



**Planning applications committee**

**Date: Thursday, 14 June 2018**

**Time: 10:20**

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

**Committee members:**

**Councillors:**

Driver (chair)  
Bradford  
Brociek-Coulton  
Henderson  
Malik  
Maxwell  
Peek  
Raby  
Ryan  
Sands (M)  
Stutely  
Trevor  
Wright

**For further information please contact:**

Committee officer: Jackie Rodger  
t: (01603) 212033  
e: [jackierodger@norwich.gov.uk](mailto:jackierodger@norwich.gov.uk)

Democratic services  
City Hall  
Norwich  
NR2 1NH

[www.norwich.gov.uk](http://www.norwich.gov.uk)

**Informal pre-application briefings from 9:00 in the Mancroft room.**

Please note that there will be an informal briefing for members of the committee, ward councillors and interested parties on proposals for:

**9.00 - Barrack Street development site** – Redevelopment of the site to provide 216 dwelling houses and flats and 450 sq m of commercial floorspace with associated access, car parking and landscaping. The proposal also includes the retention and refurbishment of two listed cottages.

**9:40 - Norwich School, 71A The Close** – Demolition of existing single storey refectory and kitchens and erection of new refectory and event space, servery, kitchens, 6 new classrooms and associated facilities. Insertion of a new opening within the Cathedral Precinct Wall.

Please contact the committee officer above for further details.

### **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
<b>1 Appointment of vice chair</b> To appoint a vice chair for the ensuing civic year.	
<b>2 Apologies</b> To receive apologies for absence	
<b>3 Declarations of interest</b>  (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)	
<b>4 Minutes</b>  To approve the accuracy of the minutes of the meeting held on 10 May 2018.	<b>5 - 14</b>
<b>5 Planning applications</b> 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: <a href="http://planning.norwich.gov.uk/online-applications/">http://planning.norwich.gov.uk/online-applications/</a>  Please note: <ul style="list-style-type: none"><li>• The formal business of the committee will commence at 10:20;</li><li>• The committee may have a comfort break after two hours of the meeting commencing.</li><li>• Please note that refreshments will not be provided. Water is available</li><li>• The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.</li></ul>	
<b>Summary of planning applications for consideration</b>	<b>15 - 16</b>

	<b>Standing duties</b>	<b>17 - 18</b>
<b>5(a)</b>	<b>Application no 18/00437/F - Car Park adjacent to Sentinel House, 37 - 43 Surrey Street Norwich</b>	<b>19 - 66</b>
<b>4(b)</b>	<b>Application no 18/00058/F - 41 - 43 St Augustines Street, Norwich, NR3 3BY</b>	<b>67 - 88</b>
<b>5(c)</b>	<b>Application no 17/01862/F - 2 Jordan Close, Norwich, NR5 8NH</b>	<b>89 - 100</b>
<b>5(d)</b>	<b>Application no 18/00518/F - 10 Sunningdale, Norwich, NR4 6AQ</b>	<b>101 - 110</b>
<b>5(e)</b>	<b>Application no 18/00544/F - 21 Sotherton Road, Norwich, NR4 7DA</b>	<b>111 - 122</b>
<b>5(f)</b>	<b>Application nos 18/00551/F &amp; 18/00552/A - 13 Earlham House Shops, Earlham Road, Norwich, NR2 3PD</b>	<b>123 - 132</b>
<b>5(g)</b>	<b>Application no 18/00648/U - 6 St Matthews Road, Norwich, NR1 1SP</b>	<b>133 - 142</b>
<b>5(h)</b>	<b>Enforcement Case 18/00026/ENF - 113 Trinity Street</b>	<b>143 - 148</b>
<b>5(i)</b>	<b>Enforcement Case - 18/00087/ENF - 114 Trinity Street</b>	<b>149 - 152</b>

Date of publication: **Wednesday, 06 June 2018**



**Planning applications committee**

**09:30 to 12:30**

**10 May 2018**

Present: Councillors Driver (chair), Maxwell (vice chair), Ackroyd (substitute for Councillor Wright) (from item 3, below), Bradford, Button, Carlo, Henderson, Malik, Peek and Sands (M)

Apologies: Councillor Wright

**1. Declarations of interest**

There were no declarations of interest.

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 12 April 2018.

**3. Application no 18/00225/VC - Bartram Mowers Ltd, Bluebell Road, Norwich, NR4 7LG**

(Councillor Ackroyd was admitted to the meeting during this item.)

The senior planner presented the report with the aid of plans and slides.

In reply to a member's question the senior planner referred to the report and confirmed the access arrangements to the site.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED** with 8 members voting in favour (Councillors Driver, Maxwell, Button, Henderson, Sands, Malik, Peek and Bradford) and 1 member abstaining from voting (Councillor Carlo), with Councillor Ackroyd not being eligible to vote because she was not present for the whole item, to approve application no. 18/00225/VC - Bartram Mowers Ltd, Bluebell Road, Norwich, NR4 7LG and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Materials in accordance with approved details.
3. Parking to be in accordance with approved plan and staff and visitor spaces shall be retained as such and shall not be allocated to individual residents.
4. Landscaping to be carried out in accordance with approved plans and management plan

5. Surface water drainage in accordance with details approved under application ref. 17/01807/D.
6. Cycle parking in accordance with approved details
7. Developments not to be occupied until parking, turning and loading spaces have been provided.
8. All site works in accordance with approved arboricultural method statement, as amended by the approved supplementary method statement.
9. Within 6 months of the grant of permission, improvements to the River Yare footpath the details of which shall be agreed with the Council shall be implemented.
10. Ecological works to be approved and implemented.
11. Water efficiency
12. Fire hydrants to be installed prior to first occupation in accordance with approved details and retained for the duration of the development.
13. The development shall not be occupied by permanent residents under the age of 55.
14. No demolition/development, shall take place within the site in pursuance of this permission unless in accordance with the approved archaeological Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and provision has been made for analysis, publication and dissemination of results and archive deposition has been secured.
15. Renewable energy measures to be provided in full prior to occupation.
16. Landscaped areas within the approved development and surrounding publicly accessible open space shall be managed in accordance with the submitted Landscape Management Plan prepared by UBU Design.

**4. Application no 18/00289/F - Land and garages rear of 9 to 23 Newmarket Road, Norwich**

The senior planner presented the report with the aid of plans and slides.

A proxy speaking on behalf of a resident and another resident addressed the committee and highlighted their objections to the scheme in relation to the methodology used to assess car parking need and concern about the impact that this would have for residents and adjacent streets; that the footprint of the development could be further reduced to allow for more residential parking on the site and their concern that access would be blocked to the rear of several houses that backed on to the site; that the design was not considered appropriate for the area and concern about the construction and its impact on neighbouring residents.

The senior planner referred to the report and commented on the issues raised by the speakers and suggested that a further condition be added to the planning consent to require the applicant to submit a construction management plan for the site. He commented on the provision of car parking spaces and said that alternative layouts had been considered. The footprint of the dwellings had been reduced by replacing the two semi-detached houses with flats which complied with minimum national space standards, and retained the access to the vehicle access at the rear of a house in Newmarket Road. The scheme would retain access to either pedestrian or

vehicular access to the rear of the gardens surrounding the site and included one other garage. Councillor Carlo said that she considered that the application should be car free because of its proximity to the city centre. Members were advised that the applicant had required a dedicated parking space for each dwelling and it was not considered to be over provision in this location. Dedicated parking spaces were provided for dwellings in Beaumont Place and Oxford Street. Highways officers considered that the layout of the parking spaces on the site was acceptable.

In reply to a question, the senior planner explained that the revised scheme had provided an opportunity for the applicant to address the issue of compliance with the minimum space standard and each dwelling would be of a generous size.

The chair moved and the vice chair seconded the recommendations as set out in the report and as amended by the inclusion of a condition requiring the applicant to submit a construction management plan.

Discussion ensued, in which a member suggested that residents join the car club, which would reduce the number of car parking spaces required and that they should also consider other sustainable modes of transport.

The senior planner responded to further questions from members relating to the tenure of the affordable housing units and confirmed that the bungalows provided accommodation on one level which could be suitable for people with disabilities.

Councillor Carlo said that she considered that there was a high need for parking in the area and that the number of dwellings should be reduced to two to enable more provision for car parking on the site. She added that there were two doctors' surgeries in the vicinity and no provision for parking on Newmarket Road.

**RESOLVED**, with 8 members voting in favour (Councillors Driver, Maxwell, Button, Ackroyd, Sands, Malik, Peek and Bradford), 1 member voting against (Councillor Carlo) and 1 member abstaining from voting (Councillor Henderson) to approve application no. 18/00289/F - Land and garages rear of 9 To 23 Newmarket Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences to be submitted;
4. Details of hard and soft landscaping to be submitted;
5. Water efficiency;
6. Contamination risk assessment and report to be submitted;
7. Unknown contamination to be addressed;
8. Control on imported materials;
9. Details of construction management plan to be submitted before works commence on the site.

#### Article 35(2) statement

The local planning authority in making its recommendation has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and

has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

## 5. Application no 17/01555/O - Land opposite 153 Holt Road, Norwich

The senior planner presented the report with the aid of plans and slides.

During discussion the senior planner referred to the report and answered members' questions, which included an explanation of the proposed access to the site and confirmation that there would be further consultation with Norwich International Airport Ltd at the reserved matters stage.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED**, unanimously, to approve application no. 17/01555/O - Land for storage and premises opposite 153 Holt Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Use of site restricted to vehicle hire only.
4. Site not to open to the public (except for the purposes of returning hire vehicles only) and no servicing of vehicles outside of the hours 07.30-20.00 Monday to Saturday, with no opening on Sundays or public holidays.
5. No servicing or repair of vehicles shall take place outside of the hours 07.30-18.30 Monday to Saturday and not at all on Sundays or public holidays.
6. No machinery or power tools to be operated outside the building except for the purpose of maintenance of land or buildings.
7. Noise assessment and details of noise mitigation measures to be submitted with reserved matters application.
8. No external lighting, other than security lighting to be used outside of the hours 07.00-23.00 on any day.
9. No loudspeaker or audio equipment to be used outside of any building.
10. Access to the site to be via main access only and all other access shall be permanently closed, and the highway verge shall be reinstated in accordance with a scheme to be agreed.
11. Gradient of vehicle access not to exceed 1:12 for the first 15 metres into the site as measured from the carriageway.
12. Prior to commencement of use any access gates/bollard/chain or other means of enclosure shall be hung to open inwards, set back and thereafter retained a minimum distance of 15 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
13. Parking/servicing and loading areas to be laid out, demarcated, surfaced and drained in accordance with the approved plan and retained thereafter for the duration of the use.
14. No works shall commence on site until a construction management plan has been submitted including details of any cranes and wheel washing facilities.



15. No commencement of development until a detailed scheme for the off-site improvement works (access and pedestrian improvements) have been submitted and approved. Prior to the commencement of the use permitted the improvement works shall be implemented in accordance with the approved details.
16. Works on site to be carried out in accordance with approved Arboricultural reports and plans.
17. No building or structure on site to be higher than 8m above ordnance datum and within the zone of the localiser beam, no building or structure to be higher than 6m above ordnance datum.

Article 32(5) statement

The local planning authority in making its recommendation has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

**6. Application no 18/00058/F - 41 - 43 St Augustines Street, Norwich, NR3 3BY**

The senior planner referred to the supplementary report of updates to reports which was circulated at the meeting and said that he been made aware of two representations which had not been taken into account and that as the matter of refuse storage required further investigation and discussion with citywide services, it was proposed to defer consideration to a future meeting. He apologised to the agent for the applicant, who was in attendance.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED**, unanimously, to defer consideration of Application no 18/00058/F - 41 - 43 St Augustines Street, Norwich, NR3 3BY, to a future meeting of the committee.

(The committee adjourned for a short break. The committee reconvened with all members listed above as present.)

**7. Application no 18/00077/F - The Del Ballroom, Waggon and Horses Lane, Norwich, NR3 1HP**

The senior planner presented the report with the aid of plans and slides.

During discussion the senior planner referred to the report and answered members' questions. A member pointed out that the reference on the plans to "Mandella Court" was incorrect and should be amended to Mandells Court. A member expressed her dissatisfaction that the provision for cycle storage on this site was 23 per cent short of the council's policy. The senior planner said that in her opinion the provision of eight spaces for seven units was considered acceptable for this city

centre location given the constraints of the site and to ensure that there was sufficient amenity space for future residents.

During discussion, Councillor Malik referred to the building as being Art Deco and of historic interest and sought confirmation that there was a similar ballroom in the vicinity. The Del Ballroom was not locally listed or listed, and its heritage asset was not considered to be significant by Historic England and Norwich City Council's conservation officer. The Norwich Society had not commented on the application. It was no longer used as a dance studio and the previous occupants had moved to another venue in the vicinity.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED** , with 9 members voting in favour (Councillors Driver, Maxwell, Button, Ackroyd, Henderson, Carlo, Sands, Peek and Bradford) and 1 member voting against (Councillor Malik) to approve application no. 18/00077/F - The Del Ballroom, Waggon and Horses Lane, Norwich, NR3 1HP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of bricks, roof, dormers, gutters, downpipes, fascias, bargeboards, windows and doors, balconies, entry gate
4. Landscaping (including bin and bike store, paving, boundary treatments, external lighting )
5. Water efficiency
6. Structural engineers report for the retention of the curtilage listed wall.
7. Bat survey
8. Construction method statement including protection of existing street lamp;
9. Retention of street light
10. Archaeological written scheme of investigation
11. Stop work if unidentified feature revealed.
12. Slab levels of new building

Informatives:

1. Residential properties not entitled to on-street parking permits
2. Street naming
3. A planning brief for the archaeological Written Scheme of Investigation will be provided by Norfolk County Council, Historic Environment Service
4. Refuse receptacles should be purchased from Norwich City Council prior to the first occupation of the dwellings hereby permitted.
5. Considerate construction.

Article 35(2) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations

with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

**8. Application no 18/00325/F - Land adjacent to 25 - 27 Quebec Road, Norwich**

The planner presented the report with the aid of plans and slides. She referred to the supplementary report which was circulated at the meeting relating to revised plans and elevations to remove a bedroom window from the ground floor side elevations to reduce overlooking to properties on Quebec Road and Primrose Road. The revised plans were displayed as part of the presentation.

During discussion the planner referred to the report and explained that the site was in new ownership and the applicant had requested the changes to the existing permission.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED**, unanimously, to approve application no. 18/00325/F - Land adjacent to 25 - 27 Quebec Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural Impact Assessment;
4. In accordance with the recommendations contained within the Ecological Survey;
5. Development to achieve a water consumption rate of no more than 110 litres per person per day.

**9. Application no 18/00485/F – 24 Judges Walk, Norwich, NR4 7QF**

The planner presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and summarised an amendment to paragraph 13 of the report relating to the conversion of a two-pane window to double glazed doors and discussions that the applicant had with two of the neighbours.

The chair moved and the vice chair seconded the recommendations in the report.

**RESOLVED**, unanimously, to approve application no. 18/00485/F - 24 Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. To prevent future conversion of the dormer window to a juliet balcony.

**10. Representations for, and objections to, confirmation of Tree Preservation Order 533**

The arboricultural officer (TPO) presented the report with the aid of plans and slides. He explained that the cedar tree was a unique specimen and that there was no other tree like it in the city.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion the chair spoke in support of the cedar tree which was adjacent to the grave of Edith Cavell and therefore in a special part of The Close. He considered that anti-social behaviour could be addressed without crowning and therefore damaging this specimen. In reply to another member of the committee, the arboricultural officer said that there was no evidence that the low hanging branches of the tree contributed to anti-social behaviour.

**RESOLVED**, unanimously, to confirm Tree Preservation Order [TPO], 2018. City of Norwich Number 533; Churchyard, The Close, without modifications.

(The committee adjourned for a short break at this point. The meeting reconvened with all members listed above as present.)

**11. Application no 12/01598/VC - Civil Service Sports Ground, Wentworth Green, Norwich**

The area development manager (outer) presented the report with the aid of plans and slides. He also referred to the supplementary report of updates to reports which was circulated at the meeting and contained further information on the conditions, drainage and possibility of the management company being party to the S106 agreement; and summaries of eight further representations. (Appendices to the report were circulated in advance of the meeting as a supplementary agenda.)

Councillor Lubbock, Eaton ward councillor, addressed the committee and commented on the need to find a resolution for the issues arising from change of officers and council policy relating to the management of green open spaces, and the need to ensure that there was funding available for the maintenance of the children's play space and tree management on this site. She expressed concern about the financial liability of the Wentworth Green residents and that new residents were not aware that the application was being considered at this committee meeting.

Three local residents addressed the committee at the chair's discretion and expressed their concern about the safety and debris from the trees and the undergrowth.

The area development manager referred to the reports and appendices and answered members' questions. He explained about the drainage issues and that the beech hedge should have been maintained.

Councillor Ackroyd, Eaton ward councillor, said that the play area was often flooded and therefore unsuitable for children to use. Residents in Greenways, Glenalmond

and Carnoustie were affected by the state of the trees. The general upkeep of the trees in Greenways looked distinctly overgrown. The area development manager said that he would investigate this as paths should be maintained but considered looking at the plans that this was outside the application site. In reply to a member's question, the area development manager explained the proposal for a 25 year programme to replace the beech trees with mixed species. The maintenance would be the responsibility of the management company for the Wentworth Green site. Members were advised that the commercial value of the beech trees was not a planning issue, however, it was proposed to chip the wood and use on site. The area development manager said that he was trying to arrange for the S106 funding to be paid to the resident' management group to avoid Wentworth Green residents being faced with the bill for the next phase of work. The development company or management company would be subject to a breach of condition if the next phase of the works were not completed. Residents could also call the management company to account.

The chair moved and the vice chair seconded the recommendations as set out in the report.

**RESOLVED**, unanimously, to

:

- (1) approve application no. 12/01598/VC - Civil Service Sports Ground Wentworth Green Norwich and grant planning permission, subject to the completion of a deed of variation to the original S106 agreement to make changes to planning obligations as described in this report and relating to affordable housing, management of protected trees, provision and management of public open space and children's play facilities, drainage management, transport contributions, highways works and library contributions, and subject to the following conditions:
  1. development in accordance with approved plans and materials in accordance with 11/01619/D;
  2. landscaping in full accordance with details approved by application 12/01034/D;
  3. implementation of the tree felling, replacement and maintenance programme;
  4. development shall be constructed maintained in accordance with the approved drainage strategy;
  5. garages to be used only for parking of domestic vehicles and not to be converted to provide further living accommodation;
  6. the areas of open space on the site shall remain as open space only, accessible to the public for unhindered access and use, in perpetuity;
  7. there shall be no works to trees on site, other than those contained in the approved documents and Tree Protection Plan within this permission;
  8. glazing to the first floor bathroom at dwelling no.65 shall be only obscure glazed;
  9. retention of car parking shelters, refuse stores and bike stores;
  10. ongoing landscaping maintenance requirements for 5 years.

- (2) Not to take enforcement action against the fence located at the junction of Wentworth Green and Turnberry.

CHAIR

## Summary of planning applications for consideration

## ITEM 5

14 June 2018

Item No.	Application no	Location	Case Officer	Proposal	Reason for consideration at committee	Recommendation
5(a)	18/00437/F	Car park adjacent to Sentinel House, Surrey Street	Joy Brown	Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.	Objection and Departure	Approve
5(b)	18/00058/F	41 - 43 St Augustines Street	Robert Webb	Demolition of existing building. Erection of 9 No. flats with 1 No. retail unit on ground floor level.	Objections	Approve
5(c)	17/01862/F	2 Jordan Close	Charlotte Hounsell	Erection of a two-storey extension to side/rear of dwelling. Change of use from dwellinghouse (Class C3) to 8-bedroom HMO (sui generis).	Objections	Approve
5(d)	18/00518/F	10 Sunningdale	Steve Polley	Two storey side extension with single storey extensions to front and rear.	Objections	Approve
5(e)	18/00544/F	21 Sotherton Road	Steve Polley	Single storey extension with associated alterations to create 7 bed large HMO (Sui Generis).	Objections and Cllr Call In	Approve
5(f)	18/00551/F & 18/00552/A	13 Earlham House Shops	Steve Polley	Installation of ATM (Retrospective) & Display of 1 no. internally illuminated ATM fascia sign.	Objections	Approve
5(g)	18/00648/U	6 St Matthews Road	Lydia Tabbron	Change of use to large HMO (Class Sui Generis).	Objections	Approve

<b>Item No.</b>	<b>Application no</b>	<b>Location</b>	<b>Case Officer</b>	<b>Proposal</b>	<b>Reason for consideration at committee</b>	<b>Recommendation</b>
5(h)	18/00026/ENF	113 Trinity Street	Lara Emerson	Demolition of front boundary wall & erection of replacement wall in different material & to a different length.	Seeking authorisation for enforcement action	Authorise Enforcement Action
5(i)	18/00087/ENF	114 Trinity Street	Lara Emerson	Demolition of front boundary wall.	Seeking authorisation for enforcement action	Authorise Enforcement Action



