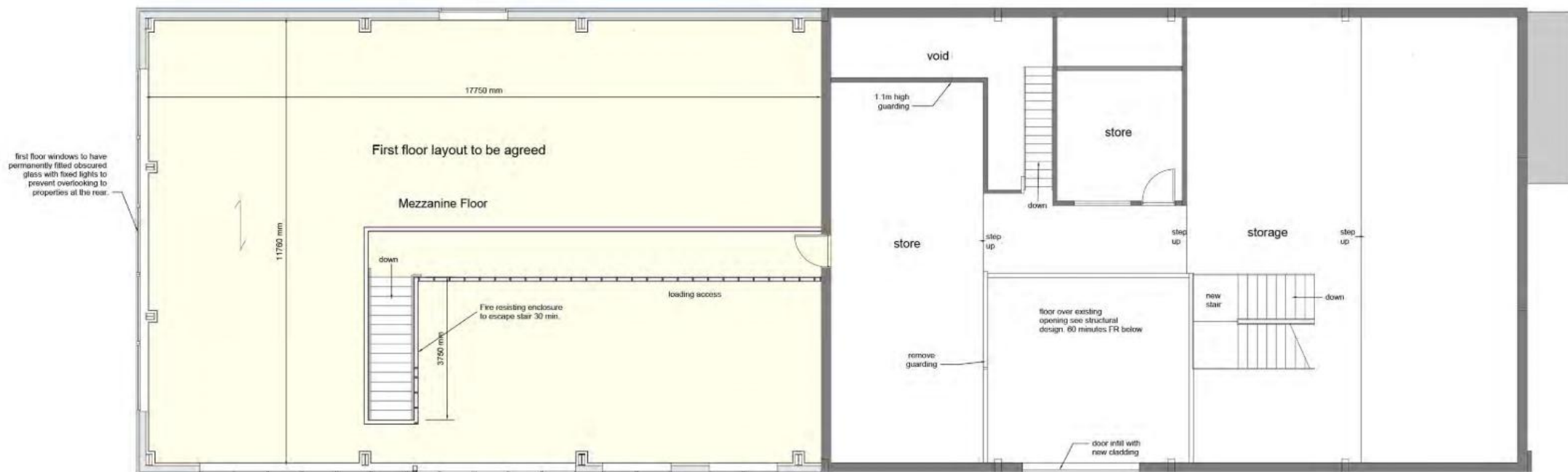
Project Warehouse & Workshop Extension
Bowmonk Ltd
Diamond Road
Norwich NR6 6AW

Drawing Proposed Ground Floor Plan

Scales 1:100 @A3

Dwg. No 151121/02 C

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Mezzanine Floor

PLANNING DRAWING

Rev. C: 28.06.22 first floor rear window revised
Rev. B: 20.03.2022 revised layout and stair changes
Rev. A: 22.02.2022 Window layout changes



oaksquare
architectural design

Chris Hovey C.Build E
MCABE Assoc RICS
Chartered Building Engineer
26 Great Mellon Rd. Hethersett
NR9 3AB
Tel. 01603 811163