## 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 June 2018

**Report of** Head of planning services

**Subject** Application no 18/00437/F - Car Park adjacent to Sentinel House, 37 - 43 Surrey Street Norwich

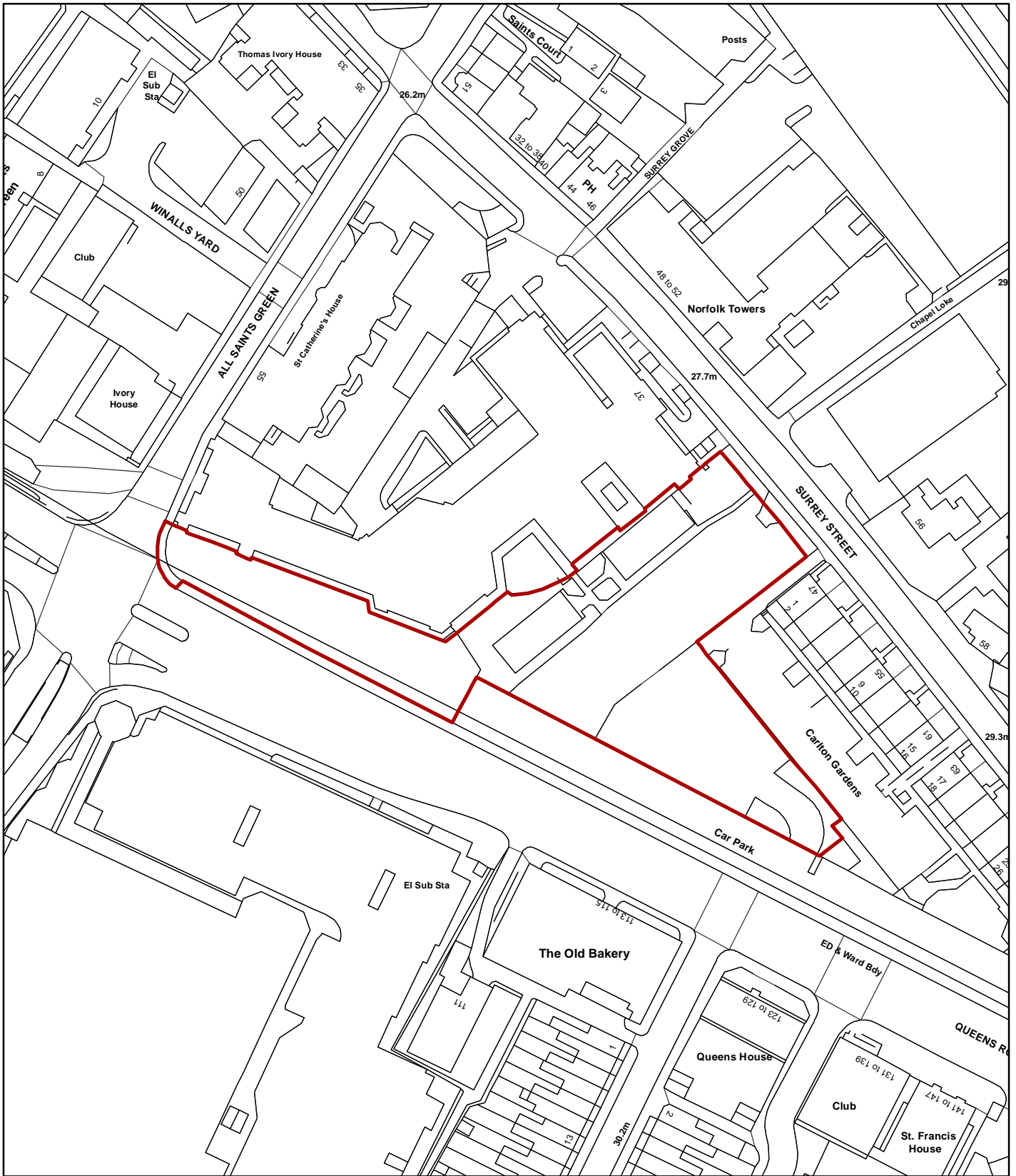
**5(a)**

**Reason for referral** Objection and significant departure from development plan

<b>Ward:</b>	Mancroft
<b>Case officer</b>	Joy Brown - <a href="mailto:joybrown@norwich.gov.uk">joybrown@norwich.gov.uk</a>

<b>Development proposal</b>		
Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.		
<b>Representations</b>		
Object	Comment	Support
51	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle of development	Loss of office led allocation and the provision of student accommodation.
2 Design	Routes through the site, position of entrances, footprint and layout, height and massing, external appearance and external spaces.
3 Heritage	Impact on the conservation area and nearby statutory listed buildings and locally listed Carlton Terrace.
4 Landscaping, trees and biodiversity	Hard and soft landscaping, trees along Queens Road, St Catherine's Yard Walk, external amenity spaces, biodiversity
5 Transport	Car free development, provision of bin and bike stores, drop off/pick up at the start/end of term.
6 Amenity	Impact upon neighbouring residents of Carlton Terrace and future residents of Sentinel House taking into consideration noise, overlooking, overshadowing and loss of light. Living conditions for future residents including size of units, light, external space, noise and air quality.
7 Energy and water	Renewable energy and water efficiency.
8 Flood risk	The management of surface water drainage
9 Contamination	Requirement for further intrusive testing
<b>Expiry date</b>	26 June 2018
<b>Recommendation</b>	Approve subject to condition



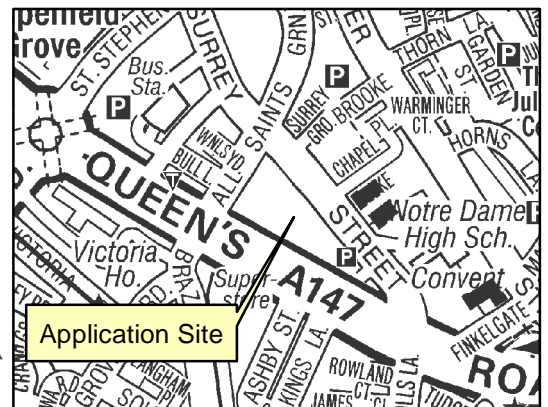
© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00437/F  
 Site Address: Car park adjacent to Sentinel House  
 Surrey Street

Scale 1:1,250



**NORWICH**  
 City Council



## The site and surroundings

1. The 0.48 ha site is situated on the southern side of Surrey Street with the southern boundary of the site abutting the public car park on Queens Road, which forms part of Norwich's inner ring road.
2. The site is a car park which is adjacent to Sentinel House, a former Aviva office building which was last in use in October 2015. Sentinel House is a predominately five to six storey building with the element on the corner of Queens Road and All Saints Green being three storey. Work is currently underway to convert Sentinel House to 199 residential units which was permitted under a prior approval application.
3. The site is currently accessed from Surrey Street but the application site does also include a stretch of grass to the south of Sentinel House which is owned by Norfolk County Council. This stretch of grass runs along Sentinel House to the corner of Queens Road and All Saints Green.
4. The surrounding area is mixed in terms of its uses with there being offices and residential nearby and also a school, public house, restaurants and shops (including Sainsbury supermarket) all in close proximity. The site is also close to Norwich's bus station and other student accommodation.
5. Within the Conservation Area Appraisal it notes that the area is dominated by large office developments from the late 20<sup>th</sup> century which results in odd building lines and areas of surface car parking. The most prevalent building type is the Georgian house dating from the 19<sup>th</sup> century with Carlton Terrace located on Surrey Street being a typical example of this. This terrace is locally listed. There are also a number of listed buildings within close proximity to the site. Sentinel House is considered a negative building within the appraisal along with Norfolk Tower.

## Constraints

6. The site is situated within the City Centre Conservation area. It is opposite grade II listed buildings on Surrey Street and Queens Road and is adjacent to Carlton Terrace which is locally listed. It is within the area of main archaeological interest.
7. The site is within a regeneration area and is allocated for office led mixed use development to include an element of residential (policy CC29). The site is opposite a secondary retail area (Sainsburys) and is adjacent to the office development priority area. The site also falls within the car parking increase area of the city centre parking area.
8. The main part of the site itself is relatively flat although there is a significant change in level between the site and the public car park which is defined by a retaining wall and there is also a change in level of around 1m between the rear of Carlton Terrace's car park and the site. There are no trees on the main part of the site although there are a band of trees along the boundary of the site and the public car park.

## Relevant planning history

9. A planning application was submitted in August 2017 for the redevelopment of the site to provide 285 student bedroom development with associated access and landscaping. The officer's recommendation for the application was for approval but the application was discussed at planning applications committee on 14 December 2017 and members resolved to refuse the application with the reasons for refusal being as follows:
  - (1) By virtue of the height and mass of the proposed building and the degree of separation between the proposed and neighbouring buildings, the proposal will have a detrimental impact on the existing residents of Carlton Terrace, the future residents of Sentinel House and the future residents of the development due to loss of light, loss of privacy due to over-looking and an overbearing relationship. The development would therefore not accord to policy DM2 and DM12 of the Norwich Development Management Policies Local Plan (adopted 2014).
  - (2) The scale, height and mass of the proposed development fails to respect the character of the adjacent non designated heritage asset of Carlton Terrace and other historic buildings in the conservation area and instead takes reference from Sentinel House and Norfolk Tower which are buildings identified within the Norwich City Centre Conservation Area Appraisal as being negative. The development results in less than substantial harm to the non-designated heritage assets and to the conservation area and would therefore not accord with policy DM3 and DM9 of the Norwich Development Management Policies Local Plan (adopted 2014), policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2011, amendments adopted 2014) and sections 7 and 12 of the National Planning Policy Framework (adopted 2012).
10. An appeal has been lodged.
11. Previous to this there was little relevant planning history on the site itself. The only other relevant application was a Certificate of Lawful Use for the continued use of the site for car parking ancillary to the main use of Sentinel House (11/02164/CLE). This was approved in February 2012.
12. The planning history for Sentinel House is also of particular relevance. A prior approval application was approved in January 2017 for the change of use of the basement, first, second, third, fourth and fifth floors from commercial (class B1(a)) to residential (class C3) to provide 228 residential units (16/01838/PDD). A further application was approved in April 2017 which reduces the number of units to 199 (17/00304/PDD). Work has commenced on site. An application was also approved for the installation of 75 no. additional windows and the extension of existing lightwells at Sentinel House (17/00402/F) which has now been implemented.

## The proposal

13. This application still seeks full planning permission for the redevelopment of the site for student accommodation; however the proposal has been amended to seek to overcome the previous reasons for refusal. The main changes are as follows:

- (a) The removal of the southeast most section of the building which has resulted in the Queens Road block being 8m less in width and an increased separation distance between the new building and Carlton Terrace.
  - (b) The reduction in height on the Queens Road/Sentinel House corner from 8 storeys to 7 storeys and the removal of a storey along the St Katherine's Walk elevation. This has reduced the highest part of the building from 24m to 20.8m.
  - (c) The removal of both roof terraces
  - (d) The introduction of angled windows along the St Katherine's Walk elevation, replacing the privacy screens.
14. As a result the number of units has reduced from 285 student bedrooms to 252 student bedrooms with the mix of units within the development being as follows:
- (a) 223 single bedrooms (including 10 accessible bedrooms) which are arranged in clusters of five to seven people;
  - (b) 29 studios.
15. As per the previous proposal the development will also deliver a new pedestrian link between Queens Road and Surrey Street which will run through the site between the new building and Sentinel House. The use of hard and soft landscaping will direct pedestrians to the signal controlled crossing on the corner Queens Road and All Saints Green. A number of areas of external amenity space for future residents are proposed some of which are communal and some of which are for specific clusters. The previously proposed roof terraces have now been omitted.
16. All servicing will be carried out from Surrey Street. The site will be car free and includes the provision of 152 cycle storage spaces for residents and 14 spaces for visitors.
17. With regards to the design and form of the proposal, the proposal is for a 'L' shaped building which varied in height from three to seven storeys with the highest part being on the south west corner and the building reducing in scale to the north and east. The previous application was for a building which varied in height from three storeys to eight storeys.
18. With regards to materials the predominant material will be brick (red, buff and grey brick) although the rear of the building will be white rendered. Metal is also used throughout the site with zinc cladding being used on the upper recessed floors and corten steel gates and panels at ground floor level.
19. Since the previous application, a company called Osbourne are now involved in the proposal. They will be the developer of the project and also the end operator of the completed student accommodation. The company currently operates a number of sites with a total of 3400 student units completed or in the course of construction. Osbourne would look at completing the scheme so it is ready for occupation at the start of the academic year 2020.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	252 bedspaces (223 single bedrooms, 29 studios)
Total floorspace	7,168 sq m
No. of storeys	Varies from three to seven
Max. dimensions	Block fronting Queens Road – 74m length, 14m deep  Block fronting St Katherines Yard Walk and Sentinel House – 60m length, 15m deep  Heights vary from 9m to 20.8m
<b>Appearance</b>	
Materials	Brick (red, buff and grey), white render, zinc cladding, corten steel gates and panels.
Energy and resource efficiency measures	Photovoltaic panels and/or air source heat pump
<b>Operation</b>	
Ancillary plant and equipment	Mechanically ventilated rooms. Plant room at ground floor level in north west corner of building.
<b>Transport matters</b>	
Vehicular access	From Surrey Street (for servicing only)
No of car parking spaces	1 x disabled bay
No of cycle parking spaces	152 spaces for students and 14 spaces for visitors
Servicing arrangements	25 x 1,100 litres bins

## Representations

20. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 51 residents have made representation on the application citing the issues as summarised in the table below. 46 of these were from residents who had agreed to sign a letter of objection organised by the Carlton Residents Action Group. Representations have been made from the Norwich Society and Broadland Housing who own Carlton Terrace. All representations are available to



view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
<p>The previous reasons for refusal have not been addressed. We were hoping that the revised application would be more sympathetic in design and scale to the local residents and wider community and more respectful of the conservation area and its surroundings buildings. The building continues to take reference from Sentinel House which is a negative building rather than being in keeping with adjacent historic buildings. It will dominate visually the existing listed terrace. A fresh review of the design is required where the mass is broken into a series of buildings and the main wing along the majority of Carlton terrace is limited to three storeys.</p>	<p>See main issues 2 and 3.</p>
<p>The revised design continues to be overbearing and will completely alter the outward aspect from Carlton Terrace. It will result in a significantly detrimental impact upon the current levels of sunlight and daylight to Carlton Terrace.</p>	<p>See main issue 6</p>
<p>The scale and direction of the proposed elevations allow overlooking to Carlton Terrace. Noise from the students will affect the existing peaceful environment currently enjoyed by residents.</p>	<p>See main issue 6</p>
<p>There are concerns that the number of schemes for student accommodation in the city centre will result in over provision and under occupancy. The proposal will lead to 'studentification' and an unbalanced community. The local character of All Saints Green and St Stephens Area needs to be protected and enhanced with additional mixed permanent residential housing. There is clearly a need for a student to quantify the demand for this type of accommodation.</p>	<p>See main issue 1</p>
<p>Carton Terrace has suffered historical subsidence. Ground excavations, deep foundations and/or pile driving activity create</p>	<p>Condition 27 requires a Construction Method Statement</p>

Issues raised	Response
vibrations which may affect nearby buildings.	
The proposed development will place great strain on existing services and infrastructure. The proposal could overload sewers and drainage. Drop offs at the start and end of term will also exacerbate an already very busy Surrey Street and there are likely to be a great number of taxi visits and fast food deliveries at all hours.	See main issue 5 and 8. Anglian Water has confirmed sufficient capacity.
The proposal does not accord with the site allocation which is for office and residential development. The site should be developed in line with the design principles set out in the St Stephens Masterplan.	See main issue 1
NO2 levels measured at the council diffusion tube location just west of the site have exceed EU legal levels on some months and are just below EU limits on an annual basis. This would not provide future residents with a satisfactory living conditions taking into consideration noise and pollution.	See main issue 6
This in an overdevelopment of this important site with a minimum of green space.	See main issue 2.

## Consultation responses

21. 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.

### Anglian Water

22. There is currently sufficient capacity for foul drainage and foul sewerage. The surface water strategy submitted with the application is unacceptable and request a condition requiring a drainage strategy.

### City wide services

23. No comment – the bins would be collected by a private contractor.

### Design and conservation

24. This is a well-considered development proposal that will significantly enhance the design, conservation and landscape quality of the conservation area. The scale of the buildings has been reduced in some areas since the earlier planning

application. I supported the previous application and continue to view the proposal as carefully and appropriately modelled. The height proposed at the south-west corner is similar to Sentinel House and it will make a gradual transition down towards Surrey Street so that there is a more sensitive relationship with Carlton Terrace at both ends of the site.

### **Historic England**

25. No comment

### **Environmental protection**

26. Conditions are required to ensure that windows are insulated in accordance with the recommendations of the acoustic report and that no plant shall be installed until it has been enclosed with sound insulated absorbing materials.

### **Environment Agency**

27. No objection subject to conditions relating to contaminated land.

### **Highways (local)**

28. No objection. The site is located within a highly accessible location and accessible by all modes of transport. The proposal will result in a significant reduction in traffic than the previous use as a car park. Future residents would not be entitled to parking permits. Car parks nearby offer visitor options. The provision of the new landscaped route is welcomed and the design would direct people to the signalised crossing at the All Saints Green/Queens Road junction. It is not clear how the operator intends to manage drop offs/pick-ups at the start and end of term but there may be scope to use nearby car parks and park and ride. To make provision for loading of goods and passengers a loading bay will be necessary adjacent to the site and therefore a Traffic Regulation Order will be necessary. A S278/38 order will be required to enable to adoption of the hard landscaping at the junction of All Saints Green/Queens Road.

### **Highways (strategic)**

29. No strategic highway objection provided the connecting footway link is provided. The applicant indicates transfer of land will take place when planning permission granted. I recommend the decision notice is withheld until the transfer takes place or alternatively the land transfer and planning consent take place simultaneously.

### **Landscape**

30. There are inconsistencies between plans as to which trees are to be removed and if six trees are to be removed along the boundary, two new trees would undermine the function and benefits of the existing row of trees would be undermined. Consideration needs to be given to how the new trees will be planted next to the car park. There is a Holly tree which is shown as being lost. This is in good shape and should be retained. With regards to new trees selecting trees which improve air quality is laudable however the species chosen have been over-planted in Norwich and it would be preferable if more unusual species could be selected.

31. The green and blue roof has a number of biodiversity benefits as does the proposed planting. Conditions will be attached to ensure the detailing is acceptable.

#### **Norfolk historic environment service**

32. An archaeological trial trenching evaluation carried out at the proposed development site revealed evidence of medieval to early post-medieval activity in the form of ditches, pits, a hearth and possible lane. Archaeological deposits were present at a shallow depth across the site. Therefore there is a high potential that further heritage assets will be present at the site and that their significance will be adversely affected by the proposed development. An archaeological written scheme of investigation has been approved and if planning permission is granted this should be subject to conditions requiring a programme of archaeological mitigatory works.

#### **Norfolk County Council - Lead Local Flood Authority**

33. The application shows a revised layout and a revised drainage strategy has been submitted to account for the increased areas of permeable paving and the reduced area of blue roofs. However the principle of the strategy and the size of the attenuation tank and discharge rate remains the same. We therefore have no objection subject to conditions being attached to any consent.

#### **Norfolk County Council – Minerals and Waste**

34. No comment

#### **Norfolk County Council – Travel Planning**

35. No comments received

#### **Norfolk police (architectural liaison)**

36. No comments received

#### **Norfolk Fire Service**

37. No comments received

#### **Tree protection officer**

38. The loss and pruning of category C trees as detailed in the AIA is acceptable. Regarding the new trees to be planted, I would like to see details on numbers, exact locations, size, species, planting pit specifications and aftercare.

## **Assessment of planning considerations**

### **Relevant development plan policies**

39. **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

- JCS4 Housing delivery
- JCS5 The economy
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

**40. 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
- DM5 Planning effectively for flood resilience
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city's housing stock
- DM19 Encouraging and promoting major office growth
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

**41. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**

- CC29 Land at Queens Road and Surrey Street

**Other material considerations**

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

**43. Supplementary Planning Documents (SPD)**

- Trees, development and landscape SPD adopted June 2016

## **Case Assessment**

44. 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 Framework (NPPF), the Councils 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**

45. Key policies and NPPF paragraphs – DM12, DM13, DM15, DM19, SA CC29, NPPF paragraphs 14, 19, 22, 23 and 49.
46. The site is allocated in the Site Allocations Plan, under policy CC29, for office led mixed use development to include an element of residential development (40 units). The application site does not include the entire allocated site (0.38ha of wider 0.5 ha allocation) as it excludes the public car park fronting Queen’s Road.
47. The site was also identified as an office redevelopment opportunity in the St Stephens Street Area Outline Masterplan although this masterplan has no formal status. As such with regards to the principle of development there are two main issues to consider – the loss of an office led allocation and the provision of student accommodation.

#### **Loss of office led allocation**

48. In the right market conditions the site has the potential to deliver high quality commercial office space in a highly accessible and central location. As such it is capable in theory of making a contribution to the Joint Core Strategy requirement for 100,000 sqm of new office floorspace in the city centre. The development as proposed includes no office space and therefore the proposal would be a departure from the local plan. Recent evidence does suggest a lack of market demand for offices and a substantial pool of unlettable, poor quality office floorspace in the centre. There is also no obvious end-user for an office-led development here at present.
49. Each application needs to be considered on its own merits and the NPPF sets out that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. Therefore if it can be demonstrated by the applicant through the provision of up-to-date and robust evidence that the office allocation would not be viable or deliverable, then this would be taken into consideration and may be afforded significant weight in the determination process. The applicant has provided information on recent marketing of the site (and Sentinel House) which demonstrates that there was very little interest in the site.

50. The emerging Greater Norwich Local Plan (GNLP), which will include strategic policies and site specific allocations within Norwich, Broadland and South Norfolk, is in the course of preparation. This site, together with the adjoining Sentinel House has been put forward through the recent GNLP Call for Sites for a prospective allocation for town centre uses or mixed-use development of an undetermined type. Sentinel House is currently being converted from office to residential use under permitted development rights and will provide 199 new apartments.
51. The regulation 18 draft GNLP was launched on 8 January 2018 and closed on 22 March 2018. To support the emerging plan a number of evidence studies have been commissioned and are ongoing, including a Greater Norwich Retail, Economic and Town Centres Study prepared by the Greater Norwich Development Partnership's retained consultants GVA. The study includes updated evidence on the need and capacity for office employment and development in the Greater Norwich area in general and the city centre in particular. As part of their assessment of the greater Norwich area the consultants have been requested to appraise a number of specific sites currently allocated for employment, office or office led development, to assess their continued suitability for that purpose. This includes Sentinel House and the adjoining allocated site CC29. The recommended 'future potential' for this site recognises that it is principally occupied by car parking space and dependent on the need to be retained for parking, the site is provisionally recommended for B class use with some mixed use development.
52. Early indications for the city centre however are that the quantum of employment land required to support planned growth in greater Norwich to 2036 may be relatively modest and that there is already a significant surplus of employment land allocated and committed which has not been taken up. This does not mean that sites or buildings could not be retained or repurposed for an element of employment use (for example for small or start-up businesses) if a specific need could be identified, but it is recognised that changing working practices and sectoral requirements will not necessarily give rise to a requirement for large concentrations of office floorspace in one location.

### **Provision of student accommodation**

53. Paragraph 21 of Planning Practice Guidance – Housing and economic development needs assessment requires local planning authorities to plan for sufficient student accommodation which may include communal halls of residence or self-contained dwellings on or off campus. It states that the development of more dedicated student accommodation may take the pressure off the private rented sector and increase overall housing stock. Policy DM13 of the Development Management Policies Plan sets out criteria for the development of residential institutions and student accommodation; it does not include consideration of need for student accommodation.
54. At present we lack detailed information on the need for student housing in the city and Greater Norwich area. The Council is currently undertaking a study of need for student accommodation within Norwich but the full results will not be available for several months. The Central Norfolk Strategic Housing Market Assessment (SHMA) 2017 notes that students have been counted in the Objectively Assessed Need figures and therefore student bedspaces can be counted towards the five year housing land supply, albeit that monitoring of growth in student numbers will be required to ensure that accommodation need assumptions in the SHMA are robust.

55. There are currently over 2350 units of purpose built student accommodation 'in the pipeline. 986 bed spaces are currently under construction (Alumno development on All Saints Green (244 units) and St Stephen's Towers (702 units); 1101 bed spaces benefit from planning consent, currently un-commenced: Blackdale Building on UEA campus (401 units), St Mildred's Road (34 units), Somerleyton Street (66 units), St Crispin's House (600 units); and 267 units are the subject of current planning applications including Sentinel House.
56. The applicant has provided some information about the need for student housing in Norwich. This information would suggest that there will be a total of 20,000 full time students in Norwich by 2018 with almost 17,000 in need of accommodation.
57. Initial findings from the study being undertaken by Norwich City Council would suggest that these figures may be a slight over estimation. The UEA predict that they will have 17,111 students by 2018 with 14,089 requiring a bed-space and NUA had a total of 2,130 full time students in 2016/17 (not all of whom would require a bed space) and NUA plan 'organic growth' in student numbers. Both of Norwich's universities own and manage a number of bed spaces themselves. There are currently approximately 4900 bed spaces available in Purpose Built Student Accommodation (PBSA) in Norwich. This figure includes all existing Halls of residence which consists of 4455 provided by UEA (this currently includes 110 units at Mary Chapman Court which has recently been sold) and 305 provided by or affiliated with NUA, along with 169 currently under private ownership/management. When combining the existing provision with schemes that are currently under construction this equates to around 7,250 bed spaces which is significantly below the student numbers in need accommodation. It should be acknowledged that not all students in higher education shall require a place in Purpose Built Student Accommodation. A proportion of students shall be living within the parental home whilst studying, or living in a home of their own ownership whilst others prefer to choose to live in the private rented sector. A current study aims to identify the proportion of the student body that are likely to want to live in PBSA the findings of which are still unknown. Potential factors include accommodation preferences of second and third years, accommodation preferences of international students and relative cost of Purpose Built Student Accommodation and Private Rented Sector accommodation.
58. The applicant has also cited a visit to the All Saints Green development and this shows that nearly 500 people applied for 228 rooms. The management of the accommodation also confirmed that one issue is that a proportion of students wanted to stay in purpose build accommodation for their whole time at university but the accommodation is restricted to first year students. This means that after completing their first year, the only available option for students is the private rented sector; which has historically led to problems with certain areas becoming dominated by HMOs, and continues to do so.
59. Within Norwich there has been discussions about how student accommodation and HMOs can be controlled and in March 2015 the sustainable development panel approved the approach of promoting development of accommodation types (such as student accommodation) to reduce the demand on the conversion of existing family homes to HMOs.
60. Overall it is felt that the information provided by the applicant is not comprehensive, albeit it does suggest that there is capacity for further purpose built student



accommodation. Furthermore in the absence of an up-to-date assessment of need, it is considered that there is no justification for refusal on grounds of lack of need.

61. Therefore in this instance it is felt that it is unlikely that the site will be developed in accordance with the site allocation due to a lack of demand for office accommodation and due to a surplus of land currently allocated or committed for employment use. Therefore on balance an alternative form of development for student accommodation can be supported, particularly as it could deliver substantial economic benefits for the city centre from the expanding student population and would help promote Norwich as a 'learning city'. It would therefore help reinforce the vibrancy of the city centre in accordance with the Joint Core Strategy (JCS policy 11 promotes the city centre as the main focus in the sub-region for retail, leisure and office development, with housing and educational development also appropriate) and would help provide education opportunities for existing and future students of Norwich universities (in accordance with policy 7 of the Joint Core Strategy). The proposal would also contribute towards Norwich's five year housing land supply and reduce pressure on the general housing stock from student HMOs and shared houses. The previous application was not refused on the principle of development and it is not considered that there are any changes which would mean that this application should be determined otherwise.

## **Main issue 2: Design**

62. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
63. The current condition of the site is poor and development has the potential to significantly enhance the quality of the conservation area and the streetscene, both along Queens Road and Surrey Street. The main issues relating to the design of the proposal are set out below:

### **Routes through the site**

64. The redevelopment of this site provides a pedestrian connection between Surrey Street and Queens Road which could form part of a strategic pedestrian route from the train station / Lady Julian Bridge to Brazengate as an extension to Chapel Loke. This is an alternative to a longer route around the front of John Lewis and fulfils the objectives of the St Stephens Masterplan.
65. Although the principle of providing this link was very much supported by planning officers there was some concern particularly from the local highway officer that students may try and run across five lanes of traffic to reach Sainsbury's rather than using the nearby pedestrian crossing. In order to mitigate this a robust planting scheme has been proposed on land to the front of Sentinel House. The use of planting and railings should act as a barrier that encourages people to use a new path that runs obliquely across the grass towards the signal controlled crossing. This area of grass is currently owned by Norfolk County Council and although Norfolk County Council do not want to release the land as a freehold disposal as they wish to retain the potential for the land to be used for a highway improvement scheme in the future if needed (which was the original intention for the land), they have agreed a long lease with the applicant. This would allow the implementation of the new route and landscaping scheme. The 'square' at the crossing will also be enlarged and enhanced as part of the proposal.

## **Position of entrances**

66. The creation of St Catherine's Yard Walk means that the development can be accessed from both Surrey Street and Queens Road. Normally it would be desirable to have a clear entrance off the main street approach so it is clear how to enter the building; however as this development has two faces and routes of approach placing the main entrance and reception area at the mid-point of St Catherine's Yard Walk works well. The entrance area provides good access from St Catherine's Yard Walk and the private residential courtyard and is adjacent to the communal ground floor facilities. The landscape plan suggests that the openness of St Catherine's Yard Walk at the Surrey Street end will successfully guide people towards the entrance and the use of corten steel at the ground floor will highlight the entrance and create a physically and visually robust base to the building.

## **Footprint and layout**

67. The 'L' shaped plan of the building is the natural response to the shape of the site and makes most efficient use of the land. By aligning the two wings with Queens Road and Sentinel House it creates the maximum distance from Carlton Terrace in order to minimise harmful impacts to this building and its occupants. Following the refusal of the previous application, the Queens Road wing has been reduced in length which has meant that the separation distance between the new building and Carlton Terrace has increased from 22.5m to 24m. The proposal also allows for the new building to address Queens Road, which currently lacks enclosure as a result of road widening and the demolition of buildings in the past. The end of the north wing neatly closes the gap in the Surrey Street frontage whilst the positioning of the building in line with Carlton Terrace means that oblique townscape view of Carlton Terrace, which the conservation area appraisal recognises as a positive contribution to the character of the area, will not be obscured or intruded upon.
68. Although it is acknowledge that the footprint and scale of the building is greater than neighbouring heritage assets there are a number of measures that have been taken to ensure that the mass of the building is broken up so the building is not as bulky as Sentinel House and Norfolk Tower. For example the "shuffle" in the building's north block footprint helps to break down the mass of the building and creates enclosure and definition to the internal courtyard and at the entrance to St Catherine's Yard Walk. The outside of the 'hinge' has also been designed so that there is a visual break and degree of separation between the Queens Road wing and the St Katherines Yard wing. Furthermore reducing the length of the Queens Road block has also helped to reduce the overall scale of the building.
69. Since the previous application, the draft revised National Planning Policy Framework has been published for consultation. Section 11 concerns the effective use of land and it is important to note that it is the government's intention to combine a number of proposals from the housing White Paper which includes making more intensive use of existing land and buildings and pursuing higher-density housing in accessible locations, while reflecting the character and infrastructure capacity of each area. It is considered that this proposed development does make optimal use of the site whilst providing acceptable living standard for future residents, not having a significantly detrimental impact upon neighbouring residents and contributing positively to the streetscape and the conservation area.

70. At the pre application stage consideration was given to the relationship of the proposed building with Queens Road and in particular whether the west end of the public car park could be incorporated into the scheme and used to enhance the landscape quality of Queen Road and provide significant public realm improvements including an avenue of trees. This would also have had the benefit of allowing the north south orientated building to be brought closer to the road and the site area would have been more akin to the allocated site. The public car park is owned by Norfolk County Council and part leased to Norwich City Council who run the car park. Several discussions have taken place, the conclusions of which is that the release of land would not be viewed favourably due to the loss of revenue to the councils and due to the loss of public car parking spaces which are of great value to the nearby local shops and businesses.

### **Height and massing**

71. It is considered that the proposed development has been carefully and appropriately modelled so that the greatest height and architectural emphasis is focused on the south-west corner adjacent to Sentinel House, with the buildings stepping down to the north and east. The removal of a storey from the St Katherines Walk Yard block has meant that the height proposed at the north-west corner has now been reduced so it is similar to Sentinel House. The proposal will then make a gradual transition down towards Surrey Street and it is considered that four storeys facing onto Surrey Street is appropriate as this is a similar height to Carlton Terrace.
72. With regards to the Queens Road wing, the section of building that is closest to the rear of Carlton Terrace will be three storeys and in combination with the reduction in the ground level by 1.5m, this will ensure that the new building, whilst having a strong presence, will not unacceptably dominate the view from the back of Carlton Terrace. The new building will also have the benefit of helping to shield the rear of the terrace from the view of and noise from the inner ring road.
73. Therefore it is considered that the reduced heights has now resulted in a proposal whereby the development has a sensitive relationship with Carlton Terrace at both ends of the site and the development therefore respects the character of the neighbouring non-designated heritage asset.
74. It is acknowledged that the proposal is still higher than that which is set out within the site allocations document; however in this instance it is felt that it has been demonstrated that the relationship between the proposed development and the neighbouring buildings works well and a development of this height will not have a significantly detrimental impact upon neighbouring residents.
75. One of the previous reasons for refusal related to the design and the relationship between the new buildings and the surrounding heritage assets as it was felt that the proposal took reference to the larger negative buildings within the area rather than the heritage assets. Although it is acknowledged that parts of the building are significantly higher than the surrounding heritage assets, it is important to note that the greatest height and architectural emphasis is focused on the south-west corner adjacent to Sentinel House, with the buildings stepping down to the north and east. The height proposed at the south-west corner is similar to Sentinel House and it will make a gradual transition down towards Surrey Street so that there is a more sensitive relationship with Carlton Terrace at both ends of the site. The site section

shows that the part of the new building that will be closest to Carlton Terrace will be no higher than the terrace due to the reduction in ground level by 1.5m. This will ensure that the new building, while having a strong presence, will not unacceptably dominate the view from the back of the building. Instead it will help to shield the rear of the terrace from the view of and noise from the inner ring road thereby enhancing the setting of the locally listed terraced.

### **External appearance**

76. The visualisations submitted with the application suggest a successful piece of architecture will be created. The modelling of the building's mass is complemented by the choice of materials that apply to the different building elements. The use of different types and colours of brick separated by zinc cladding with standing seam details will avoid the monolithic appearance for which neighbouring Norfolk House and Sentinel House can be criticised. The top storey on Queens Road is set back and faced in metal cladding. This should be aesthetically successful in further reducing the sense of a heavy mass of building.
77. The predominant use of brick on the external elevations will create a good relationship with neighbouring buildings e.g. Sentinel House, Carlton Terrace, 113 Queens Road and the Notre Dame building opposite the site and subtle brick detailing will add a deeper level of quality. The use of white render on the courtyard elevation of the building is understandable given the need to reflect light into that space. However, it will be important that the render is specified correctly with anti-fungal coating and occasionally cleaned to avoid discolouration and staining.
78. The communal kitchen areas, including those most visible at the three corner extremities of the building, are expressed with large windows that create variety and allow good views out. It is considered that distinguishing the communal areas and the careful use of fenestration has provided visual interest in a similar way to the nearby NUA / Alumno block which also does this very effectively.
79. The windows facing Carlton Terrace will be obliquely angled to avoid overlooking, which creates small recesses within the student rooms. The secondary window will be obscure glazed so not to create any additional overlooking. The privacy screens facing onto Sentinel House have now been replaced with angled windows which will mean that the rooms will have better levels of light whilst not resulting in any additional overlooking to future residents of Sentinel House. In order to ensure that the proposed development is of high quality, a palette of material samples will be required for approval by condition.

### **External spaces**

80. The proposed footprint of the building has allowed a number of external spaces to be created for the enjoyment of future residents, some of which are communal and some of which are for specific clusters. This includes a courtyard area which will have a sense of enclosure from the two wings, St Katherine's Yard Walk and a small public square to the front of the building on Surrey Street. There will also be a landscaped strip to the front of Sentinel House which will help enhance the setting of Sentinel House and the approach to this proposed development. The loss of the two roof terraces will mean that there is less amenity space for the future residents of the proposal; however the remaining spaces are sufficient to provide areas for the reduced number of residents to enjoy.

81. The footprint of the building also allows for the retention of a large number of the trees on site and careful consideration has been given to replacement planting and additional trees and soft landscaping. Details of this are explained further under main issue 4.

### **Main issue 3: Heritage**

82. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
83. As set out within main issue 2 it is considered that the design of the proposal is of high quality with appropriate consideration being given to the overall size, height and mass of the development and in particular the reduction in height and the reduction in the length of the Queens Road wing has increased the separation distance from the site's nearest heritage asset, Carlton Terrace. Overall therefore it is considered that the proposal will result in an enhancement to the conservation area.
84. There are four listed buildings close to the site with a setting that will be affected by the proposed development: Surrey House (56 Surrey Street), 113-115 Queens Road, Phoenix House (131-139 Queens Road) and St Francis House (141-147 Queens Road). The current contribution of the site to the setting of these assets does not add anything to their significance but on the contrary, the emptiness of the site is harmful to the character and appearance of the conservation area and the setting of the three listed buildings on Queens Road. It is considered that a built frontage will help reduce the blank openness that makes it feel overwhelmingly dominated by its highway function and makes the listed buildings opposite look like isolated survivors of a damaged street. Furthermore, the new buildings will obscure the view of Norfolk Tower, which is one of the most negative buildings in the city centre, thereby improving the setting of these listed buildings.
85. Surrey House is set back behind a wall and mature trees. The modest scale of buildings proposed to infill the gap in the Surrey Street frontage will be scarcely perceived from within the building or its front garden. The glimpsed view will be positive by comparison with a view of an open car parking.
86. Carlton Terrace is locally listed. The proposed building line on Surrey Street corresponds with Sentinel House and is set back behind Carlton Terrace, meaning that the oblique townscape view of Carlton Terrace, which the conservation area appraisal recognises as a positive contribution to the character of the area, will not be obscured or intruded upon. Further the height of the proposed building on the Surrey Street frontage is lower than Carlton Terrace and is therefore considered appropriate.
87. One of the previous reasons for refusal related to the design and the relationship between the new buildings and the surrounding heritage assets as it was felt that the proposal took reference to the larger negative buildings within the area rather than the heritage assets. Although it is acknowledged that parts of the building are significantly higher than the surrounding heritage assets, it is important to note that the greatest height and architectural emphasis is focused on the south-west corner adjacent to Sentinel House, with the buildings stepping down to the north and east. The height proposed at the south-west corner is similar to Sentinel House and it will make a gradual transition down towards Surrey Street so that there is a more sensitive relationship with Carlton Terrace at both ends of the site. The site section

shows that the part of the new building that will be closest to Carlton Terrace will be no higher than the terrace due to the reduction in ground level by 1.5m. This will ensure that the new building, while having a strong presence, will not unacceptably dominate the view from the back of the building. Instead it will help to shield the rear of the terrace from the view of and noise from the inner ring road thereby enhancing the setting of the locally listed terraced.

88. The site is situated within the Area of Main Archaeological Interest. An archaeological trial trenching evaluation has been carried out at the proposed development site which revealed evidence of medieval to early post-medieval activity in the form of ditches, pits, a hearth and possible lane. Archaeological deposits were present at a shallow depth across the site. Therefore it is considered that there is a high potential that further heritage assets will be present at the site. If planning permission is granted this should be subject to conditions requiring a programme of archaeological mitigatory work.

#### **Main issue 4: Landscaping, trees and biodiversity**

89. Key policies and NPPF paragraphs – JCS 1, DM3, DM6, DM7, DM8, NPPF paragraphs 9, 17, 56, 109 and 118.
90. Overall it is felt that the proposed hard and soft landscaping will help improve the setting of the buildings, provide areas for the enjoyment of future residents, enhance biodiversity and improve the environment for the general public.

#### **Trees along Queens Road**

91. Norwich City Council's tree officer has confirmed that the existing linear group of self-set sycamores located along the Queens Road car park boundary have been categorised correctly as C and therefore should not be a material constraint on the development. They are however considered to be a highly visible landscape feature and any loss of trees should be mitigated. The tree officer previously recommended that any replacement planting did not occur along this boundary as establishment and retention adjacent to a retaining wall is problematic and therefore alternative locations should be looked at on and off site. It would have been preferable for replacement tree planting to consist of new street trees along the back of Queens Road footway as this would help screen the existing public car park and continue the avenue of trees which currently existing to the east end of the public car park; however investigations have showed that there are services underneath the footpath so unfortunately this is not feasible. Therefore the applicant is proposing to plant additional trees along the boundary but by creating a rooting zone underneath the car park in order to allow the new trees to establish and grow. It is also proposed to create an avenue of trees to the front of Sentinel House which will provide a nice landscape feature.
92. Overall it is felt that the proposed trees will help screen the development and fill in the gaps in this section of the green link between the All Saints Green junction and the mature street trees along Queens Road toward the Surrey Street junction. It will also have the benefit of helping to filter noise and air pollution from Queens Road for future residents.

## **St Katherine's Yard Walk**

93. The proposed walkway between Surrey Street and Queens Road is fully supported from a landscape point of view and will be a valuable pedestrian link within this part of the city centre. A condition should be attached to any future permission requiring full details of landscaping and as part of this, arrangements should be set out for the management and maintenance of this route. Measures such as ensuring that the trees along St Catherine's Yard Walk will have a minimum clear stem height of 2.5m will ensure that pedestrians can clearly see the route from Surrey Street through to Queens Road.
94. In order to deter pedestrians from using the direct desire line to Sainsburys a landscaped strip has been created which will direct pedestrians to the signal controlled crossing at the corner of Queens Road and All Saints Green. The planting has been carefully considered so it is robust and a low rail provided along the path edge.
95. At the western end of the walkway the proposed 'square' is welcomed as providing much needed pedestrian space at this crossing location. It is proposed to use the Marshall's palette of adoptable materials.

## **External amenity spaces**

96. A number of private and public areas of space have been landscaped for the enjoyment of future residents and the public. St Katherine's Yard Walk provides areas of seating along with the newly created square to the front of the Surrey Street elevation. The courtyard area is shown as mainly hard paved with low planting areas adjacent to buildings. A tree has been added to create a central focal point, an end-stop for views along the service access from Surrey Street, and to provide a vertical soft element to counter the height of the proposed buildings. As well as providing an amenity space, the courtyard is required for servicing and the square on Surrey Street will be required for drop off/pick up at the start/end of term. This does raise challenges as these spaces will be multi-functional; however it is felt that the applicant has managed to incorporate soft landscaping and features such as seating to create spaces which can be enjoyed by residents.
97. Two roof terraces were proposed as part of the previous applications but these have now been omitted in order to overcome neighbours' concerns regarding overlooking and noise. It is acknowledged that the loss of these roof terraces will significantly reduce the amount of external amenity space; however it is considered that the remaining courtyard, private gardens, square to Surrey Street and space along St Katherine's Walk will provide sufficient areas for the enjoyment of residents. With regards to the basement gardens for the ground floor flats facing onto Queens Road, these will be shaded; however the details provided do show that a successful area of amenity could be provided through using hard and soft landscaping that responds well to shaded conditions.

## **Biodiversity**

98. The existing site has low ecological value with no protected species present; however it was felt important to take the opportunity to enhance biodiversity and as part of the revisions additional measures have been incorporated into the proposal. The proposed removal of six relatively large mature trees along the Queens Road

car park boundary represents a loss of biomass and habitat, and an erosion of the ecological corridor function of trees along Queens Road but this has been mitigated through replacement planting, including additional trees to the rear of the public car park.

99. A green roof has also been incorporated which will provide an enhanced ecological environment. In addition bird (for nesting swifts) and bat boxes have been incorporated into the brickwork design of the north-east and south-east elevations at high level. The design utilises systems which provide nesting solutions within the external wall construction of the building.

### **Main issue 5: Transport**

100. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
101. As a city centre location there is relatively limited vehicular access therefore uses which have less significant needs in these terms should be seen as more appropriate. Student accommodation has relatively low servicing requirements from vehicles, and students would generally not own cars and would either be walking or cycling within the city centre. The site therefore represents a good location for this use and car free development is acceptable in principle in this location.
102. The travel plan sets out the arrangements for the drop off/pick up at the start/end of term. There is one drop off/pick up space on site but residents will be encourage and incentivised to use alternative car parking locations as part of the Travel Plan. These include park and ride services and the Queens Road pay and display car park and the St Stephens multi-storey car park. The applicant will be negotiating with the nearby existing student accommodation blocks to seek if a more coordinated arrangement can be developed to coordinate drop-off and pick up arrangements at the start and end of terms. This will include discussions with NCP and Norwich City Council to ascertain whether they can reserve a number of spaces on specific dates at the start and end of term. At this stage we have no way of knowing if loading and unloading on Surrey Street will be acceptable or not. Therefore it is proposed that a condition is attached to any future permission requiring further details of the parking and management arrangements for dealing with the arrival and departure of residents at the beginning and end of the academic terms. This should include details of a review mechanism to enable further anti congestion measures to be considered, if required.
103. The servicing arrangements are satisfactory and it is considered that the number and location of bins is acceptable. A refuse vehicle would be able to turn within the site so can exit in forward gear. In terms of bike storage, 152 spaces will be provided for the 252 residents and an additional 14 spaces will be provided for visitors in an easily accessible location. Although this does not equate to 1:1 provision, it is considered to be an appropriate level for this city centre location and additional provision is likely to result in a surplus as it is not expected that all residents would own a bike particularly given the proximity to bus services and given the new bike rental scheme which now operates within Norwich. The number of spaces will be reviewed as part of the travel plan and additional spaces will be provided if required.



104. The provision of an improved 'square' at the corner of Queens Road and All Saints Green is welcomed. There will be a need for tactile paving and the removal of the extant guard railings. It is proposed that the highway authority adopted this paving as part of a s278/s38 agreement and the exact details can be negotiated as part of this agreement. The local highway officer is satisfied that the landscaping will successfully direct people towards the signal control crossing.

### **Main issue 6: Amenity**

105. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

#### **Impact upon neighbouring residents**

106. With regard to the impact upon neighbouring residents the main consideration is the impact upon the existing residents of Carlton Terrace and the future residents of Sentinel House. The previous application was refused as it was considered that the proposal would have a detrimental impact on the existing residents of Carlton Terrace, the future residents of Sentinel House and the future residents of the development. By virtue of the height and mass of the proposed building and the degree of separation between the proposed and neighbouring buildings it was considered that this would result in loss of light, loss of privacy (due to overlooking) and that the proposal would be overbearing.
107. Directly to the north/east of the site is Carlton Terrace which are residential properties owned by Broadland Housing Association. The properties are divided into flats and it is understood that there is a flat at basement level and ground floor level with there being a maisonette at first and second floor level. The area to the rear of Carlton Terrace is predominately car parking although the lower two levels benefit from a small terrace or balcony.
108. With regards to overlooking it is not considered that the proposal will have much of an impact upon residents of Carlton Terrace due to the distances involved, the careful positioning of windows and the provision of obscure glazing. The rear elevation of the Queens Road block faces onto the rear of Carlton Terrace; however the windows have been angled in order to direct any views away from the neighbouring properties. Local residents did raise concerns regarding overlooking from the roof terrace but the roof terraces have now been omitted from the proposal which has helped to overcome the previous reason for refusal.
109. With regards to loss of light and overshadowing, there was concern that the previous application would have a detrimental impact upon some of the residents of Carlton Terrace. A sunlight/daylight assessment was submitted with the application and the modelling which was undertaken found that 15 of the ground and first floor windows failed to achieve the BRE standards for vertical sky component (VSC) as a result of the development (although eight of these windows failed without any development due to the presence of canopies). Six windows failed to meet the required sunlight analysis (although all have canopies so currently fail to meet the required standard) and in terms of winter sunlight there were three windows on the ground floor which did not meet the recommendations.
110. Modelling has been re-run following the reduction in height and the reduction in the length of the Queens Road wing and the findings are that 12 windows and doors out of 96 now currently do not meet BRE recommendations for VSC (daylight).