Client **Bowmonk Ltd.**

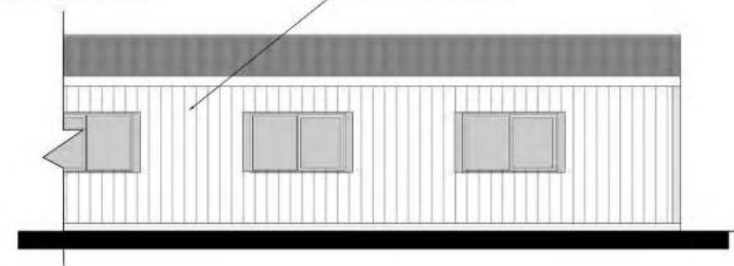
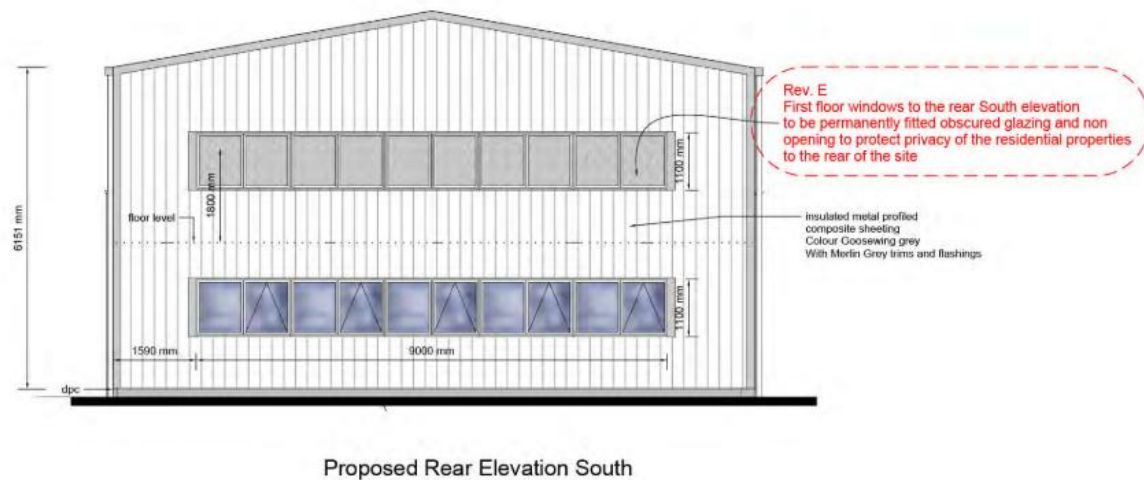
Project **Warehouse & Workshop Extension
Bowmonk Ltd
Diamond Road
Norwich NR6 6AW**