Presently ten windows and doors do not currently meet the BRE recommendations for VSC largely due to the presence of the canopies. For example W46 is a window at upper ground floor level which has a canopy. This window fails the BRE test for 27% VSC even prior to the erection of the development with only 13% VSC at present. The two apertures (one window and one door) which currently meet BRE recommendations but will fail to achieve 27% VSC as a result of the development (W1 and W2) only marginally fail to achieve 27% Vertical Sky Component by achieving values of 26.49 and 24.99.

111. With regards to sunlight, 4 windows do not meet recommendations for sunlight but all four windows are protected by canopies. 2 windows at lower ground floor level do not meet recommendations for winter sunlight however in terms of winter sunlight the effect will be imperceptible given two adjacent windows serve the same room, which in each instance, continue to meet BRE winter sunlight recommendations post development.
112. The failure for all windows and doors to meet this standard does not automatically mean that an application should be refused and in this instance it is also important to note that 10% of windows currently fail to meet the minimum recommendation prior to development occurring. On the basis of the information submitted it is considered that the scheme has been amended in a way that means that the proposal will not result in harm to neighbouring residents. Loss of light and overshadowing will be minimal and in most cases where there is a failure to meet the standards it is by virtue of the design of Carlton Terrace itself rather than the impact of the proposed development. It is considered that the reduction in the number of units that will experience a slight loss of light has helped overcome the previous reason for refusal.
113. Daylight and sunlight analysis has also been undertaken for Norfolk Tower and the Old Bakery (HM Tribunal Services) and the result is that all apertures will meet BRE recommendations post development. Sunlight availability to amenity spaces at Carlton Terrace have also been analysed and the conclusion is that all amenity spaces meet the BRE recommendation for a least 50% of the individual areas to receive at least 2 hours sunlight on 21 March post development.
114. When assessing the previous application concern was raised by neighbouring residents and Members regarding noise and in particular noise from the roof terrace. The roof terrace has been removed from the proposal which has helped overcome the previous reason for refusal. It is acknowledged that there may be some noise from future residents using the courtyard and other areas of external space; however within this city centre location, this is not considered to be unusual or of significant harm to justify a refusal.
115. It is inevitable that the proposal will have an impact upon future residents of Sentinel House particular due to the height and the distances involved; however measure have been put in place to minimise the impact. The previously proposed privacy screens have been omitted from the scheme as they were considered by Members to create a poor outlook and lack of light to future residents of the development. These have now been replaced by angled windows which will ensure that the living conditions for future residents are good whilst not compromising privacy of future residents of Sentinel House. Overall therefore it is considered that all rooms within Sentinel House will have adequate light and privacy as a result of this proposal and given that the conversion of Sentinel House is still underway any

future residents would be aware of this proposed development before committing to purchasing or renting a flat there.

### **Living conditions for future residents**

116. The site will provide accommodation for 252 students. The majority of students will be accommodated within single bedrooms. These are arranged within cluster of five to seven bedrooms and each cluster will have a shared communal space. The single bedrooms are 13-14 sqm which is of a comparable size to the single bedrooms at the recently approved St Stephens Tower and those which are under construction at the former Mecca Bingo Site on All Saints Green. The studios and accessible bedrooms are 21 sqm which is again in line with recently approved student schemes. National space standards do not apply to student accommodation and it is considered that the space provided will ensure that residents are able to live comfortably.
117. Some rooms will benefit from more light than others. As part of the previous application there was concern raised by Members that the proposed privacy screens would result in poor levels of light and outlook for future residents. Therefore these have been replaced by angled windows which will mean that more light enters the rooms without resulting in any additional overlooking to future residents of Sentinel House. Angled windows with secondary obscure glazed windows were already proposed on the rear elevation and these were considered to be a good solution as they allowed good levels of light into the rooms whilst not compromising the privacy of Carton Terrace residents. Consideration has also been given to the positioning of windows to prevent overlooking from one block to the other. Overall it is concluded that the internal living conditions for all future residents of the proposed development will be satisfactory or good.
118. Although the site is situated within the city centre and is within a relatively constrained site a number of external amenity spaces are provided for the enjoyment of residents. This includes some spaces which are for specific clusters i.e. the basement gardens but there are also some communal spaces i.e. courtyard, square fronting Surrey Street and seating area within St Catherine's Yard Walk. The loss of the roof terraces will reduce the amount of external amenity space; however overall it is still considered that the remaining spaces are of sufficient quality and quantity for the enjoyment of residents.

### **Noise and air quality for future residents**

119. The site is situated on Queens Road which forms part of Norwich's inner ring road. A noise impact assessment has been submitted with the application and this concludes that adequate mitigation can be incorporated into the scheme in order that new residents will not be adversely affected by the external noise environment. A condition should be attached to any future permission to ensure that the windows meet the standards set out within the report.
120. The site is situated within an Air Quality Management Area (AQMA). An air quality assessment has been submitted with the application and this shows that there would be no expected exceedances of the UK air quality objectives at the developments facades and therefore no mitigation is required for the operation of the development. Therefore the windows on all elevations can be fully opening. Notwithstanding the above, due to potential noise from Queens Road it is

considered that the rooms facing onto the inner ring road should have an alternative means of being ventilated so residents do not need to rely on opening windows. It would also be preferable for air for the mechanical ventilation to be drawn from the Surrey Street elevation or from the roof. The mechanical ventilation system can be secured by condition.

121. Furthermore the report makes some recommendations that should be considered during the construction phase of the development. These relate to the construction management of the site and incorporate best practice procedures for contractors. An informative should be attached to any permission requiring considerate construction and a condition is proposed requiring a Construction Method Statement.

### **Main issue 7: Energy and water**

122. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
123. Policy 3 of the Joint Core Strategy sets out that development of 1,000 sqm or more of non-residential floorspace should provide at least 10% of the scheme's expected energy requirements from a renewable, low carbon or decentralised source. A sustainability strategy has been submitted with the application and this identifies that the core principle of the design of the development is to reduce energy use through effective fabric energy efficiency measures. A number of options have been looked at in order to meet the 10% policy requirement which include photovoltaic panels on the roof and an air source heat pump. A condition should be attached to any future permission requiring full details of the preferred option.
124. The scheme also needs to incorporate water efficiency measures and again a condition should be attached requiring the development to be designed to meet 110/litres/person/day.

### **Main issue 8: Flood risk**

125. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
126. The site is situated within flood zone 1 'low probability' of flooding and the site area is less than 1 hectare. Therefore a flood risk assessment is not required. The site is also not within a critical drainage area. In accordance with policy DM5 a drainage strategy has been provided which seeks to address surface water runoff and to minimise the risk of flooding.
127. Due to the urban nature of the site a number of options are not appropriate; however in this instance it is proposed to have permeable paving, sub-surface attenuation tank and blue and green roofs. Although the proposed run off rate of 5l/s is greater than greenfield runoff, it does provide betterment relative to the existing brownfield runoff rates. Therefore subject to a condition requiring implementation of the approved drainage strategy scheme the LLFA have no objection to the proposed development as it has been demonstrated how surface water drainage will be managed on site without increasing flood risk on the site or elsewhere, in line with National Planning Policy Framework (NPPF).

### **Main issue 9: Contamination**

128. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 120-122.

129. A phase I contamination assessment has been undertaken on site and this has identified that additional intrusive testing will be required prior to commencement of work on site. The report does state that it is not considered likely that there is gross contamination which would limit the development potential. Therefore conditions should be attached to any future permission requiring further work and mitigation measures to be carried out.

### **Compliance with other relevant development plan policies**

130. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>No – see main issue 5</b>
Car parking provision	DM31	<b>Yes</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Yes subject to condition</b>
Water efficiency	JCS 1 & 3	<b>Yes subject to condition</b>
Sustainable urban drainage	DM3/5	<b>Yes subject to condition</b>

### **Equalities and diversity issues**

131. There are no significant equality or diversity issues. There will be level access to the building and the application includes 10 accessible study rooms.

### **S106 Obligations**

132. The application does not trigger any s106 contributions.

### **Local finance considerations**

133. 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. The development is CIL liable with the payment being £50,080.00.

134. 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.

135. In this case local finance considerations are not considered to be material to the case.

## Conclusion

136. The site is allocated for office led mixed use development to include an element of residential development and therefore this application for 252 student bedrooms is a departure from the local plan. The NPPF sets out that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses should be treated on their merits having regards to market signals and the relative need for different land uses to support sustainable local communities. In this instance it is felt that it is unlikely that the site will be developed in accordance with the site allocation due to a lack of demand for office accommodation and due to a surplus of land currently allocated or committed for employment use. Therefore on balance it is considered that an alternative form of development for student accommodation can be supported, particularly as it can deliver substantial economic benefits for the city centre from the expanding student population, help contribute towards Norwich's five year housing land supply and reduce pressure on the general housing stock.
137. The previous application was refused at planning committee in December 2017 as Members felt that the proposal would be overbearing and result in loss of light and privacy to residents of Carlton Terrace and future residents of Sentinel House. Furthermore it was felt that the scale, height and mass of the proposed development failed to respect the character of the adjacent non-heritage asset of Carlton Terrace and other historic building in the conservation area and instead took reference from Sentinel House and Norfolk House.
138. The applicant has amended the proposal to try and address these concerns with the main changes being the removal of a storey from the St Katherine's Yard Walk, the reduction in length of the Queens Road wing, the removal of the roof terraces and the replacement of the privacy screens with angled windows.
139. It is considered that the combination of these changes have overcome the previous reasons for refusal with the sunlight and daylight study showing that the proposal will now have very little impact in terms of reduction of daylight/sunlight to Carlton Terrace, Norfolk Tower and The Old Bakery. The removal of the roof terraces will reduce opportunities for overlooking and the angled windows will ensure that future residents of the site have sufficient light without compromising the privacy of Carlton Terrace and Sentinel House residents.
140. The reduction in height of the St Katherine's Yard Walk wing and the reduction in length of the Queens Road wing will help reduce the overall scale, mass and height of the building. The greatest height and architectural emphasis is focused on the south-west corner adjacent to Sentinel House with the buildings stepping down to the north and east. Although the height proposed at the south-west corner is similar to Sentinel House, the building makes a gradual transition down towards Surrey Street so that there is a sensitive relationship with Carlton Terrace at both ends of the site.
141. Furthermore the proposal has the potential to significantly enhance the quality of the streetscene, both along Queens Road and Surrey Street and will provide a new pedestrian connection which would form part of the strategic pedestrian route from

the train station to Brazengate. The proposed footprint makes efficient use of land and it is considered that the stepped height and 'L' shaped footprint will ensure that the building has a strong presence whilst not overdominating views of Carlton Terrace. The fenestration and choice of materials will add visual interest and it is considered that the proposal will have a good relationship with neighbouring buildings. The proposal will therefore result in an enhancement to the conservation area and will help reduce the bland openness that makes this area feel overwhelmingly dominated by its highway function and will also improve the setting of the nearby listed buildings. The proposed hard and soft landscaping will help improve the setting of the building, provide enjoyment for future residents, enhance biodiversity and improve the environment for the general public.

142. With regards to highways, it is proposed that the development is car free and student accommodation has relatively low servicing requirements. 152 cycle spaces will be provided for students and 14 cycle spaces will be provided for visitor. Although this is not 1:1 it is considered to be sufficient and can be reviewed in the future. The greatest impact upon the highway will be at the start and end of the academic terms, but this can be mitigated through satisfactory management arrangements which can be conditioned and reviewed in the future.
143. Overall therefore the material considerations (namely the lack of market demand for offices and the need for student accommodation, and the social and economic contribution of the proposal to the local economy and city centre) are sufficient to outweigh the presumption of determining the application in accordance with the provisions of the Development Plan, particularly given the absence of a five year housing land supply in the Norwich Policy Area. The proposal will deliver a high quality development on a vacant site within the city centre and will have a positive contribution to the streetscene and this part of the City Centre Conservation area without having a harmful impact upon neighbouring residents. The amendments to the proposal are considered to overcome the previous reasons for refusal and therefore it is recommended that the application is approved.

## Recommendation

To approve application no. 18/00437/F - Car Park adjacent to Sentinel House 37 - 43 Surrey Street Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No works above ground until following details agreed:
  - (a) Materials for walls (including brick bond and mortar),
  - (b) Materials for roof (including green and blue roof)
  - (c) Windows and doors (including lintels and cils, glazing frames and profiles, opaque glazing and reveals)
  - (d) Rainwater goods, fascias, bargeboards
  - (e) Privacy louvres
  - (f) Bat and bird boxes.
4. Works to be carried out in accordance with archaeology written scheme of investigation. No occupation until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation and provision made for analysis, publication and dissemination of results and achieve deposition has been secured.
5. Stop work if unidentified features revealed

6. No works until a scheme to deal with contamination has been agreed.
7. No occupation until a verification plan and a proposed monitoring, maintenance and contingency plan has been agreed.
8. Stop work if unknown contamination found.
9. Piling or any other foundation designs using penetrative methods shall only be permitted with written consent of the LPA.
10. With the exception of site clearance, archaeology, tree protection works and ground investigation no development shall take place until slab levels have been agreed.
11. No occupation until implementation of the approved surface water drainage scheme.
12. No occupation until obscure glazing installed in accordance with the plans.
13. No occupation until external lighting agreed and implemented.
14. No works above ground until fire hydrant provision agreed.
15. No works above ground until scheme for generating a minimum of 10% of the predicted energy requirement from decentralised renewable and/or low carbon sources has been agreed.
16. The development shall be designed to meet 110 litres/person/day water efficiency.
17. Works to be carried out in accordance with AIA, AMS.
18. No occupation until landscaping scheme has been approved.
19. No occupation until a scheme has been agreed for the maintenance of trees with the public car park.
20. Bird nesting season.
21. No occupation until following details agreed:
  - a) Cycle storage and parking for residents and visitors to the site.
  - b) Servicing, including waste and recycling bin storage and collection facilities.
22. No occupation until the vehicular access have been constructed and made available for use in accordance with the approved plans.
23. Removal of permitted development rights for boundary treatments.
24. No occupation until changes to waiting restrictions facilitated by a Traffic Regulation Order has been secured by the Highway Authority.
25. Travel information to be made available in accordance with the approved travel plan. To be maintained and reviewed in accordance with agreed details.
26. No occupation until details of the parking and management arrangements for dealing with the arrival and departure of residents at the beginning and end of the academic terms shall be agreed. This should include details of a review mechanism.
27. No works until a Construction Method Statement has been approved.
28. No works above ground until details of plant, machinery and mechanical ventilation system have been agreed.
29. No occupation until a management plan has been approved.

#### Informatives:

1. Archaeological Brief and Norfolk Historic Environment Record
2. No entitlement to on-street parking permits
3. Refuse bins and collection arrangements to be arranged prior to first occupation
4. Highway works required – relocation of a street light, relocation of the school sign, footway crossover, reinstated waiting restrictions
5. Construction working hours
6. Details of windows (condition 3(c)) to include information to demonstrate that the windows comply with the recommendations within the noise impact assessment



## 7. Anglian Water assets affected

### **Article 35(2) Statement**

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



Tactile paving added as per highways drawing PE4113.TIN

Treatment of this area to be agreed with highways in conjunction with dwg PE4113.TIN

Tactile paving added as per highways drawing PE4113.TIN

Avenue of trees created

Deterrent spiky shrub planting

cobble edge removed and replaced with 450mm timber knee rail

450mm timber knee rail added

Additional tree added

change of paving material to signal entrance

Tree added

Low ivy screens and trees planted into planting bed

Planting bed added for climbing plants to cover existing wall

**NOTES**  
 Do not scale from this drawing electronically or manually, use metric dimensions only.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is produced for use in the project only and may not be used for any other purpose. It is intended to be used as a guide only and is not intended to be used as a contract document. It is not intended to be used as a contract document.  
 This drawing is not to be reproduced in any form without prior written approval of Lanpro Limited.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 0100019173

**OSM 2015**  
 The Ordnance Survey Company Limited, 2015.  
 OSM 2015 is a registered trademark of the Ordnance Survey Company Limited.  
 This drawing is not to be reproduced in any form without prior written approval of Lanpro Limited.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 0100019173

It is your responsibility to check the current status of your title with OSM 2015 and all surrounding.

1:1000  
 0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000  
 1:1000

- 1 - Site Boundary
- 2 - Adoption Boundary
- 3 - Emergency and service vehicular access
- 4 - Entrance to reception
- 5 - Retaining wall
- 6 - 10 - Secure gate access
- 7 - 11 - Low Level Wall Backed by Ivy Screen
- 8 - 1 - Linear Paving
- 9 - 2 - Permeable Textured Flag Paving
- 10 - 3 - Marshalls' Saxon Concrete paving flags (Natural)
- 11 - 4 - Soft paving detail Marshalls Tegula (Pendant Grey)
- 12 - 5 - Cobble edge with knee rail as a deterrent to jay walking
- 13 - Telescopic bollards
- 14 - 7 - Low Level Lighting Bollards
- 15 - 8 - Bench seating
- 16 - Existing Trees
- 17 - Proposed trees (Acer Campestre)
- 18 - Trees removed T5, T6, T7 T13, T15 (T17)
- 19 - Low level shade tolerant planting
- 20 - 13 - Bin Storage no. 26
- 21 - 14 - Visitors cycles hoops no. 14
- 22 - 15 - Bike storage no. 15B

Revisions

Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
 PL - For Planning Submission

**DRAWING STATUS**  
 SZ - For Information

**PROJECT TITLE**  
 St Katherine's Yard

**CLIENT**  
 St Katherine's Yard E.A. Ltd

**DRAWING TITLE**  
 Landscape Plan

**SCALE**  
 1:200

**DATE**  
 07/26/17

**DRAWN BY**  
 AD

**CHECKED BY**  
 LB

**APPROVED BY**  
 JC

**DRAWING NUMBER**  
 813A - 00 - 011

**PROJECT NO.**  
 813A - 00 - 011

**ISSUED BY**  
 Lanpro

**PREPARED BY**  
 Lanpro

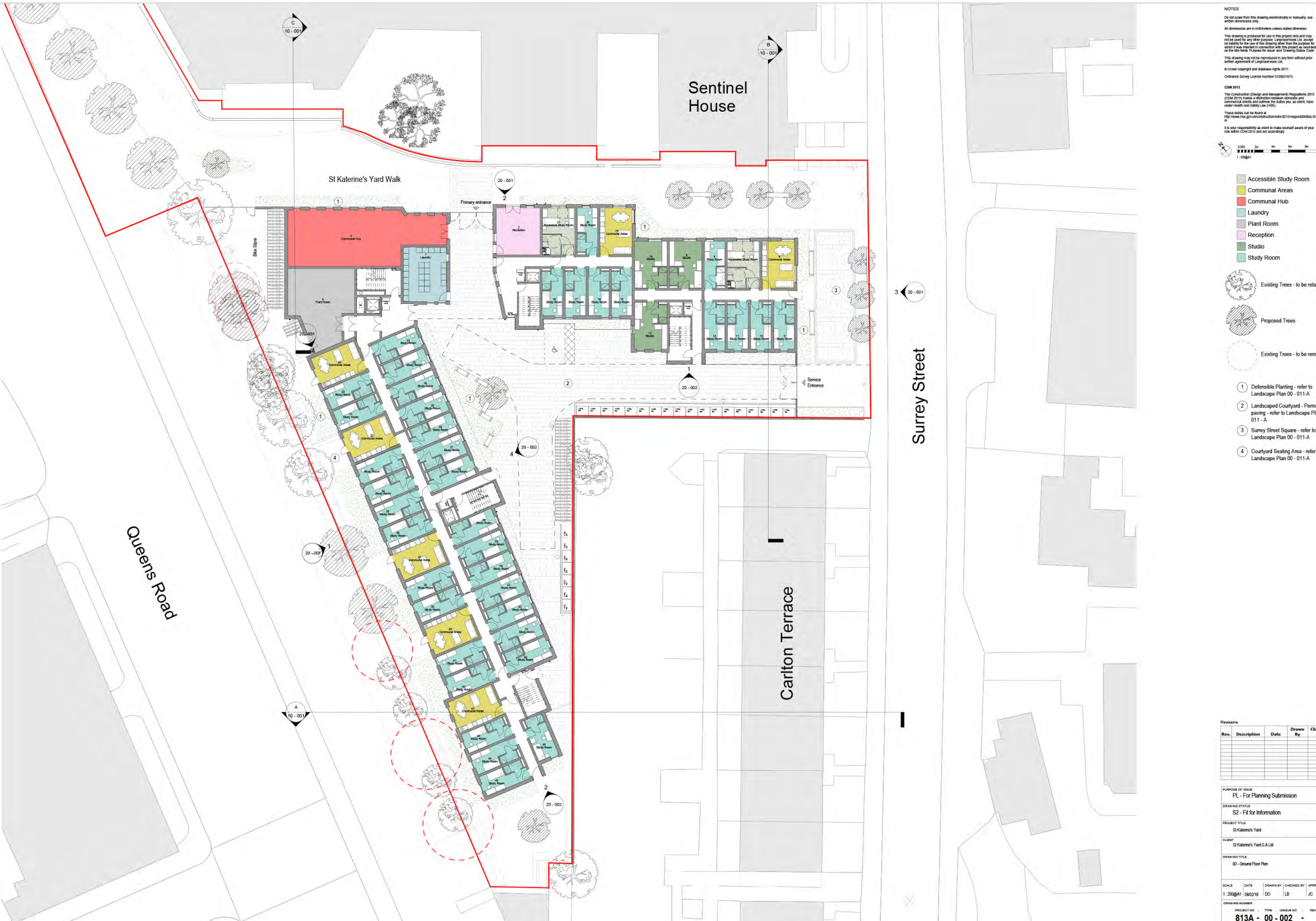
**REVISIONS**  
 1. 01/2017 AD

**ISSUED BY**  
 Lanpro

**PREPARED BY**  
 Lanpro

**REVISIONS**  
 1. 01/2017 AD

ED & Ward Bdv



NOTES  
 Do not scale from this drawing unless otherwise stated.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is produced for use in the project only and may not be used for any other purpose. All dimensions are subject to change without notice and are subject to the contract documents and the site plan. All dimensions are subject to the contract documents and the site plan.  
 This drawing shall not be reproduced in any form without prior written approval of Lanpro Ltd.  
 Ordnance Survey Licence Number 100019173  
 OSM 2015  
 The Construction Design and Management Regulations 2015 (CDM 2015) makes a distinction between domestic and non-domestic projects and sets the safety criteria for each. This drawing is produced for a non-domestic project and therefore the CDM 2015 regulations apply.  
 Thank you for your interest in this project. For more information please visit our website at [www.lanpro.co.uk](http://www.lanpro.co.uk).  
 If you have any questions please contact our project manager at [lanpro@lanpro.co.uk](mailto:lanpro@lanpro.co.uk) or our telephone number on 01582 421111.  
 © Lanpro 2015. All rights reserved.

1:800  
 1:1000  
 1:1250

- Accessible Study Room
- Communal Areas
- Communal Hub
- Laundry
- Plant Room
- Reception
- Studio
- Study Room

- Existing Trees - to be retained
- Proposed Trees
- Existing Trees - to be removed

- Defensible Planting - refer to Landscape Plan 00 - 011-A
- Landscaped Courtyard - Permeable paving - refer to Landscape Plan 00 - 011 - A
- Surrey Street Square - refer to Landscape Plan 00 - 011-A
- Courtyard Seating Area - refer to Landscape Plan 00 - 011-A

Revisions				
Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE  
 PL - For Planning Submission

DRAWING STATUS  
 SZ - For Information

PROJECT TITLE  
 St Katerine's Yard

CLIENT  
 St Katerine's Yard S.A. Ltd

DRAWING TITLE  
 00 - Ground Floor Plan

SCALE DATE DRAWN BY CHECKED BY APPROVED BY  
 1:200/M 05/02/18 00 LB JG

DRAWING NUMBER  
 PROJECT NO. TITLE LAYOUT NO. REVISION  
 813A - 00 - 002 -

**Lanpro**  
 Architecture and Urban Design  
 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215  
 PO BOX 1100, GLEN COCH, DUBLIN 11, IRELAND. PHONE: 01 272 0523  
 Fax: 01 272 0523 E-mail: [lanpro@lanpro.co.uk](mailto:lanpro@lanpro.co.uk) www.lanpro.co.uk



**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is provided for use in the project only and may not be used for any other purpose. It is intended for use as a guide only and should not be used for construction without the approval of the architect. It is not intended to be used for any other purpose.

This drawing is not to be reproduced in any form without prior written approval of Lanpro Pty Ltd.

© Crown copyright and database rights 2017.  
Ordnance Survey Licence Number 0100310173

CDM 2015  
The Construction (Design and Management) Regulations 2015 (CDM 2015) make a distinction between 'notifiable' and 'non-notifiable' projects. Notifiable projects are those where the construction phase is expected to last more than 30 days, or the building work will be carried out by more than one contractor.

This drawing is not to be used for any other purpose without the prior written approval of Lanpro Pty Ltd.

It is the responsibility of the client to ensure that all relevant laws of your site are complied with at all times.

0 5m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m  
1:500

Accessible Study Room  
 Communal Areas  
 Studio  
 Study Room

Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE  
 PL - For Planning Submission

DRAWING STATUS  
 SZ - For Information

PROJECT TITLE  
 St Katerine's Yard

CLIENT  
 St Katerine's Yard S.A. Ltd

DRAWING TITLE  
 St - First Floor Plan

SCALE | DATE | DRAWN BY | CHECKED BY | APPROVED BY

1:200 | 06/02/18 | DD | LB | JC

DRAWING NUMBER  
 PROJECT NO. 813A - 00 - 003

**Lanpro**

Architectural and Urban Design

HEAD OFFICE: 48/49-51/53, St Katerine's Road, MELBOURNE, VIC 3004  
 Tel: 03 9222 6277 Fax: 03 9222 6278 www.lanpro.com.au



**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimetres unless stated otherwise.

This drawing is produced for use in the project only and may not be used for any other purpose. Any reproduction, use, storage or search for use of this drawing, plan, report or information without the written consent of the author is prohibited and is subject to the applicable copyright laws and conditions of use.

This drawing may not be reproduced in any form without prior written approval of Lanpro.

© Lanpro copyright and database rights 2017.

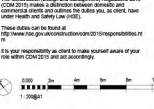
Ordnance Survey Licence Number 0100219173

OSM 2015

The Construction Design and Management Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial premises and states that the drawings are issued from a commercial premises (see 1.1).

This drawing is not to be used for any other purpose without the written approval of Lanpro.

It is your responsibility to check to make certain areas of your site before CDM 2015 and all construction.



- Accessible Study Room
- Communal Areas
- Studio
- Study Room

Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE  
 PL - For Planning Submission

DRAWING STATUS  
 SZ - For Information

PROJECT TITLE  
 St Katherine's Yard

CLIENT  
 St Katherine's Yard S.A. Ltd

DRAWING TITLE  
 St. Second Floor Plan

SCALE DATE DRAWN BY CHECKED BY APPROVED BY  
 1:200 06/02/18 00 LB JC

DRAWING NUMBER  
**813A - 00 - 004**

**NOTES**

Do not scale from this drawing. Electricity or manually use unaided dimensions only.

All dimensions are in millimetres unless stated otherwise.

This drawing is produced for use in the project only and may not be used for any other purpose. Any reproduction, use, storage, or other use of this drawing, other than that for which it was produced, is considered to be the property of Lanpro and is not to be used for any other purpose without the written consent of Lanpro. Copyright © 2017 Lanpro. All rights reserved.

This drawing may not be reproduced or copy without prior written approval or copyright notice.

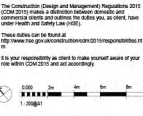
© Crown copyright and database rights 2017.  
Ordnance Survey Licence Number 010021673

**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) require a design professional, architect and/or structural engineer to carry out design work and, as such, they must ensure that all design work is carried out in accordance with the regulations and any relevant standards and codes of practice.

Thank you for the chance to bid for this project at [www.ten.gov.au/ten-tenders/2017/09/17/10000000000173](http://www.ten.gov.au/ten-tenders/2017/09/17/10000000000173)

It is your responsibility as user to take normal care of your files when you save them and at all times.



- Accessible Study Room
- Communal Areas
- Studio
- Study Room



Surrey Street

Queens Road

Sentinel House

Carlton Terrace

Page 54 of 152

Revisions				
Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE  
P1 - For Planning Submission

DRAWING STATUS  
SZ - For Information

PROJECT TITLE  
St Katherine's Yard

CLIENT  
St Katherine's Yard S.A.U.L

DRAWING TITLE  
03 - Third Floor Plan

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:200	16/02/18	DD	LB	JC

DRAWING NUMBER  
PROJECT NO. / TITLE / WORKING NUMBER  
**813A - 00 - 005**

**Lanpro**

Architectural and Urban Design  
HEALTH OFFICE: Suite 201/120, 120 Victoria Road, Warrington, NSW 2202  
Tel: 02 4021 2714 www.lanpro.com.au



**NOTES**

Do not scale from this drawing electronically or manually, use printed dimensions only.

All dimensions are in millimetres unless stated otherwise.

This drawing is produced for use in the project only and may not be used for any other purpose. Any reproduction, use, storage or distribution of this drawing without the written consent of the author is prohibited. It is the user's responsibility to ensure that the drawing is used for the purpose for which it was intended in accordance with the author's instructions and any applicable laws, regulations, codes of practice and standards.

This drawing is not to be reproduced in any form without prior written approval of Lanpro.

© Crown copyright and database rights 2017.  
Ordnance Survey Licence Number 0100219173

**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) make a distinction between domestic and commercial premises and require the client to appoint a person to take responsibility for the project for the duration of the project.

Thank you for the use of our services.

For more information please visit our website at [www.lanpro.co.uk](http://www.lanpro.co.uk)

It is your responsibility to ensure you have correct access of your site when CDM 2015 is in effect.

1:5000

0 10m 20m 30m 40m 50m

1:5000

- Accessible Study Room
- Communal Areas
- Studio
- Study Room

Revisions

Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
PL - For Planning Submission

**DRAWING STATUS**  
SZ - File for Information

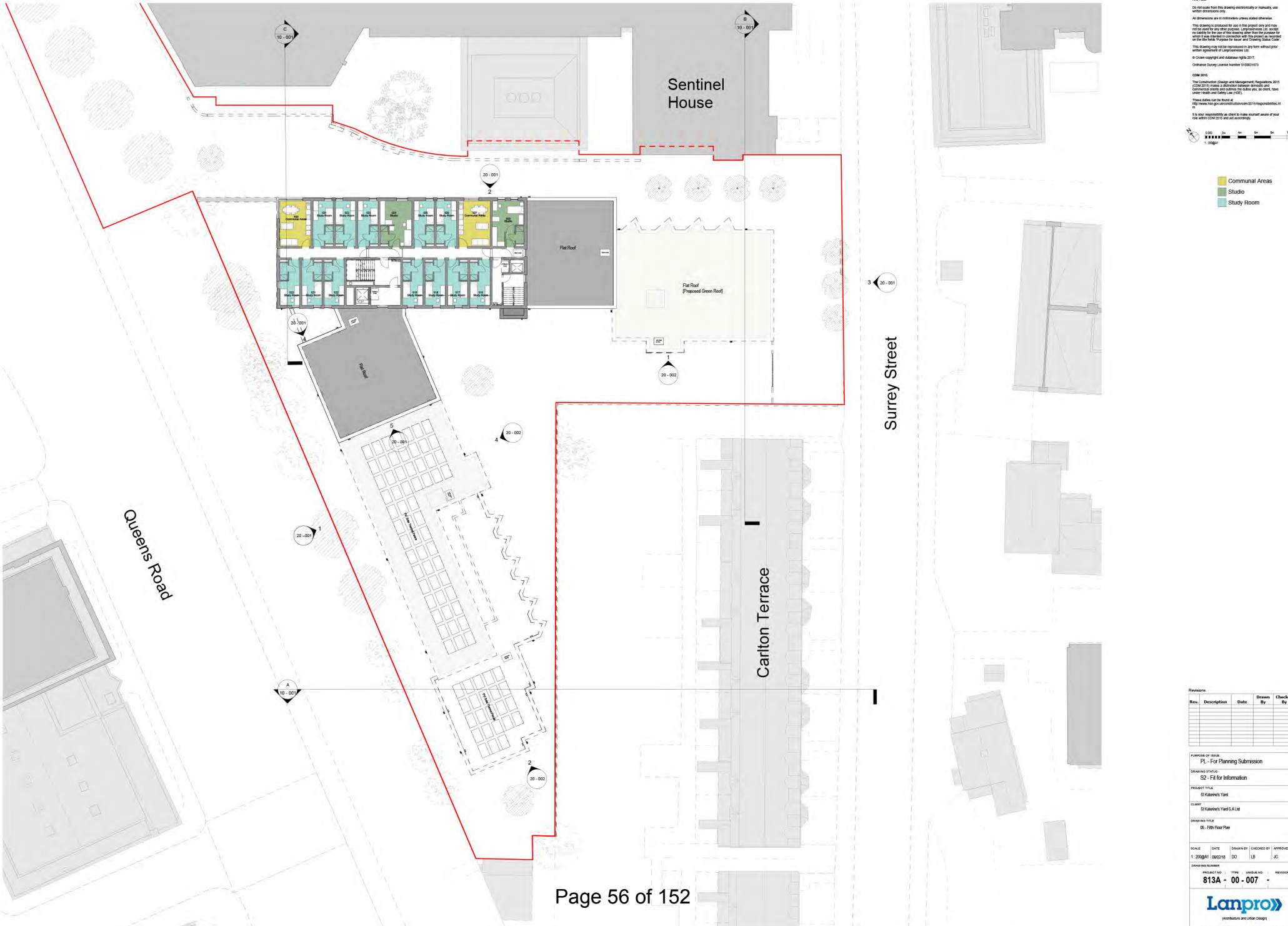
**PROJECT TITLE**  
St Katherine's Yard

**CLIENT**  
St Katherine's Yard S.A. Ltd

**DRAWING TITLE**  
04 Fourth Floor Plan

**SCALE** 1:200 **DATE** 06/02/18 **DRAWN BY** DO **CHECKED BY** LB **APPROVED BY** JC

**DRAWING NUMBER**  
PROJECT NO. 813A - 00 - 006 - REVISION



**NOTES**  
 Do not scale from this drawing electronically or manually, use written dimensions only.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is produced for use in the project only and may not be used for any other purpose. Any reproduction, use, storage or disclosure by any other person, organization, firm, company or individual without the prior written consent of the author, is prohibited.  
 This drawing may not be reproduced in any form without prior written approval of Lanpro Limited.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 010001973

**CDM 2015**  
 The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial projects and defines the roles and responsibilities of the various parties involved in a project.  
 This drawing is not to be used for any other purpose without the prior written consent of Lanpro Limited.  
 It is your responsibility to ensure you have sufficient access of your site and CDM 2015 and all surrounding



Communal Areas  
 Studio  
 Study Room

Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
 PL - For Planning Submission

**DRAWING STATUS**  
 SZ - File for Information

**PROJECT TITLE**  
 St Katerine's Yard

**CLIENT**  
 St Katerine's Yard S.A.L

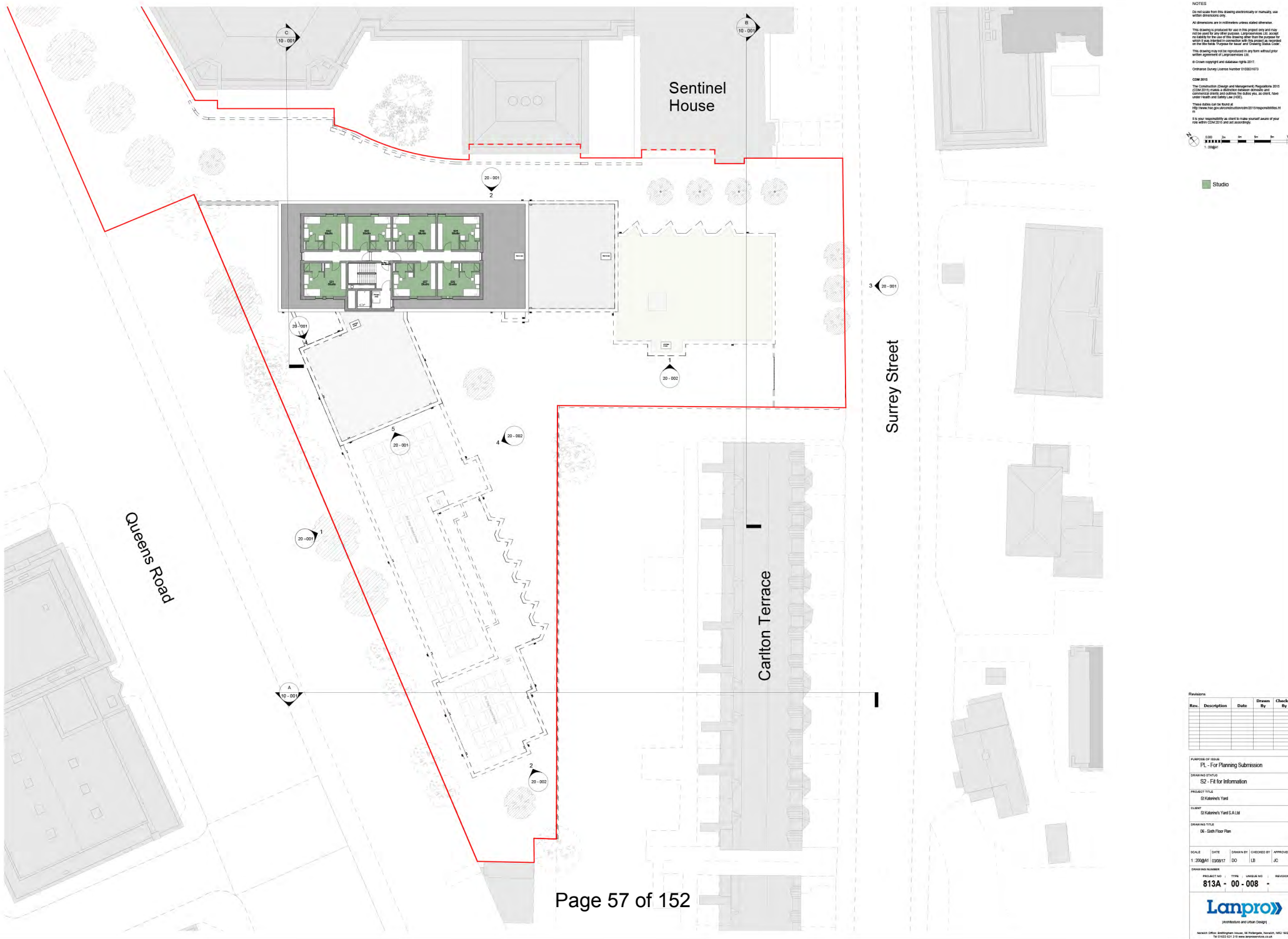
**DRAWING TITLE**  
 St. 5th Floor Plan

**SCALE** 1:200  
**DATE** 06/02/18  
**DRAWN BY** JO  
**CHECKED BY** JO

**PROJECT NO.** 813A-00-007

**Lanpro**  
 Architects and Urban Design  
 Newark Office: 01636 700000, 18 Parkside, Newark, Notts, NG24 1AG  
 Tel: 01636 637 374 www.lanpro.co.uk





**NOTES**  
 Do not scale from this drawing electronically or manually, use written dimensions only.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is produced for use in the project only and may not be used for any other purpose. It is intended for use as a guide only and does not constitute a contract. It is the responsibility of the client to ensure that the drawing is used for the purpose for which it was intended. The client shall be responsible for any errors or omissions in the drawing. The client shall be responsible for any errors or omissions in the drawing. The client shall be responsible for any errors or omissions in the drawing.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 0100019173

**CDM 2015**  
 The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial premises and defines the address as to which the work is to be carried out. The client shall be responsible for ensuring that the work is carried out in accordance with the regulations. The client shall be responsible for ensuring that the work is carried out in accordance with the regulations. The client shall be responsible for ensuring that the work is carried out in accordance with the regulations.  
 It is your responsibility to ensure you have sufficient access of your site when CDM 2015 and all surrounding.



Studio

Surrey Street

Carlton Terrace

Queens Road

Sentinel House

Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
 PL - For Planning Submission

**DRAWING STATUS**  
 SZ - File for Information

**PROJECT TITLE**  
 St Katherine's Yard

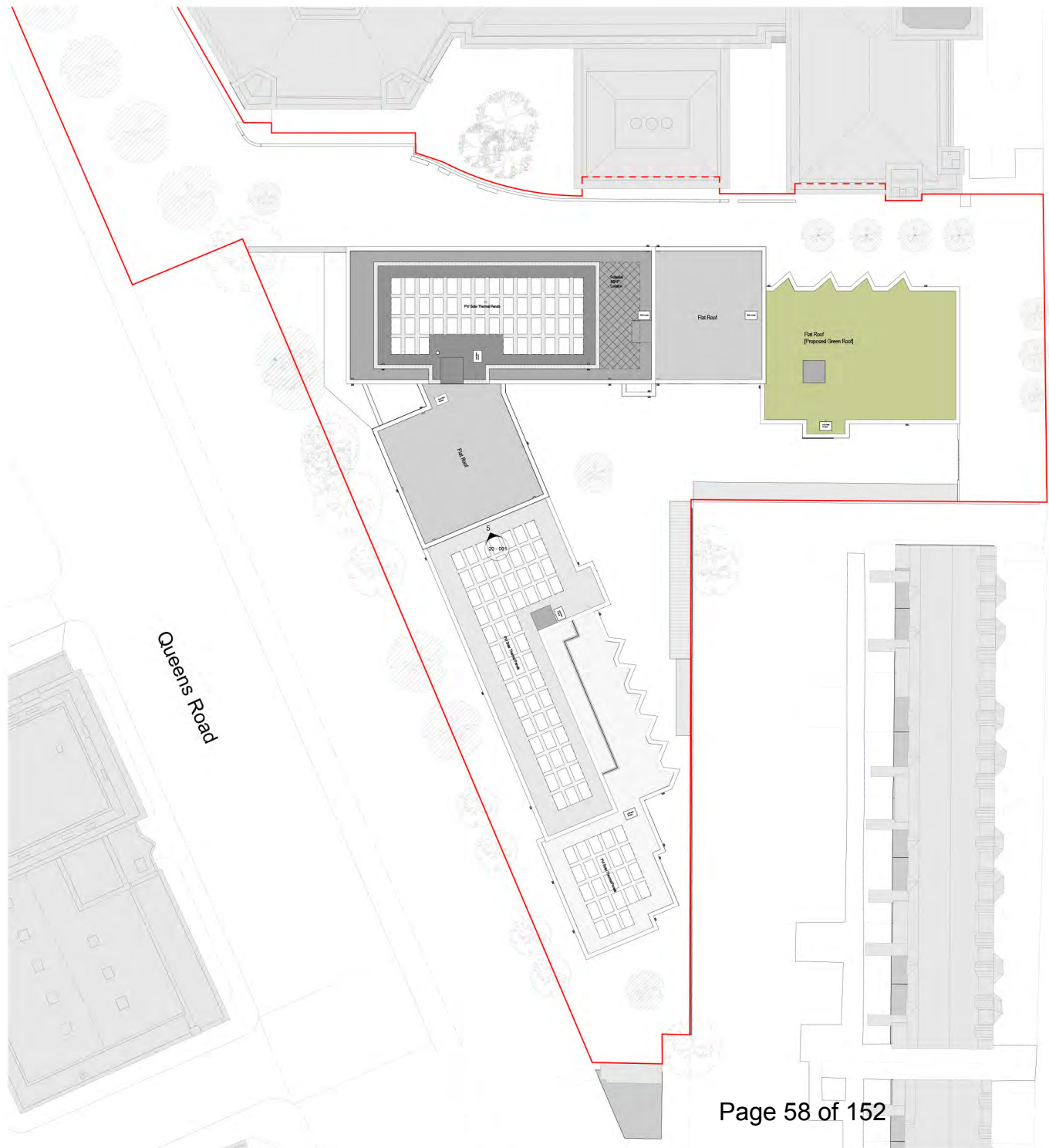
**CLIENT**  
 St Katherine's Yard S.A.L. Ltd

**DRAWING TITLE**  
 St. Sixth Floor Plan

**SCALE** 1:200 **DATE** 02/08/17 **DRAWN BY** DO **CHECKED BY** JO

**DRAWING NUMBER**  
 PROJECT NO: 813A - 00-008

**Lanpro**  
 Architects and Urban Design  
 NEWCASTLE OFFICE: SANDHAY STREET, NEWCASTLE, NORTHUMBRIA, NE4 1AG  
 TEL: 01662 627 374 WWW.LANPRO.CO.UK



Surrey Street

Queens Road

**NOTES**  
 Do not scale from this drawing electronically or manually, use written dimensions only.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is provided for use in the project only and may not be used for any other purpose. All measurements are subject to the accuracy of the data provided. The user must ensure that all dimensions are marked in accordance with the project's specifications and the relevant standards and codes of practice.  
 This drawing is not to be reproduced in any form without prior written approval of the author and copyright owner.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 0100019173  
 CDM 2015  
 The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between 'domestic' and 'commercial' projects and states that 'domestic' projects are those which are not intended for use by the public or for a purpose for which it is not intended to be used and 'commercial' projects are those which are not intended for use by the public or for a purpose for which it is not intended to be used.  
 This drawing is not to be used for any other purpose without the prior written approval of the author and copyright owner.  
 It is the responsibility of the user to ensure that all dimensions are taken from this drawing and not from any other source.  
 1: Scale

Revisions				
Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
 PL - For Planning Submission

**DRAWING STATUS**  
 SZ - For Information

**PROJECT TITLE**  
 St Katherine's Yard

**CLIENT**  
 St Katherine's Yard S.A.L.M

**DRAWING TITLE**  
 Roof Plan

**SCALE**    **DATE**    **DRAWN BY**    **CHECKED BY**    **APPROVED BY**  
 1:200 @ A1    02/08/17    DO    LB    JC

**DRAWING NUMBER**  
 PROJECT NO.    TITLE    DRAWING NO.    REVISION NO.  
 813A - 00 - 010    -    -    -

**Lanpro**  
 (Incorporating and Plan Design)  
 NEWCASTLE OFFICE: Sandgate Road, St Helens, Merseyside, WA4 1AG  
 Tel: 01524 621 314 www.lanpro.co.uk



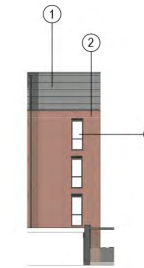
1 Queens Road  
1 : 200



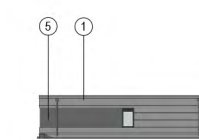
2 St Katerine's Yard Walk  
1 : 200



3 Surrey Street  
1 : 200



4 Queens Road - End of 5 Storey block  
1 : 200



5 Queens Road -South East Elevation  
1 : 200

Do not scale from this drawing electronically or manually, use metric dimensions only.  
All dimensions are in millimetres unless stated otherwise.  
This drawing is provided for use in the project only and may not be used for any other purpose. Lanpro Limited, accepts no liability for the accuracy of this drawing and the information contained therein and reserves the right to alter the drawing without notice.  
This drawing may not be reproduced in any form without prior written agreement of Lanpro Limited.  
© Crown copyright and database rights 2017.  
Ordnance Survey Licence Number 100021673.  
COM 3015  
The Construction Design and Management Regulations 2015 (CDM 2015) makes a distinction between technical and commercial clients and requires the client to be either a 'technical client' or a 'commercial client'.  
This drawing is for the benefit of:  
http://www.gov.uk/construction/2015/responsibilities-it  
It is your responsibility as client to make yourself aware of your role under CDM 2015 and all associated legislation.