Drawing **Proposed First Floor Plan**

Scales **1:100 @A3**

Dwg. No **151121/03 C**

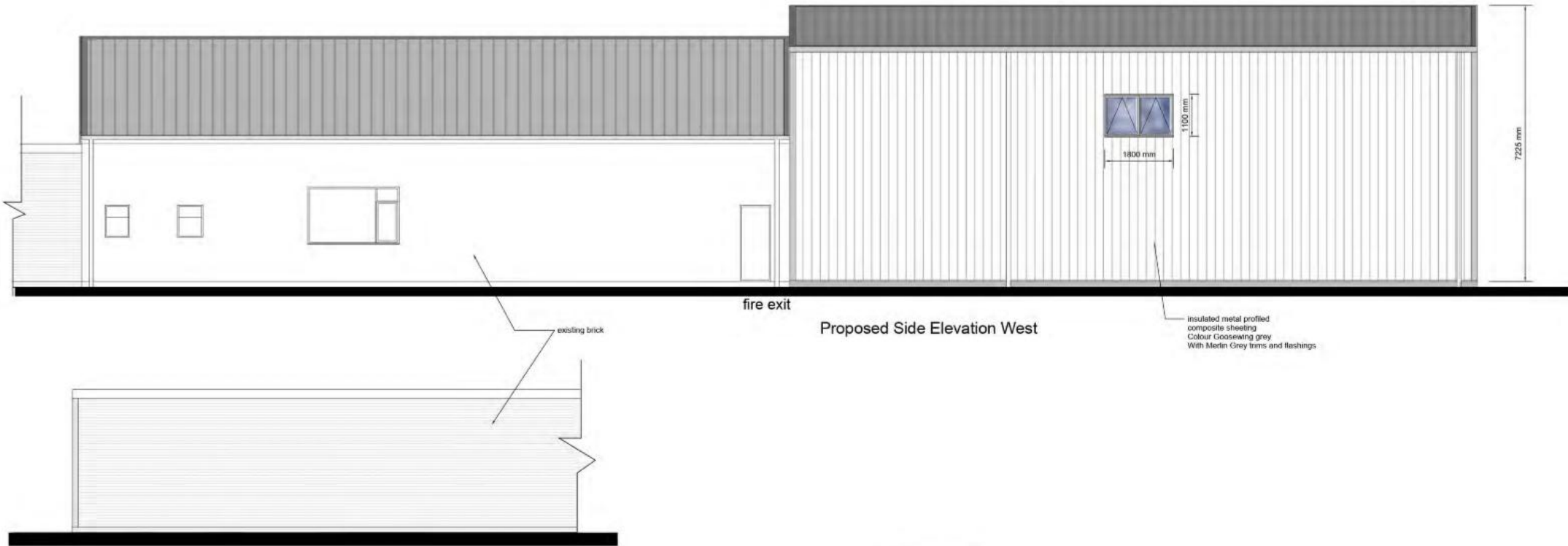
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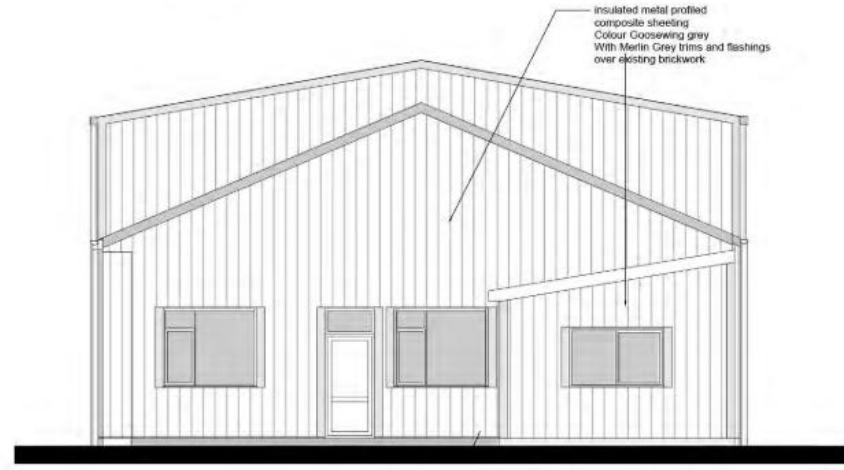
Rev. E 28.06.2022 South elevation first floor windows obscured glazing revised
 Rev. D 1.06.2022 South elevation first floor windows obscured glazing to 1.8m above FFL
 Rev. C 03.2022 minor changes
 Rev. B 22.03.2022 Window & door changes
 Rev. A 22.02.2022 Window layout changes

	Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW
Drawing	Proposed Elevations
Scales	1:100 @A3 Dwg. No 151121/04 E
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PLANNING DRAWING