- Material Key:
- 1 Light Grey Vertical Metal Cladding
  - 2 Red Brick
  - 3 Grey Brick [with Light Mortar]
  - 4 Grey Brick [with Dark Mortar]
  - 5 Dark Grey Metal Panels
  - 6 Red Brick Expressed Panels
  - 7 Buff Brick
  - 8 Perforated Metal Privacy Screens - Flat Bronze Colour [NOT USED]
  - 9 Corten effect metal cladding
  - 10 Corten effect metal cladding
  - 11 Red Expressed Brick
  - 12 Panel to Match Windows - Flat Bronze Colour
  - 13 Grey Metal Rainwater Goods
  - 14 Window [Coloured Frame: Grey in Metal Cladding, Flat Bronze Colour in Brick/ Render]
  - 15 White Render
  - 16 Metal Cladding to Match Windows - Flat Bronze Colour
  - 17 Privacy Louvers to Roof Terrace [NOT USED]
  - 18 Glass Screen to Roof Terrace [NOT USED]
  - 19 Obscured Glazing
  - 20 Metal Railing to Fire Escape Route- Flat Bronze Colour
  - 21 Bird [Swallow] Bat boxes to be integrated into brick Elevations [South-East & North East] at high level.

Rev.	Description	Date	Drawn By	Checked By

REVISIONS

FOR INFORMATION

DESIGNED BY: SQ - Work in Progress

PROJECT TITLE: St Katerine's Yard

CLIENT: St Katerine's Yard S.A. Ltd

DESIGNED FOR: Queens Road Extension, Lambage Link & Gumpy Street

SCALE: DATE: 09/02/18 DRAWN BY: DO CHECKED BY: LB APPROVED BY: JC

DESIGNED NUMBER: PROJECT NO: 813A - 20 - 001 - REVISION: 1

**Lanpro**

Architectural and Urban Design

Head Office: 117 Woodlands Road, 18 Putney, London, SW15 2NU  
Tel: 0202 521 274 www.lanpro.co.uk

Do not scale from this drawing electronically or manually, use metric dimensions only.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is provided for use in the project only and may not be used for any other purpose. Lanpro Limited accepts no liability for the accuracy of the information provided in this drawing. It is the responsibility of the client to ensure that the information provided in this drawing is accurate and complete.  
 This drawing may not be reproduced in any form without prior written approval of Lanpro Limited.  
 © Crown copyright and database rights 2017.  
 Ordnance Survey Licence Number 100021673

COM 3015  
 The Construction Design and Management Regulations 2015 (CDM 2015) makes a distinction between technical and commercial work and requires the client to ensure that the work is carried out by a competent person.  
 This drawing is the property of Lanpro Limited and is not to be used for any other purpose without the written consent of Lanpro Limited.  
 All work is the property of Lanpro Limited and is not to be used for any other purpose without the written consent of Lanpro Limited.  
 All work is the property of Lanpro Limited and is not to be used for any other purpose without the written consent of Lanpro Limited.

- Material Key:**
- ① Light Grey Vertical Metal Cladding
  - ② Red Brick
  - ③ Grey Brick [with Light Mortar]
  - ④ Grey Brick [with Dark Mortar]
  - ⑤ Dark Grey Metal Panels
  - ⑥ Red Brick Expressed Panels
  - ⑦ Buff Brick
  - ⑧ Perforated Metal Privacy Screens - Flat Bronze Colour [NOT USED]
  - ⑨ Corten effect metal cladding
  - ⑩ Corten effect metal cladding
  - ⑪ Red Expressed Brick
  - ⑫ Panel to Match Windows - Flat Bronze Colour
  - ⑬ Grey Metal Rainwater Goods
  - ⑭ Window [Coloured Frame: Grey in Metal Cladding, Flat Bronze Colour in Brick/ Render]
  - ⑮ White Render
  - ⑯ Metal Cladding to Match Windows - Flat Bronze Colour
  - ⑰ Privacy Louvers to Roof Terrace [NOT USED]
  - ⑱ Glass Screen to Roof Terrace [NOT USED]
  - ⑲ Obscured Glazing
  - ⑳ Metal Railing to Fire Escape Route- Flat Bronze Colour
  - ㉑ Bird [Swallow] Bat boxes to be integrated into Brick Elevations [South-East & North East] at high level.

Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF DRAWING  
 PL - For Planning Submission

DRAWN BY  
 SQ - For Information

PROJECT TITLE  
 St. Martin's Yard S&A Ltd

CLIENT  
 St. Martin's Yard S&A Ltd

DRAWING TITLE  
 Internal Courtyard Elevations

SCALE DATE DRAWN BY CHECKED BY APPROVED BY  
 1:200 06/02/18 DO LB JC

DRAWING NUMBER  
 PROJECT NO. 813A - 20 - 002 - REVISION

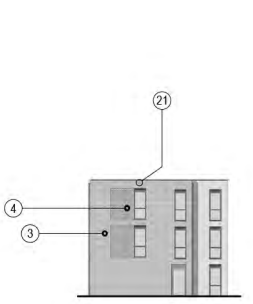
**Lanpro**

(Architectural and Urban Design)

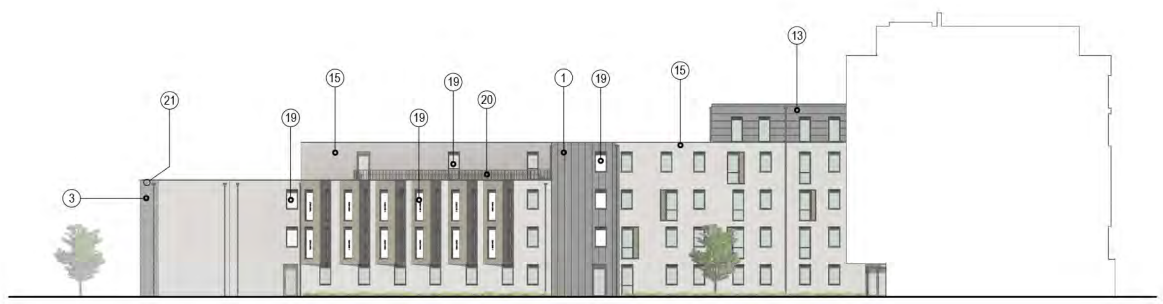
Head Office: 2nd Floor, 18 St. Martin's Lane, London, W1C 2DQ  
 Tel: 01202 421 214 www.lanpro.co.uk



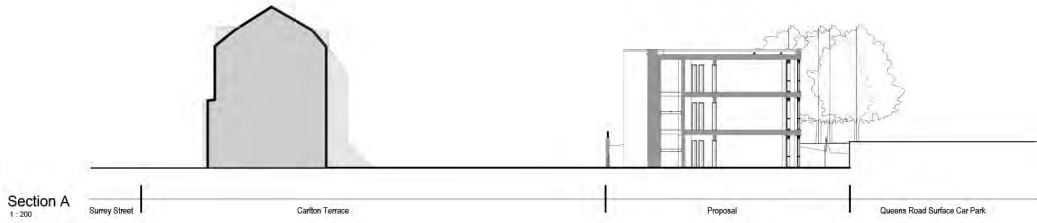
**1 Internal Courtyard - South East**  
 1 : 200



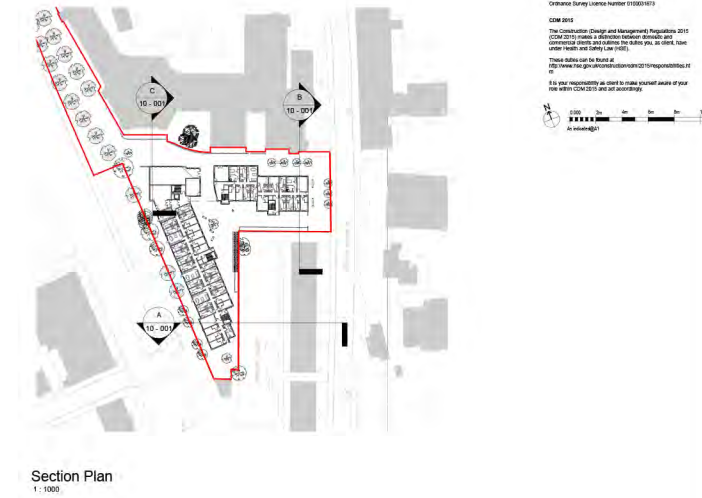
**2 South East Elevation**  
 1 : 200



**4 Internal Courtyard - North East**  
 1 : 200



**Section A**  
1:200



**Section Plan**  
1:1000

**NOTES**

Do not scale from this drawing, especially if manually, use small dimensions only.

All dimensions are in millimetres unless stated otherwise.

This drawing is prepared for use in the project only and may not be used for any other purpose. Any reproduction, use, storage or search for it or use of the drawing, other than for purposes for which it was prepared in connection with the project, is prohibited without the prior written consent of Lanpro Engineering Limited.

This drawing may not be reproduced in any form without prior written approval of Lanpro Engineering Limited.

© Crown copyright and database rights 2017.  
Ordnance Survey Licence Number 100035073

**CDM 2015**

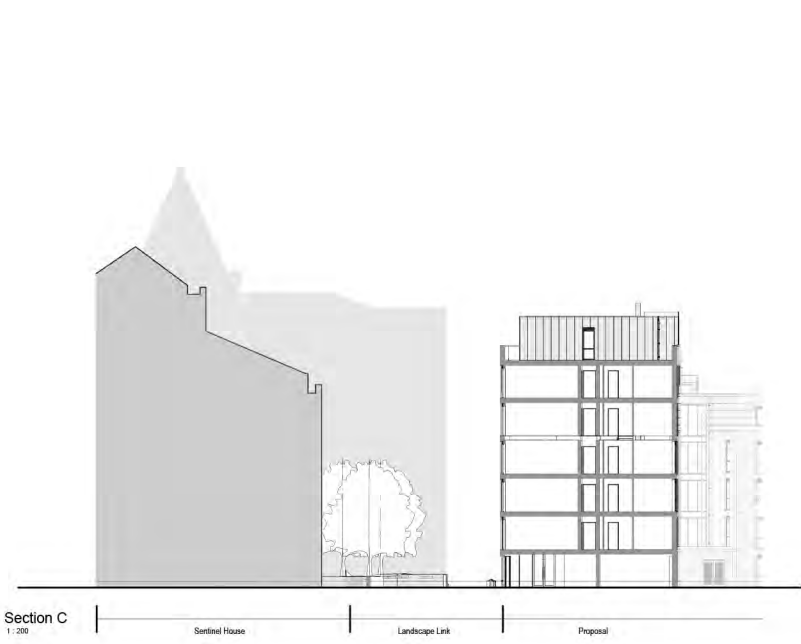
The Construction (Design and Management) Regulations 2015 (CDM 2015) make a distinction between domestic and commercial premises and define the activities, in 2015, that are notifiable and those that are not.

This drawing is not to be used in any form without prior written approval of Lanpro Engineering Limited.

It is the responsibility of the user to make certain areas of your site are not CDM 2015 notifiable.



**Section B**  
1:200



**Section C**  
1:200

Revisions				
Rev.	Description	Date	Drawn By	Checked By

**PURPOSE OF ISSUE**  
PL - For Planning Submission

**DESIGNED BY:**  
SZE - FE for Information

**PROJECT TITLE:**  
St Katerine's Yard

**CLIENT:**  
St Katerine's Yard S.A. Ltd

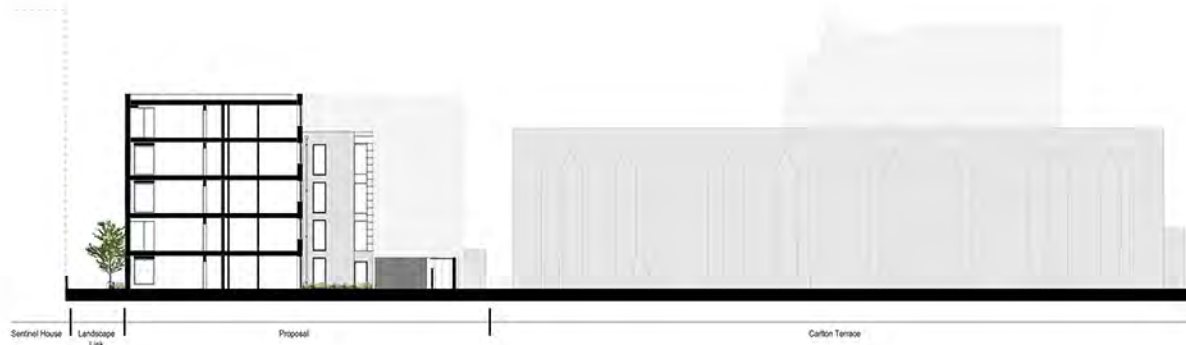
**DATE OF ISSUE:**  
Site Section A, B & C

SCALE	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
As indicated	05/08/17	DD	LB	JC

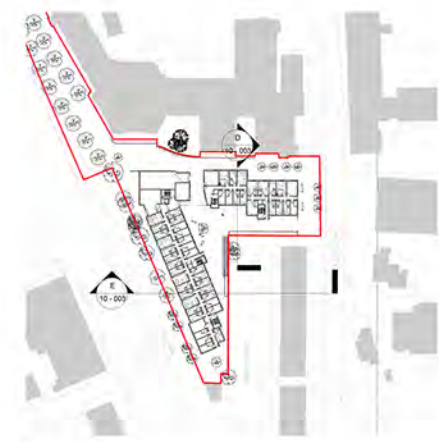
**PROJECT NO:** 813A - 10-001

**Lanpro**

Infrastructure and Urban Design  
Newport Office, Sandringham Road, 88 Parkside, Newport, Walsley, WAD 16G  
Tel: 01492 637 214 www.lanpro.co.uk



Section D  
1:200



Section Plan D & E  
1:1000

**NOTES**  
Do not scale from this drawing mechanically or manually and avoid dimensions lines.  
All dimensions are in millimeters unless stated otherwise.  
This drawing is provided for use in the project only and may not be used for any other purpose. Lanpro Pty. Ltd. accepts no liability for the use of this drawing for any other purpose. It is the user's responsibility to ensure that the drawing is used for the intended purpose.  
This drawing may not be reproduced or any form without prior written approval of Lanpro Pty. Ltd.  
© Lanpro Pty. Ltd. 2017  
Drawing Number: 813A-10-003

**DISCLAIMER**  
The Construction Design and Management Regulation 2017 (CDMR 2017) states a distinction between technical and architectural work and requires a design professional to hold a licence under the Safety Act 2012.  
Please refer to the terms of the licence at: <http://www.safety.act.gov.au/act/act-licences> or for more information contact the ACT Government.  
As your responsibility we claim to take greatest care of you and your project. CD & M are not responsible for any errors or omissions.



Section E  
1:200

Rev.	Description	Date	Drawn By	Checked By

APPROVAL OF THIS PLAN - For Planning Submission

DESIGNED BY: SQ - Site Information

PROJECT NO: 813A-10-003

CLIENT: St John's Fund SA Ltd

PROJECT TITLE: See Section D & E

DATE: 15/04/18

APPROVED BY: [Signature]

813A - 10 - 003

**Lanpro**

Architects and Urban Design

Level 10/11, 111 Phillip Street, Melbourne, Victoria 3000  
Tel: 03 9412 1111 Fax: 03 9412 1112



**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

Ordnance Survey Licence Number 0100031673

**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
St Katerine's Yard				
CLIENT				
St Katerine's Yard S.A Ltd				
DRAWING TITLE				
Queens Road View - Artist Impression				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	03/08/17	DO	LB	JC
DRAWING NUMBER				
PROJECT NO	TYPE	UNIQUE NO	REVISION	
813A	60	001	-	



[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ  
Tel 01603 631 319 [www.lanproservices.co.uk](http://www.lanproservices.co.uk)

21/03/2018 15:31:56 Y:\p\p\813A\Queens Road, Norwich\01 BIM\01 Revit Model\01 Central Model\SI\Katerines Yard Student Accommodation 813A - Revised Application.rvt



**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

Ordnance Survey Licence Number 0100031673

**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

**Revisions**

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
St Katerine's Yard				
CLIENT				
St Katerine's Yard S.A Ltd				
DRAWING TITLE				
Internal Courtyard View - Artist Impression				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	08/04/17	DO	LB	JC
DRAWING NUMBER				
PROJECT NO	TYPE	UNIQUE NO	REVISION	
813A	60	004	-	



[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ  
Tel 01603 631 319 www.lanproservices.co.uk

20180320 17:01:36 Y:\p\p\810733A\Queens Road, Norwich\01 BIM\01 Revit Models\07 Central Models\St Katerine's Yard Student Accommodation 813A - Revised Application.rvt





**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

Ordnance Survey Licence Number 0100031673

**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

**Revisions**

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
St Katerine's Yard				
CLIENT				
St Katerine's Yard S.A Ltd				
DRAWING TITLE				
Surrey Street View - Artist Impression - Looking South				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	13/02/18	DO	LB	JC
DRAWING NUMBER				
PROJECT NO	TYPE	UNIQUE NO	REVISION	
813A	60	002	-	



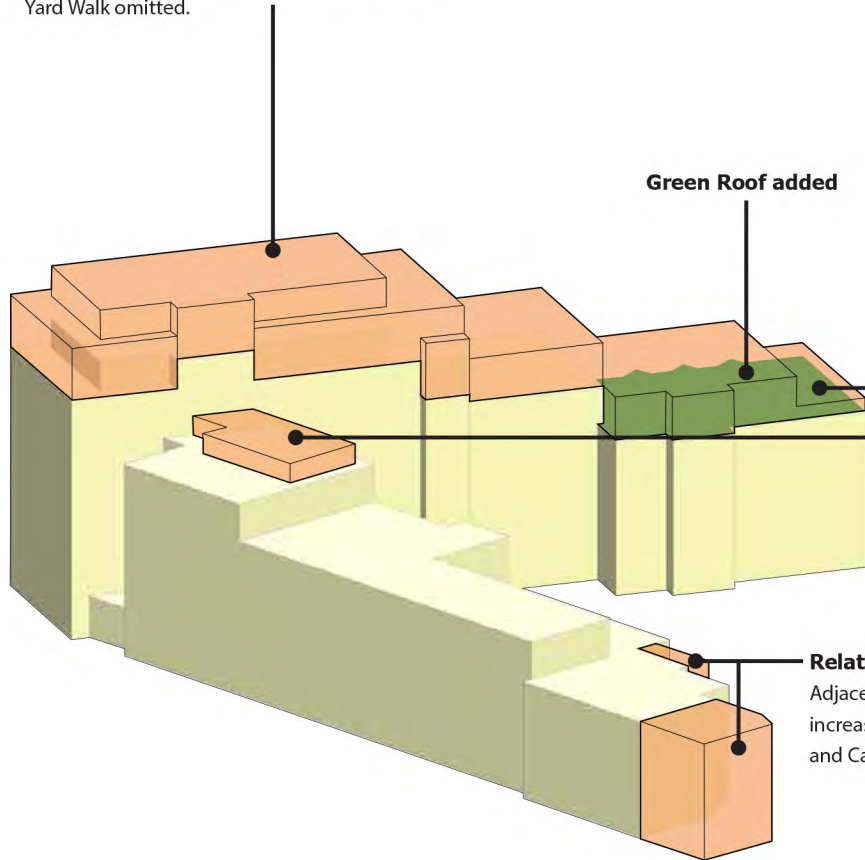
[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ  
Tel 01603 631 319 [www.lanproservices.co.uk](http://www.lanproservices.co.uk)

201802018.17:01:17 Y:\Projects\81033A\Queens Road, Norwich\01 BIM\01 Revit Models\St Katerine's Yard Student Accommodation 813A - Revised Application.rvt

**Reduced Height & Mass**

1 storey from each block along St. Katherine's Yard Walk omitted.



**Roof Terrace Omitted**

All roof terraces omitted from the design.

**Relationship to Carlton Terrace**

Adjacent wing reduced in size to increase distance between the proposal and Carlton Terrace.



**Elevations - Comparative mass & scale against previous application**

**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject**

Application no 18/00058/F - 41 - 43 St Augustines Street,  
Norwich, NR3 3BY

**5(b)**

**Reason**

**for referral**

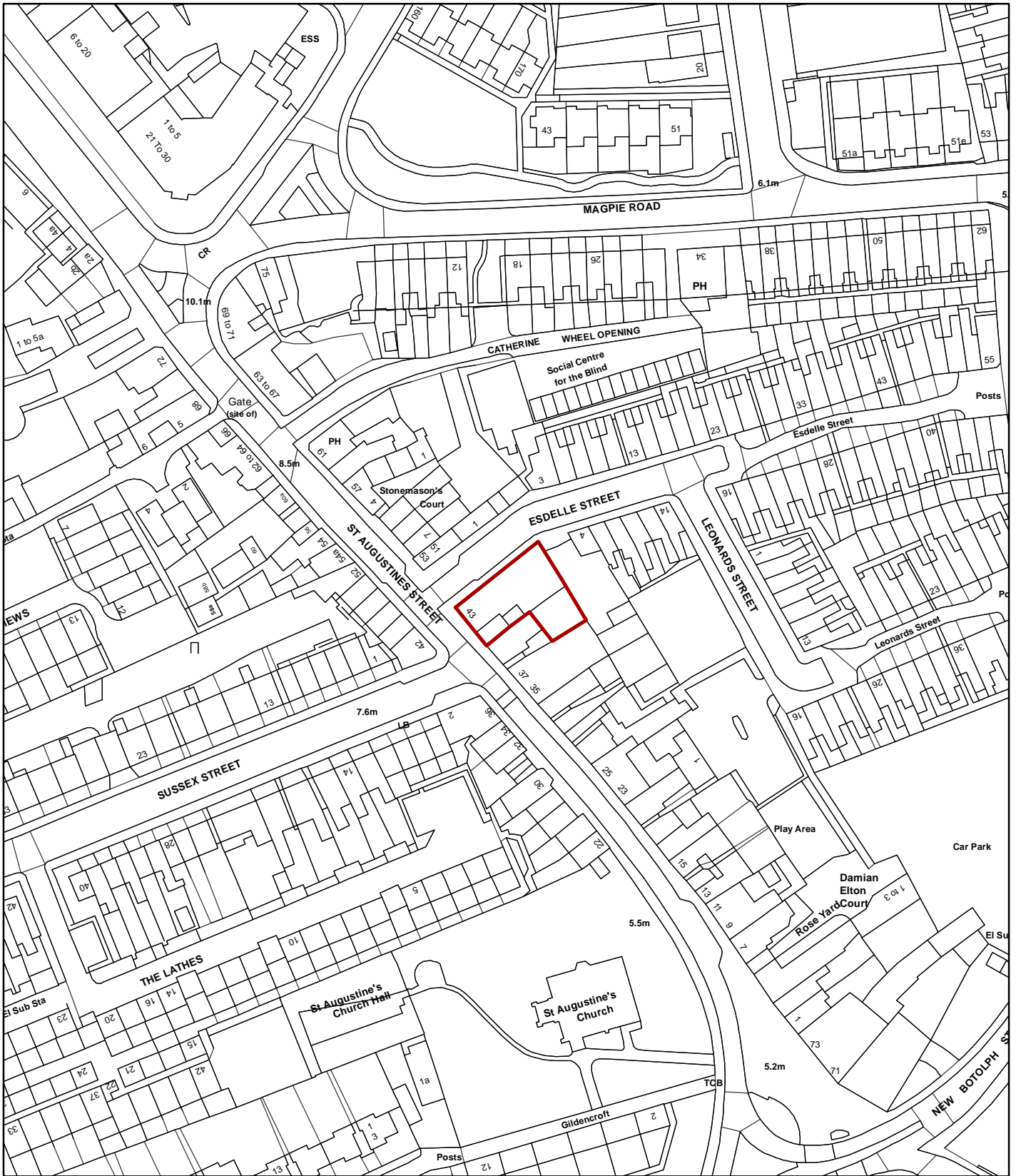
Objection

---

<b>Ward:</b>	Mancroft
<b>Case officer</b>	Robert Webb - <a href="mailto:robertwebb@norwich.gov.uk">robertwebb@norwich.gov.uk</a>

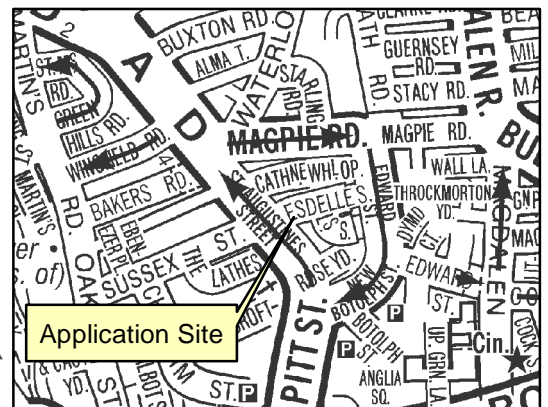
<b>Development proposal</b>		
Demolition of existing building. Erection of 9 No. flats with 1 No. retail unit on ground floor level.		
<b>Representations</b>		
Object	Comment	Support
4	1	0

<b>Main issues</b>	<b>Key considerations</b>
1	Principle of development
2	Design and heritage
3	Transport
4	Amenity
5	Flood risk
<b>Expiry date</b>	12 April 2018
<b>Recommendation</b>	Approval



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00058/F  
 Site Address: 41-43 St Augustines Street  
 Scale: 1:1,250



## **The site and surroundings**

1. The site includes buildings on the corner of St. Augustine's and Esdelle Street, to the north of the city centre. No.43 is a 19<sup>th</sup> Century smithy building which in the past was the main premises of Dave Barkshire Motorcycle Centre. The building is still used for storage by that company, although the main business has relocated to Rackheath Industrial Estate. On the ground floor corner of the building is a small unit that was last used as a café but is currently vacant. No. 41 also dates from the 19<sup>th</sup> Century and was historically a dwelling but when it was last in use was used for commercial purposes. It is also currently vacant. Both buildings are locally listed. They are however in a poor state of repair and have been unsympathetically altered in the past, both internally and externally.
2. No. 39, immediately to the south is locally listed and currently operating as an adult shop and the buildings immediately to the east on Esdelle Street are residential dwellings. There are a range of commercial uses in the vicinity of the site, including a dentist, takeaway and architectural practice.

## **Constraints**

3. The site is within the city centre conservation area and the buildings on site are locally listed. There are a number of statutory listed buildings opposite the site on St. Augustine's Street, including no's 42-52 St. Augustine's Street and no. 1 Sussex Street, 4-10 Sussex Street, 27-29 St. Augustine's Street, and no.s 32, 34, 36 and 36A St. Augustine's Street and no. 2 Sussex Street. The adjoining building, no. 39 is locally listed.
4. The site is within a large district centre, critical drainage catchment area and a main area of archaeological interest.

## **Relevant planning history**

5. There is no relevant planning history held by Norwich City Council.

## **The proposal**

6. The proposal is to demolish the buildings on site and construct a new building which would contain 9 no. flats and 1 no. retail unit on the ground floor. There would be 6 no. 1 bedroom flats and 3 no. 2 bedroom flats. The building would comprise two distinct forms. Firstly, a three storey flat roof building on the corner made of brick which includes pillars, insets and alignment of fenestration to provide a modern interpretation of locally distinctive features. This would have a darker brick at ground floor level to reference the blackened plinth detailing of adjacent buildings. Secondly a two and a half storey pitched roof section on Esdelle Street which features dormer windows and a slate roof. This would be rendered in a light shade, to reflect the prevailing character of Esdelle Street.
7. There would be a rear courtyard where bins and bikes would be stored, this being accessed from a passageway off Esdelle Street. This would also provide a small area for amenity/ outdoor seating.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	9
No. of affordable dwellings	0
Total floorspace	519 sqm. All dwellings meet national minimum space standards.
No. of storeys	3
Max. dimensions	Flat roof corner building – 9.3m high Pitched roof building – 9m high.
Density	25 dwellings per hectare
<b>Appearance</b>	
Materials	Walls - red brick, dark grey brick, light render.
Construction	Roof – Grey slate tiles and grey single ply membrane to flat roof area Windows – Aluminium double glazed Doors – Aluminium double glazed
<b>Transport matters</b>	
No of car parking spaces	None
No of cycle parking spaces	To be controlled by condition
Servicing arrangements	From Esdelle Street

## Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
Concern that the development is an ugly modern shapeless block in amongst the period buildings.	See main issue 2.
No objection to the principle of development but consider that the vertical pilasters are out of keeping with the character of the street and would wish to see this redesigned.	See main issue 2.
Concern that the bin storage and collection measures proposed would not work. Bins should not be presented on Esdelle Street.	See main issue 3.
The cycle storage would be obstructed by the proposed bin storage.	See main issue 3.
The proposed development is not sympathetic to the character of the Conservation Area and does nothing to enhance the character of the neighbourhood.	See main issue 2.
Concern that the retail unit does not have sufficient space for storage, kitchen or welfare facilities.	See main issue 4.
Intense form of development which will have impacts on neighbours and future residents amenity (overlooking, overbearing, limited natural light and lack of outdoor space)	See main issue 4.
The proposal will intensify visitor parking problems.	See main issue 3.
Comment from the adult shop which occupies no. 39 St. Augustines which raises no objection to the development but wished to make sure that any future occupiers are aware of their presence and does not object to their license in the future.	See main issue 4.

## **Consultation responses**

9. 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.

### **Design and conservation**

10. No objection following receipt of amended plans.

## **Environmental protection**

11. No objection subject to conditions to ensure noise levels within the proposed units is acceptable

## **Highways (local)**

12. No objection on highway grounds. Construction management plan sought via condition. Windows should not be outward opening to avoid obstructions. Extant waiting restrictions on Esdelle Street and St Augustines are adequate and do not require amendment. The extant footway and dropped kerbs are satisfactory for the proposed development and do not require modification.

## **Norfolk historic environment service**

13. Following receipt of additional information regarding the site, no objections subject to conditions relating to a programme of archaeological investigation.

## **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
  - JCS4 Housing delivery
  - JCS5 The economy
  - JCS6 Access and transportation
  - JCS9 Strategy for growth in the Norwich policy area
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
  - DM5 Planning effectively for flood resilience
  - DM9 Safeguarding Norwich's heritage
  - DM16 Supporting the needs of business
  - DM17 Supporting small business
  - DM21 Protecting and supporting district and local centres
  - DM28 Encouraging sustainable travel
  - DM29 Managing car parking demand in the city centre
  - DM30 Access and highway safety
  - DM32 Encouraging car free and low car housing

### **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
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

## **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 Framework (NPPF), the Councils 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 – DM9, DM12, DM17, DM18, JCS4, JCS5 NPPF paragraphs 49 and 14.
19. The site is within a sustainable location where there is a presumption in favour of development for residential and retail purposes. The buildings on site are locally listed and as such it would normally be preferable to retain them where possible. Policy DM9 of the local plan states that:
- “Development resulting in harm or loss of significance of a locally listed heritage asset will only be acceptable where:
- a) there are demonstrable and overriding benefits associated with the development; and
  - b) it can be demonstrated that there would be no reasonably practicable or viable means of retaining the asset within a development.
20. In this instance the buildings have been substantially altered and are in a particularly poor state of repair. The modernised frontage which faces St. Augustine’s Street is currently a negative feature within the conservation area. A Structural Survey submitted with the application identifies a number of structural defects and leaking roof. The building is not considered suitable for conversion.
21. The planning officer’s site visit confirmed that the buildings are in a poor state of repair and not suitable for conversion. In discussion with the conservation officer, the principle of redeveloping the site is considered acceptable, subject to the design of the new proposal conserving or enhancing the character of the conservation area and making the most efficient use of the land.
22. Whilst a small retail unit would be provided at ground floor level, the proposal would result in a reduction of business floorspace which has in the past been used for the motorcycle company. Whilst such losses should be carefully scrutinised, the site is

not considered particularly suitable for motor trade purposes, being located in a shopping and residential area and without any off-street parking available.

23. Regard is also had to the current five-year housing land supply position, where there is currently a shortfall in the supply in the Norwich Policy Area. Given that a retail unit would be maintained at ground floor level, it is considered that the proposal would deliver significant benefits in terms of providing new dwellings, improve the amenity for neighbouring occupiers and, as detailed in the following section, it is considered the proposal would enhance the appearance of the site and character of the conservation area.
24. For these reasons, the principle of development is considered acceptable.

### **Main issue 2: Design and Heritage**

25. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
26. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
27. The conservation character area appraisal identifies that the area benefits from a significant concentration of historic buildings and features from different historical periods. This variety is apparent on either side of St Augustine's Street with a variety in height and mixture of pitched roof and gable ends. The predominant building material is red brick with some elevations painted and rendered. Scales vary between two and three storeys.
28. The flat roof building proposed would represent a departure from the prevailing character of the street, with only one other flat roof building evident on this stretch of St. Augustine's. However regard is had to the fact the site is a corner plot, and therefore is well placed to accommodate a building which is distinctive and has a degree of prominence. The new building on Esdelle Street would respect the form and appearance of buildings on that street, albeit it would be slightly higher in order to accommodate rooms within the roof.
29. Whilst the design is modern and has its own character, the architectural detailing and use of materials takes references from the surrounding buildings, and the proposal is considered to represent a high quality design which would significantly enhance the appearance of the site compared to the current situation. It is considered that the proposal would enhance the character of the conservation area and preserve the setting of nearby listed buildings.
30. The design of the shop front would be a distinctive element of the building in its own right which respects the character of existing shop fronts whilst providing a modern appearance which would work well in the street scene. The scale of development in general is in keeping with the wider character of the street.

### **Main issue 3: Transport and servicing**

31. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
32. The proposal is for a car-free development which is acceptable given the proximity to shops and services and public transport modes. There is space for sufficient and

secure cycle storage within the rear courtyard. Conditions are recommended relating to the need for a construction management plan. The highway officer raised no objection on highway grounds.

33. The new properties would not be eligible for new residents parking permits. The impacts of additional visitors arriving by car would be controlled by existing parking control measures and there are sufficient public car parks within the walking distance of the site.
34. Concerns have been raised about the arrangements for waste collection. During the course of the application the applicant has revised the scheme to ensure bins can be collected from the rear yard. This has included widening the passageway to allow for the easy movement of bins and repositioning the bin store. The bins would be collected by bin collection personnel directly from the rear yard, and returned to this position once they had been emptied. There would be no need for bins to be presented or left on Esdelle Street itself. Officers in citywide services have confirmed this would be acceptable and it is considered this would avoid the obstructions to the highway or pavement that objectors are concerned about.

#### **Main issue 4: Amenity**

35. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

##### **Amenity for proposed occupiers**

36. The proposal meets or exceeds the requirements of the national minimum space standards for all flats. There would be limited outdoor amenity space within the rear courtyard. Whilst this is small in scale regard is had to the location of the site, which is in walking distance of Waterloo Park, and the various café's, pubs, restaurants and open spaces of the city centre. It would not be desirable to provide balconies due to the location within the conservation area and the conflict this would cause with the appearance of the site. The flats would receive satisfactory levels of natural light. A condition is recommended to ensure that suitable sound attenuation measures are implemented to deal with noise from vehicle traffic on St. Augustine's Street.
37. With regard to the comments from the operator of the adjacent adult shop, licensing is a separate matter to planning however it is not anticipated that the proposed use would materially conflict with the adjacent business or vice versa, given the nearest flats would be on the first floor of the proposed site, with access from Esdelle Street.

##### **Amenity for neighbouring occupiers**

38. No material harm would be caused by overlooking, loss of privacy, loss of light or overshadowing from the proposal. The relationship of the development to surrounding properties would be similar to the existing pattern of development within the street. It is likely that the proposed use would reduce amenity impacts compared to the previous motorbike sales use.

##### **Amenity – commercial use**

39. A condition is recommended restricting the retail unit to be used for A1 (shop), A2 (financial services) or A3 (café) uses only, to assist with the vitality and viability of

the District Centre and to ensure that other uses which may create additional impacts are properly assessed.

- 40. Whilst no storage or kitchen facilities are indicated, it is considered that some flexibility is required due to it not being known who the end user would be at this stage. It is likely that that a future occupier would fit the unit out to their own requirements. The occupier would have access to the rear yard for bin storage. The servicing arrangements would not be dissimilar to the other commercial units along the road.
- 41. The amenity impacts on proposed and future occupiers are considered acceptable.

**Main issue 5: Flood risk**

- 42. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
- 43. The site is within flood zone 1 which is the zone of lowest risk from fluvial flooding. However it is within a critical drainage catchment. The proposal is unlikely to increase the potential for surface water run-off, given that the site is already covered in buildings and hard standing. Notwithstanding this, some water attenuation measures would be welcomed and this could be sought by condition.
- 44. Foul drainage would connect to the mains sewer to which Anglian Water raises no objection.

**Compliance with other relevant development plan policies**

- 45. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Yes subject to condition</b>
Car parking provision	DM31	<b>Not applicable</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Not applicable</b>
Water efficiency	JCS 1 & 3	<b>Yes subject to condition</b>
Sustainable urban drainage	DM3/5	<b>Yes subject to condition</b>

**Equalities and diversity issues**

- 46. There are no significant equality or diversity issues.

## **Local finance considerations**

47. 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.
48. 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.
49. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

50. Whilst the loss of the locally listed buildings on site would result in some harm to the character of the area, the condition of the buildings is not good and they have also been significantly and unsympathetically altered. The proposal would deliver significant benefits in terms of redeveloping the site to provide a more efficient use of the land and improvement to the appearance of the street scene, with the design striking the right balance between introducing a new and modern feature building whilst respecting the scale and characteristics of surrounding buildings within the conservation area. In addition to enhancing the appearance of the site, delivering nine new residential dwellings and a modern retail unit in a sustainable location are particular benefits of the scheme.
51. 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. 18/00058/F - 41 - 43 St Augustines Street Norwich NR3 3BY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Retail unit to be for A1, A2 or A3 purposes only.
4. Water efficiency – residential
5. Water efficiency – commercial
6. Materials to be submitted for approval
7. Cycle and bin storage and landscaping details of rear courtyard to be submitted for approval
8. Land contamination report to be submitted and measures implemented if required
9. Surface water drainage attenuation measures to be provided.
10. Archaeological written scheme of investigation
12. The building envelope shall be constructed so as to provide sound attenuation against external noise and ensure internal sound levels no greater than:
  - a) 35dB LAeq(16 hour) in the main living rooms of the dwelling(s) (for daytime and evening use); and

- b) 30dB LAeq(8 hour)/45dB LAmx(fast) in the bedrooms of the dwelling(s) (for nighttime use) in line with World Health Organisation guidance, with windows shut and other means of ventilation provided.
13. Construction management plan to be submitted.
  14. All windows should be sash style and not outward opening.

**Article 35(2) statement**

The local planning authority in making its recommendation has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
<b>Revisions</b>				
CF				

**PLANNING**

**Dave Barkshire**  
12/08/16

**St Augustines  
 Norwich**  
12/08/16

**Existing Site Plan**  
12/08/16

**5170**  
12/08/16

**051**  
12/08/16

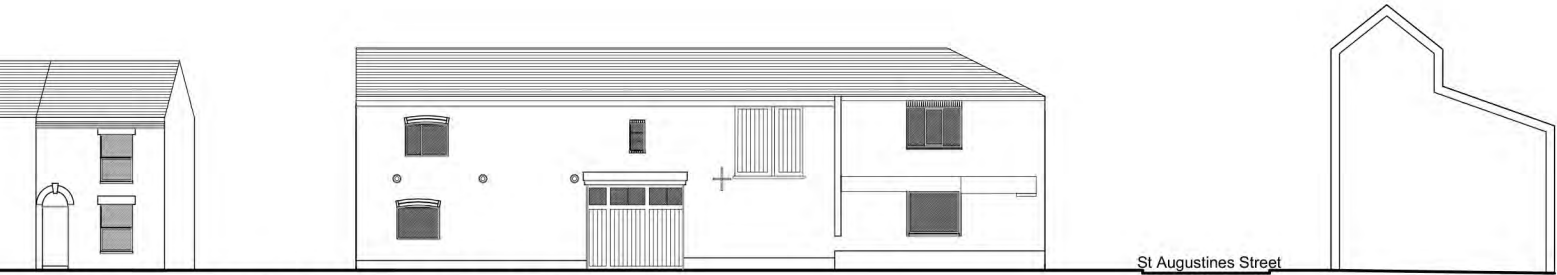
**16/08/16**    **1:200@A3**  
DATE SCALE

**LC**    **SD**  
DRAWN BY CHECKED BY

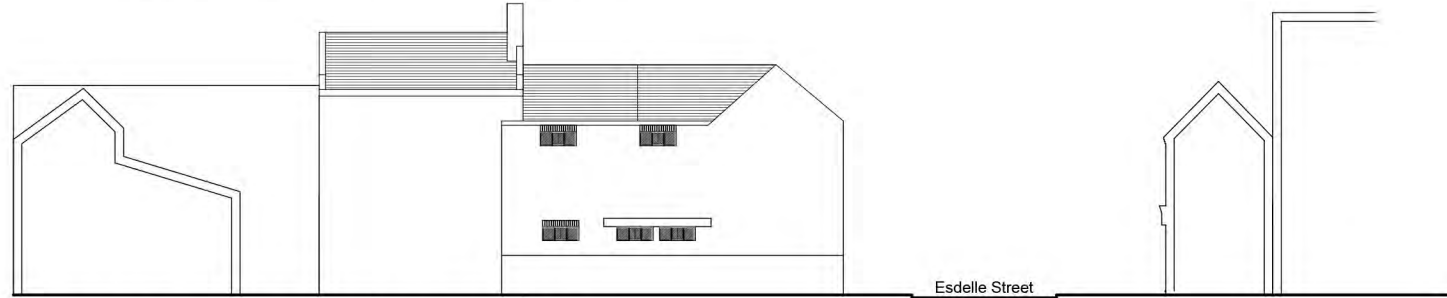




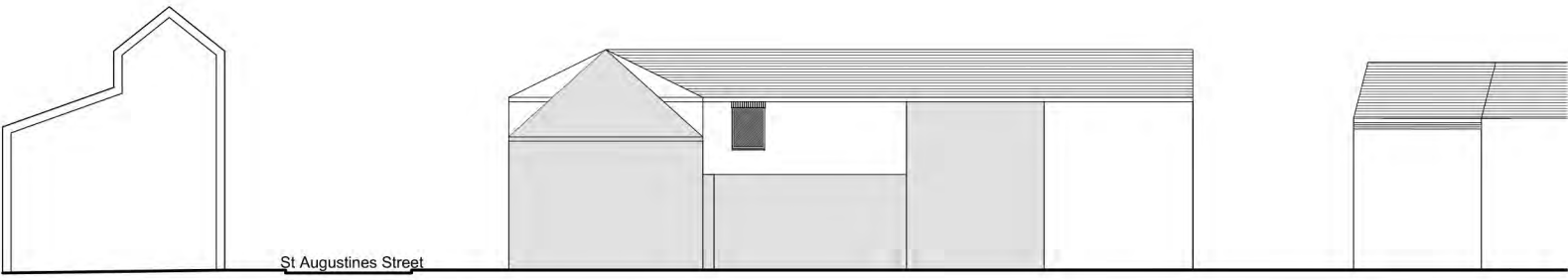
**EXISTING SOUTH-WEST ELEVATION 1:200@A3**