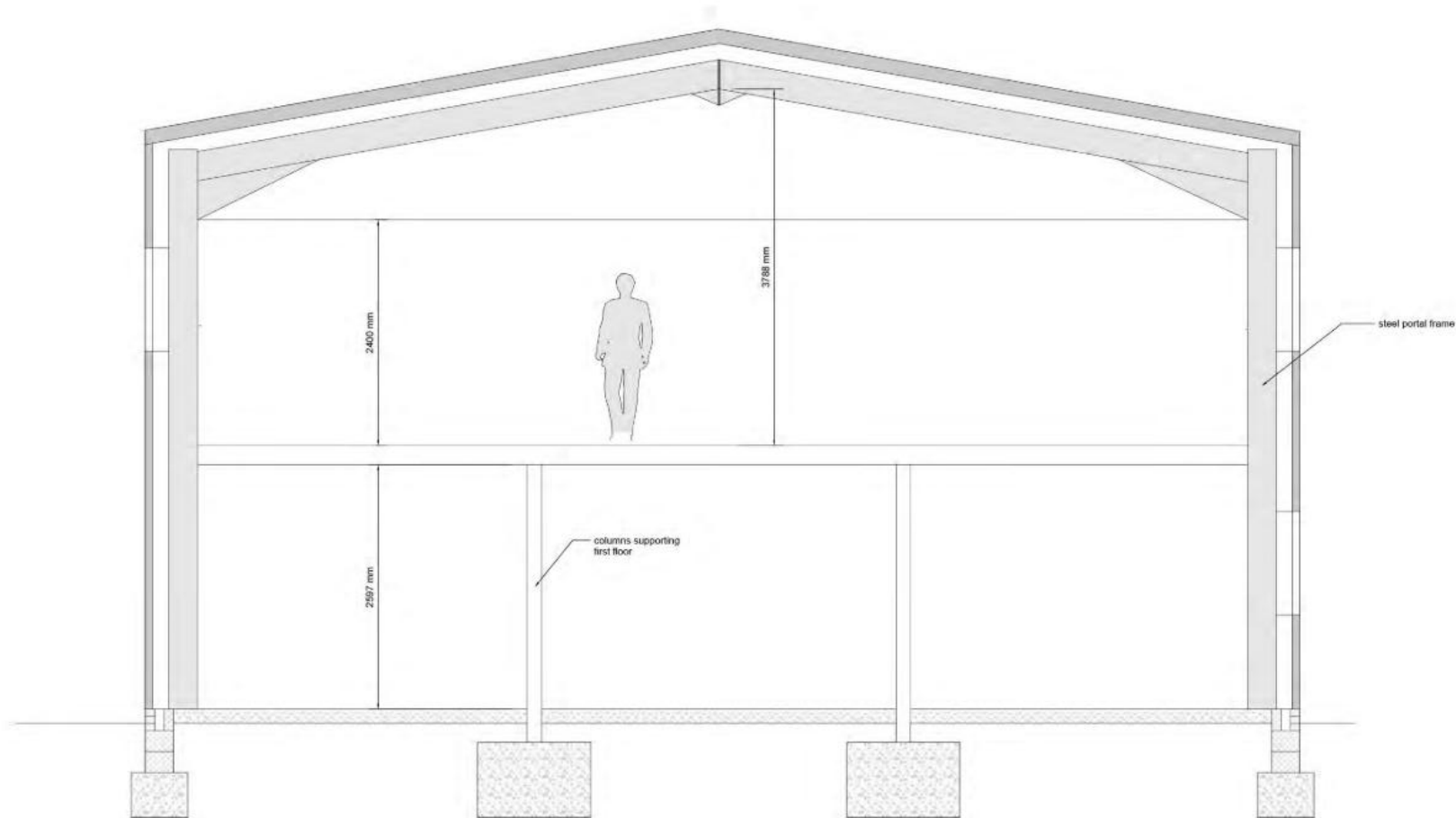
Proposed Side Elevation West



Proposed Front Elevation North to Diamond Rd

PLANNING DRAWING

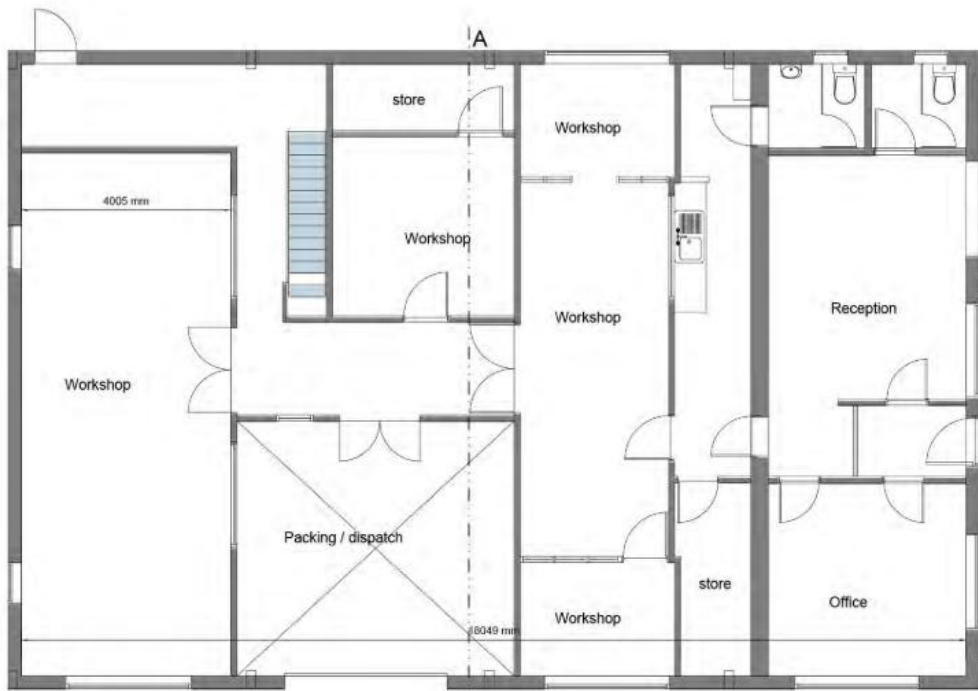
	<p>Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hethersett NR6 3AD Tel: 01603 811163</p>
Client	Bowmonk Ltd.
Project	<p>Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW</p>
Drawing	Proposed Elevations
Scales	<p>1:100 @A3 Dwg. No 151121/05A</p>
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Proposed Section

PLANNING DRAWING

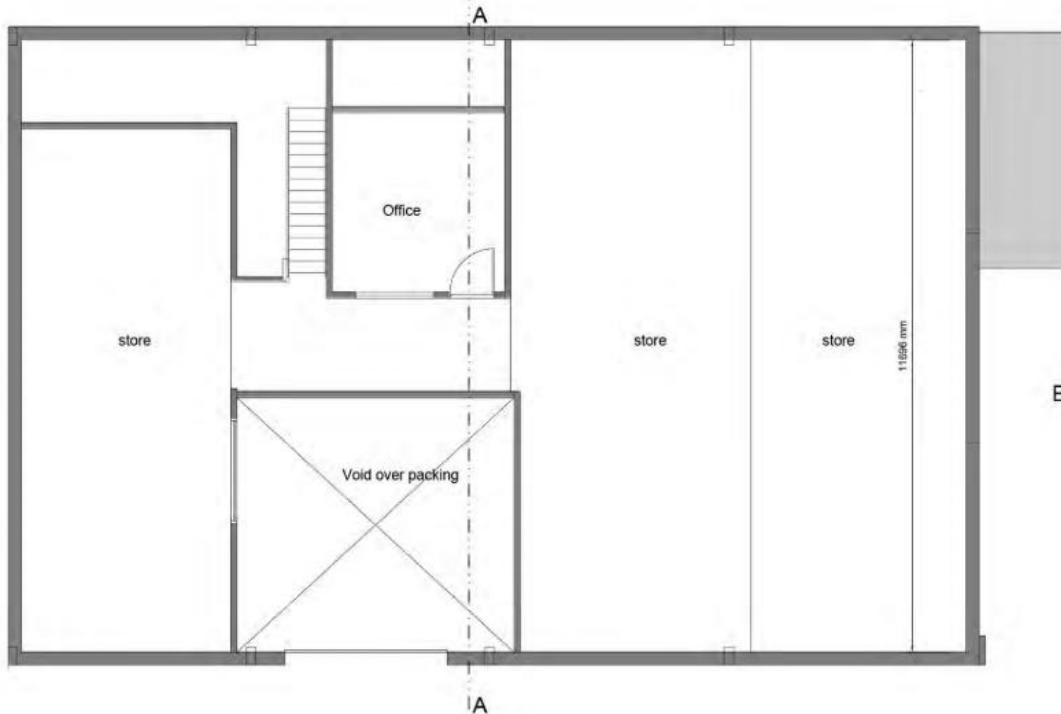
	oaksquare architectural design	Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Mellon Rd. Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Proposed Section	
Scales	1:50 @A3	Dwg. No 151121/06 A
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Existing Ground Floor Plan



Existing Section A-A



Existing First Floor Plan

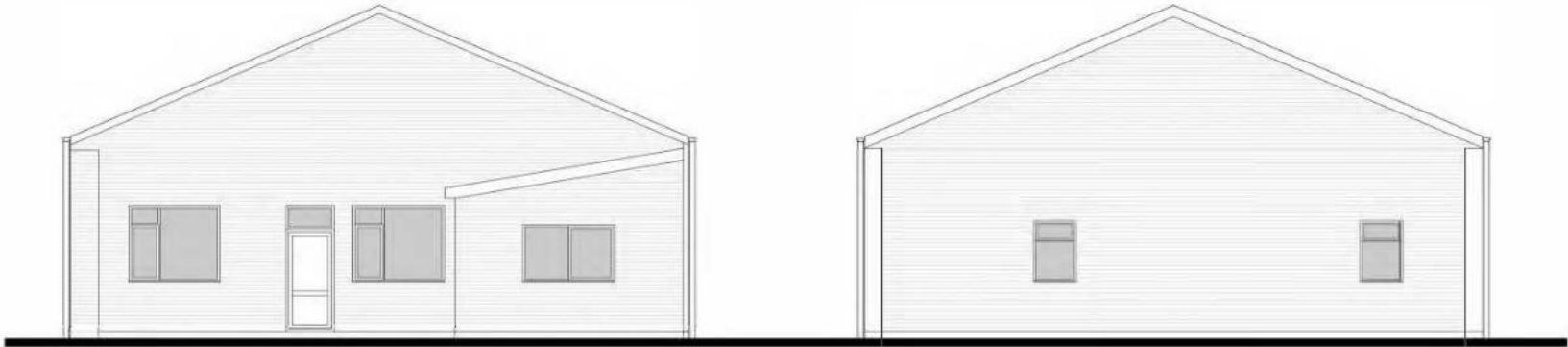
	oaksquare architectural design	Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hellesett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Existing Floor Plans	
Scales	1:100 @A3	Dwg. No 151121/07
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Existing Side Elevation East



Existing Side Elevation West



Existing Front Elevation

Existing Rear Elevation

	oaksquare architectural design	Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Existing Elevations	
Scales	1:100 @A3	Dwg. No 151121/08
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Report to Planning applications committee

Item

14 July 2022

Report of Head of planning and regulatory services

Subject Site visit to aid in determination of applications
22/00570/F & 22/00571/L for refurbishment and repair of
building 3, Teaching Wall, Norfolk Road, University of
East Anglia

Reason for referral To agree a site visit for this application which will be
considered by the committee at a future date

4 b

Ward	University
Case officer	Lee Cook
Applicant	University of East Anglia
Development proposal – 22/00570/F & 22/00571/L	
Refurbishment and repair of Building 3 for highly specialised scientific research, engineering and general teaching facilities (Class F1(a)) comprising installation of thermally efficient double glazed window system, internal alterations, construction of two full height extensions to the north facade of Building 3 connected by bridging links, extension to the arts spur, including compliant stair case and goods lift, covered walkway for goods lift, and associated infrastructure, including accessible entrance, servicing, accessible car parking, saline tank storage, installation/diversion of enabling infrastructure, reconfiguration of existing pedestrian routes, double stacked cycle storage and landscaping, incorporating sustainable urban drainage systems and any other enabling and temporary works on land to the north of the Lasdun Wall.	
Expiry date	28 July 2022
Recommendation	That members undertake a site visit



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Planning Application No 22/00570/F & 22/00571/L
 Site Address Teaching Wall, Norfolk Road
 University of East Anglia

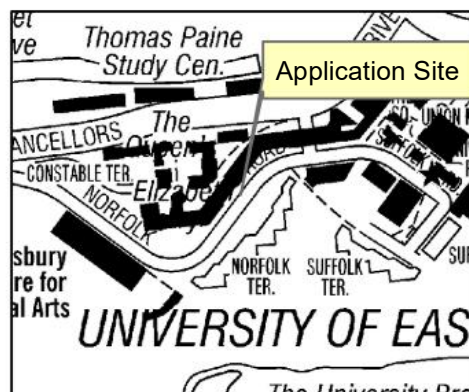
Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



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Purpose of report

1. The report outlines the development proposed by planning application 22/00570/F and the associated listed building application 22/00571/L, which relate to Building 3 at the eastern end of the Lasdun Wall, also known as the Teaching Wall at the University of East Anglia Campus to the south of the city.
2. This report provides an outline of the site location, the main constraints on the site and an overview of the proposals. No assessment is made at this stage as this report is for information and to agree the need for a member site visit.

The site & surroundings

3. The site is located within the UEA campus close to the junction of University Drive and Chancellors Drive. The application site is located at the eastern end of the Grade II Listed Lasdun Wall, which is adjacent to Chancellors Drive to the north, Founders Green and University Drive to the east, Registry to the south and the rest of the Lasdun Wall to the west.
4. Immediately outside the north elevation of the building, the Site currently comprises a small amount of accessible car parking and servicing area for the existing building, as well as landscaping, including some mature trees intersected by a pedestrian connection to the Registry and upper levels of the Walkways and to the lower level of Chancellors Drive. The site has a varied topography sloping northwest down towards Chancellors Drive.

Constraints

5. The proposal site is located either within, or in close proximity to numerous designated heritage assets. These include, but are not limited to:
 - The Lasdun Teaching Wall and Raised Concourse – Grade II Listed Building;
 - Norfolk Terrace and Attached Walkways – Grade II* Listed Building;
 - Suffolk Terrace and Adjoining Walkway and Stairs to Rear – Grade II* Listed Building;
 - The Library and attached Stair – Grade II Listed Building;
 - Earlham Hall and attached Outbuildings – Grade II* Listed Building;
 - The Sainsbury's Centre for Visual Arts – Grade II* Listed Building;
 - Garden Wall attached to Earlham Hall – Grade II Listed Structure; and
 - Earlham Conservation Area.
6. There are trees on the landscaped area to the north of the building.
7. To the northwest of the Site is Earlham Park which sits within the Earlham Conservation Area. Earlham Hall is a Grade II* Listed Building with Grade II Listed Garden Walls which sits at the centre of Earlham Park, which itself is a Registered Historic Park. On the southern boundary of the Earlham Conservation Area, and

northwest of the Site, is Violet Grove, a wooded copse which is a Local Nature Reserve. The existing campus is separated from these surroundings by areas of established planting along Cow Drive and by Violet Grove along the southern edge of the Park.

The proposal

8. The proposed development is essentially split into 2 distinct areas of work – firstly, two full height extensions north of the Lasdun Wall at Building 3, connected by bridge links, together with an extension to the Arts Spur to provide a compliant fire evacuation stair and goods lift, along with associated works at high level for plant, machinery, and ventilation equipment to meet the functional requirements of modern science research and teaching in this part of the Lasdun Wall. There are also associated external works related to access, site service delivery and storage and landscaping redesign.
9. Secondly, a phased refurbishment of the Lasdun Wall proposed to look at improving the thermal efficiency of the building and to address building failures reportedly resulting either through unsuccessful design concept or poor workmanship during the original construction that have contributed to the deteriorating condition of the existing building.
10. The major refurbishment aims for the application of modern building knowledge and technological developments in construction which have evolved substantially since the 1960s, whilst also achieving the removal of asbestos, which is currently an integral component to the building fabric.

Site visit procedure

11. Whilst the exterior of the building that is the subject of the planning and listed building applications is relatively easy to access from the public realm, the interior is not. As indicated above, a significant part of the justification for the works is to address suggested design flaws in the original building and correction of problems caused by initial workmanship as well as the removal of asbestos. The issues that are to be addressed can only be viewed by gaining access to the building. In addition, an understanding of the internal layout of the listed building and how this and internal fixtures and fittings contribute to the building's significance can only be gained by seeing the interior of the building.
12. The application will likely be referred to committee at either the meeting on 11 August or 8 September depending on resolution of outstanding issues. A site visit would help members to appreciate issues raised by the applications and should ideally be carried out on the day on which the committee considers them.

Recommendation

Members undertake a site visit on either 11 August 2022 or 8 September 2022 in anticipation of the applications for planning permission and for listed building consent being determined at the planning applications committee being held on one of those dates.