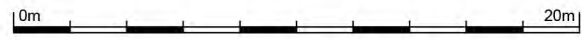
**EXISTING NORTH-WEST ELEVATION 1:200@A3**



**EXISTING NORTH-EAST ELEVATION 1:200@A3**



**EXISTING SOUTH-EAST ELEVATION 1:200@A3**



REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				

**CF**  
Chaplin Ferrant Limited

**PLANNING**

**Dave Barkshire**  
Client

**St Augustines Norwich**  
Project

**Existing Elevations**  
Project Ref

**5170**

**053**  
Drawn by

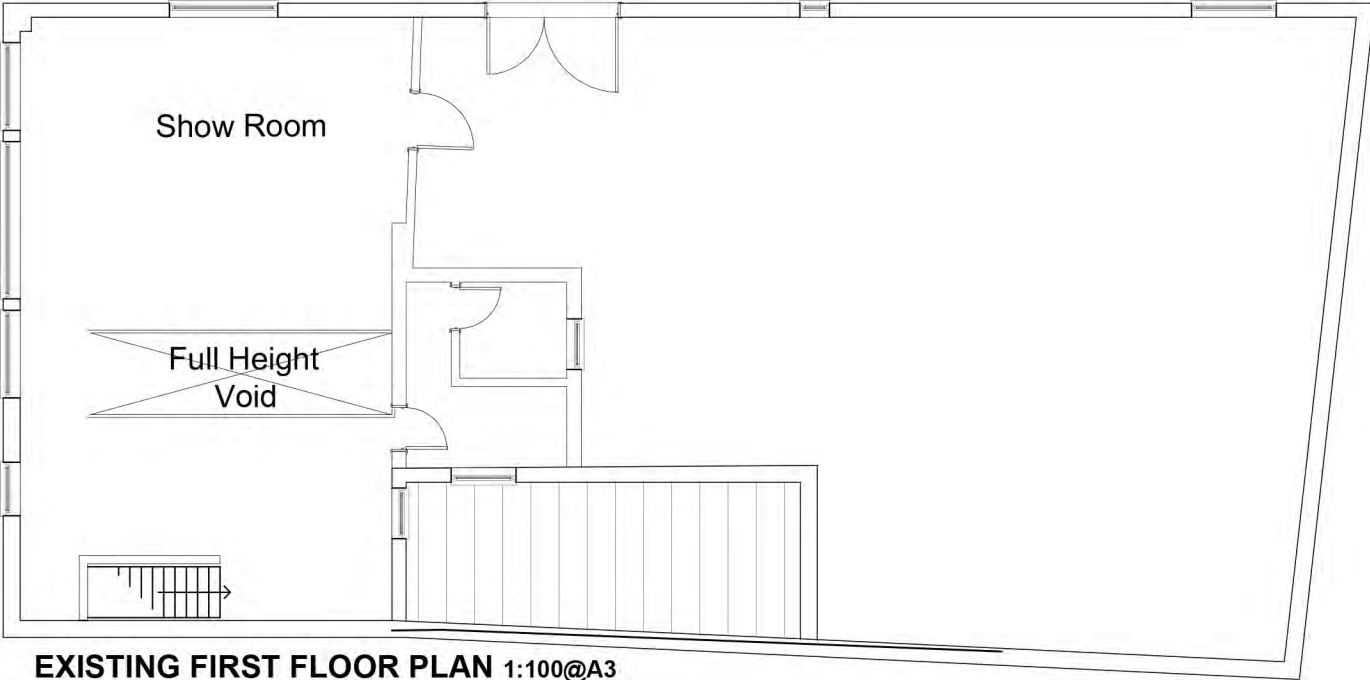
**16/08/16**  
Date

**1:200 @A3**  
Scale

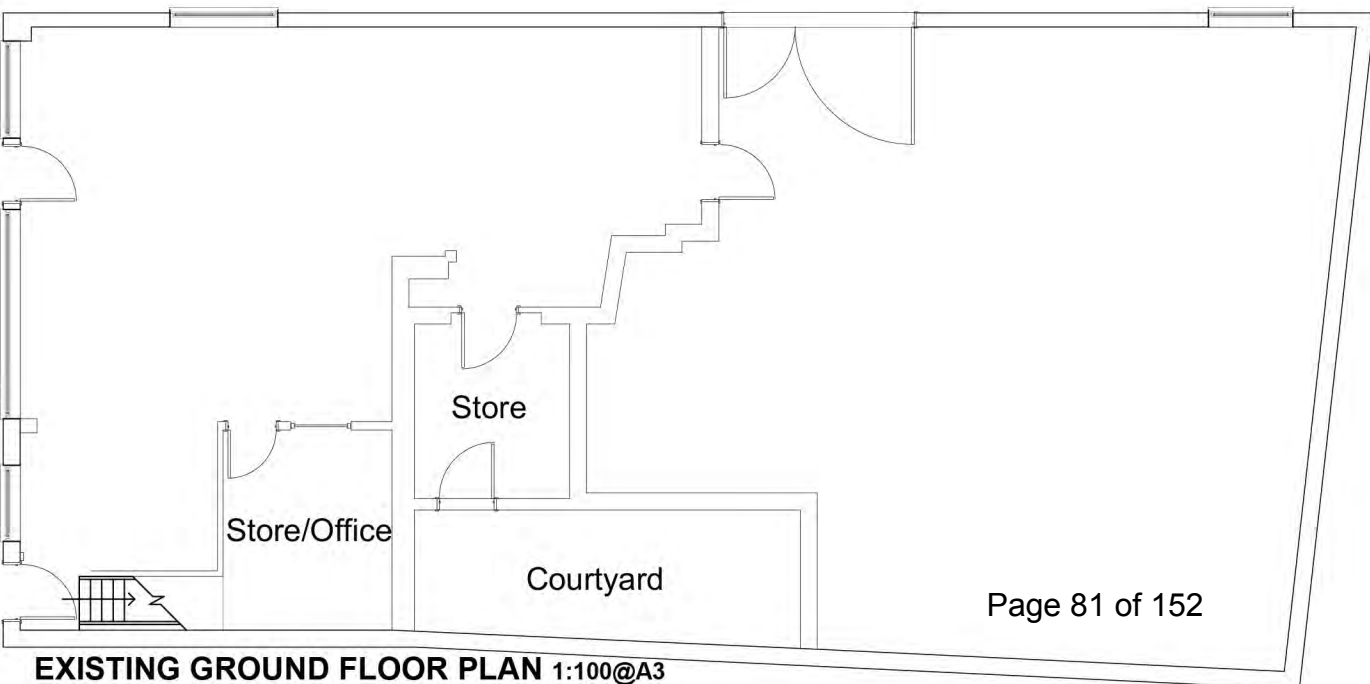
**LC**  
Checked by

This drawing is copyright of the Architects and shall not be reproduced without their permission.  
 Check all dimensions and report any errors or omissions.  
 Do not scale from this drawing.





**EXISTING FIRST FLOOR PLAN 1:100@A3**



**EXISTING GROUND FLOOR PLAN 1:100@A3**

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
<b>Revisions</b>				

**CF**

**PLANNING**

**Chaplin Ferrant Limited**  
 51 Yarmouth Road  
 Norwich  
 NR7 8ET  
 Tel: 01603 790000  
 Fax: 01603 750001  
 office@chapinferrant.com  
 www.chapinferrant.com

**Dave Barkshire**  
 St Augustines  
 Norwich

**Existing Floor Plans**

**5170**  
 16/08/16 1:100 @A3

**052**  
 16/08/16 1:100 @A3

**JJ**  
 SD

This drawing is copyright of the Architects and shall not be reproduced without their permission.  
 Check all dimensions and report any errors or omissions.  
 Do not scale from this drawing.



- External amenity area with indicative layout.
- External landscaping zone
- Hatch indicating 450x450mm paving slabs
- 1.5m high wooden fence to enclose area & reduce visual impact
- Cycle store area (10 spaces)

FW Existing Indicative Location  
 SW Existing Indicative Location



G	11/01/18	Site plan updated to suit planners comments	JL	JL
F	12/01/18	Site plan updated to suit planners comments	SH	JL
E	14/01/18	Site plan updated	JL	
D	12/10/17	Internal Layout Amendments	VS	JL
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

**CF**  
Construction Drawing - Quantity Surveyor

**PLANNING**

**Chaplin Farrant Limited**  
51 Yarmouth Road  
 Norwich  
 NR7 0ET  
 Tel: 01603 700000  
 Fax: 01603 700001  
 office@chaplinfarrant.com  
 www.chaplinfarrant.com

**Also at:**  
 London  
 Winchester  
 Southampton  
 Great Yarmouth

**Project:** Dave Barkshire  
**Address:** St Augustines Norwich  
**Project:** Proposed Site Plan

**5170**  
This drawing is copyright of the Architects and shall not be reproduced without their permission.

**054** **G**  
Check all dimensions and report any errors or omissions.

**08/08/17** **1:100@A1**  
Do not scale from this drawing.

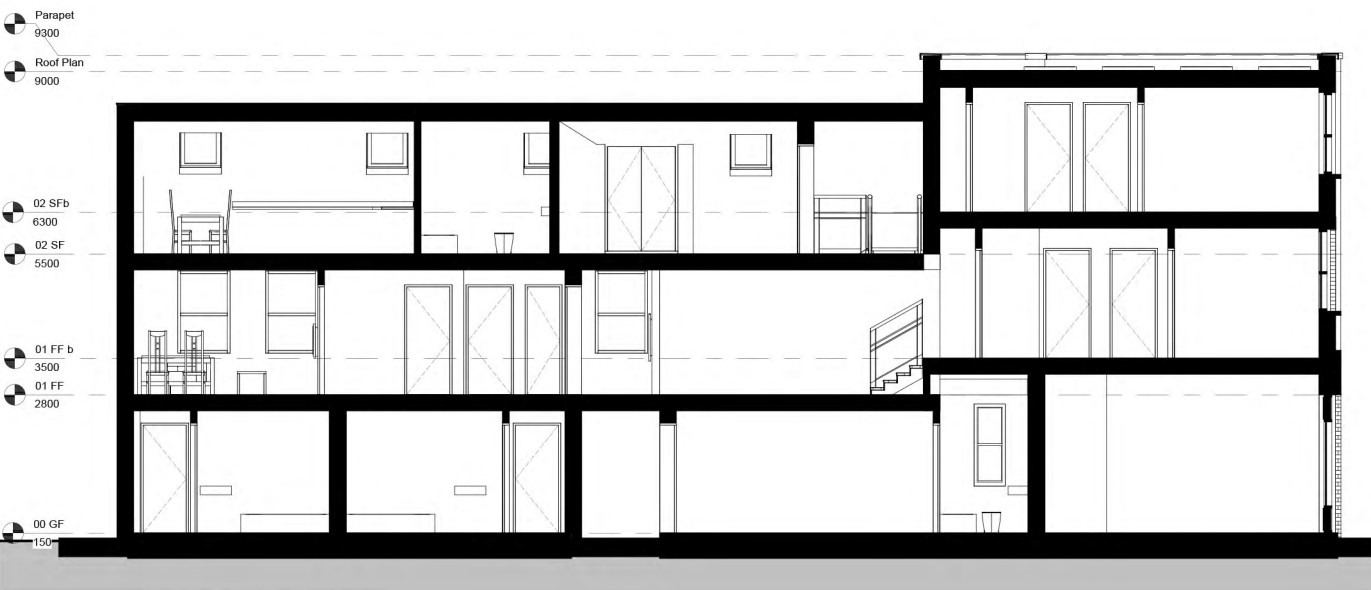
**VS** **JL**  
Drawn by Checked by



**West Elevation**  
1 : 50



**South Elevation**  
1 : 50



**Long Section A - A**  
1 : 50

REV	DATE	DESCRIPTION	CHECKED BY
F	11/22/21	Internal Layout and Amendments and roof update	VS
E	20/11/21	Internal Layout Amendments	VS
D	11/10/21	Internal Layout Amendments	VS
C	07/09/21	Updated Details	VS
B	17/08/21	Updated Layouts	VS
A	07/08/21	Updated Layouts	VS

**Revisions**

**CF**  
Architects Engineers Quantity Surveyors

**PLANNING**  
DOCUMENT STATUS

**Chaplin Farrant Limited**  
Davie Barkshire  
Project

**St Augustines Norwich**  
Proposed Elevations Sections  
5170

057  
07/08/17  
1 : 50@A1  
VS  
JL



**North Elevation**  
1 : 50



**East Elevation**  
1 : 50



**Section B - B**  
1 : 50



**Section C-C**  
1 : 50

REV	DATE	DESCRIPTION	VS	DRAWN	CHECKED BY
F	11/22/01	Internal Layout and Amendments and roof update	VS		
E	20/11/01	Internal Layout Amendments	VS		
D	11/10/01	Internal Layout Amendments	VS		
C	07/09/01	Updated Details	VS		
B	17/08/01	Updated Layouts	VS		
A	07/08/01	Updated Layouts	VS		

**Revisions**

**CF**

Amendments Diagrams Quantity Surveying

**PLANNING**

**Dave Barkshire**

**St Augustines Norwich**

**Proposed Elevations Sections**

**5170**

This drawings is copyright of the Architects and shall not be reproduced without their permission and shall not be used for any purpose than indicated on the status indicated.

Check all dimensions and report any errors or omissions

Do not scale from this drawing

05B	07/08/17	1 : 50@A1	F	JJ
05A	07/08/17	1 : 50@A1	VS	JJ



Esdelle Street

Proposed

**Proposed South Elevation** St Augustines Street



Proposed

St Augustines Street

**Proposed West Elevation** Esdelle Street



B 24.5.18 Elevations updated to match current design JL JI

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

CF

**PLANNING**

Architects Engineers Quantity Surveys

Chaplin Farrant Limited

51 Yarmouth Road  
Norwich  
NR7 0ET  
Tel: 01603 700000  
Fax: 01603 700001

office@chaplinfarrant.com  
www.chaplinfarrant.com

Also at:  
London  
Winchester  
Southampton  
Great Yarmouth

This drawing is copyright of the Architects and shall not be reproduced without their permission.

Check all dimensions and report any errors or omissions.

Do not scale from this drawing.

Dave Barkshire

Local

St Augustines  
Norwich

Local

Proposed Elevations  
South / West

Local

5170

Project No.

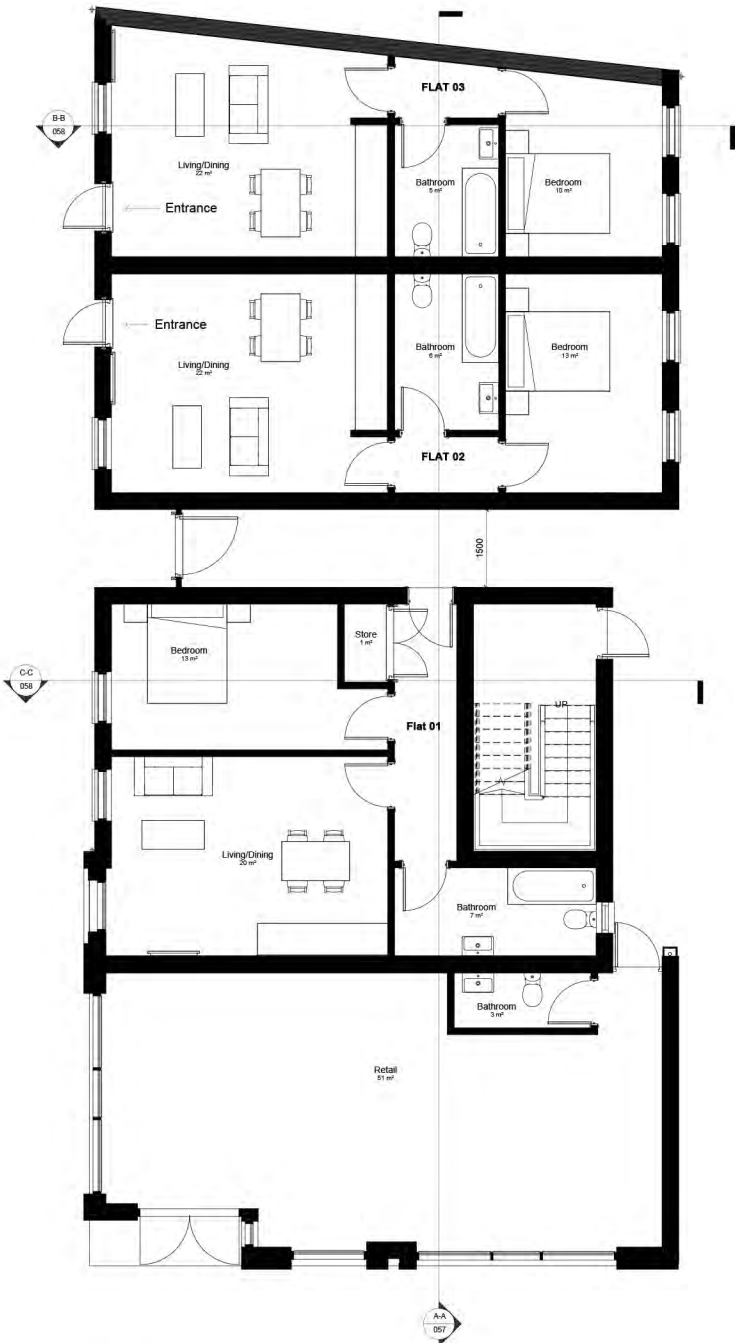
061 B

08/08/17 1:100@A1

Date Scale

VS JI

Drawn by Checked by



00 GF  
1:50



Page 86 of 152  
01 FF  
1:50

Area Schedule (Rentable)	
Name	Area
Flat 1	50 m <sup>2</sup>
Flat 2	44 m <sup>2</sup>
Flat 3	41 m <sup>2</sup>
Flat 4	63 m <sup>2</sup>
Flat 5	40 m <sup>2</sup>
Flat 6	45 m <sup>2</sup>
Flat 7	41 m <sup>2</sup>
Flat 8	75 m <sup>2</sup>
Flat 9	68 m <sup>2</sup>
Retail Unit	54 m <sup>2</sup>
<b>Total:</b>	<b>522 m<sup>2</sup></b>

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
F	11/22/01	Internal Layout and Amendments and roof update	VS	
E	20/11/2001	Internal Layout Amendments	VS	
D	11/10/2001	Internal Layout Amendments	VS	
C	07/09/2001	Updated Details	VS	
B	17/08/2001	Updated Layouts	VS	
A	07/08/2001	Updated Layouts	VS	

**Revisions**

**CF**  
Architects (Firm Name) (Email)

**PLANNING**  
Document Control

**Dave Barkshire**  
Owner

**Chaplin Farrant Limited**  
Architect

**St Augustines Norwich**  
Project

**Ground Floor & First Floor Plans**  
Project

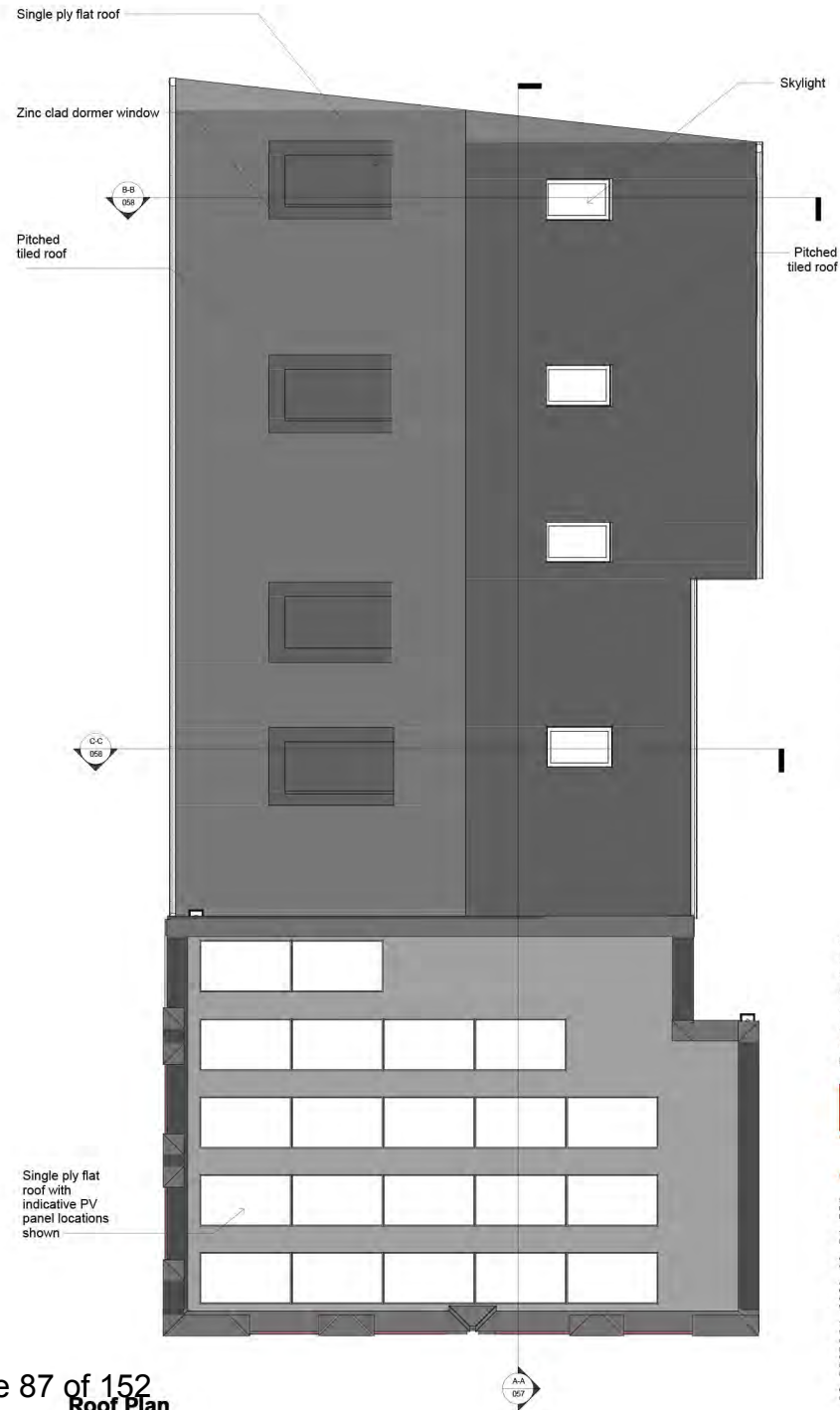
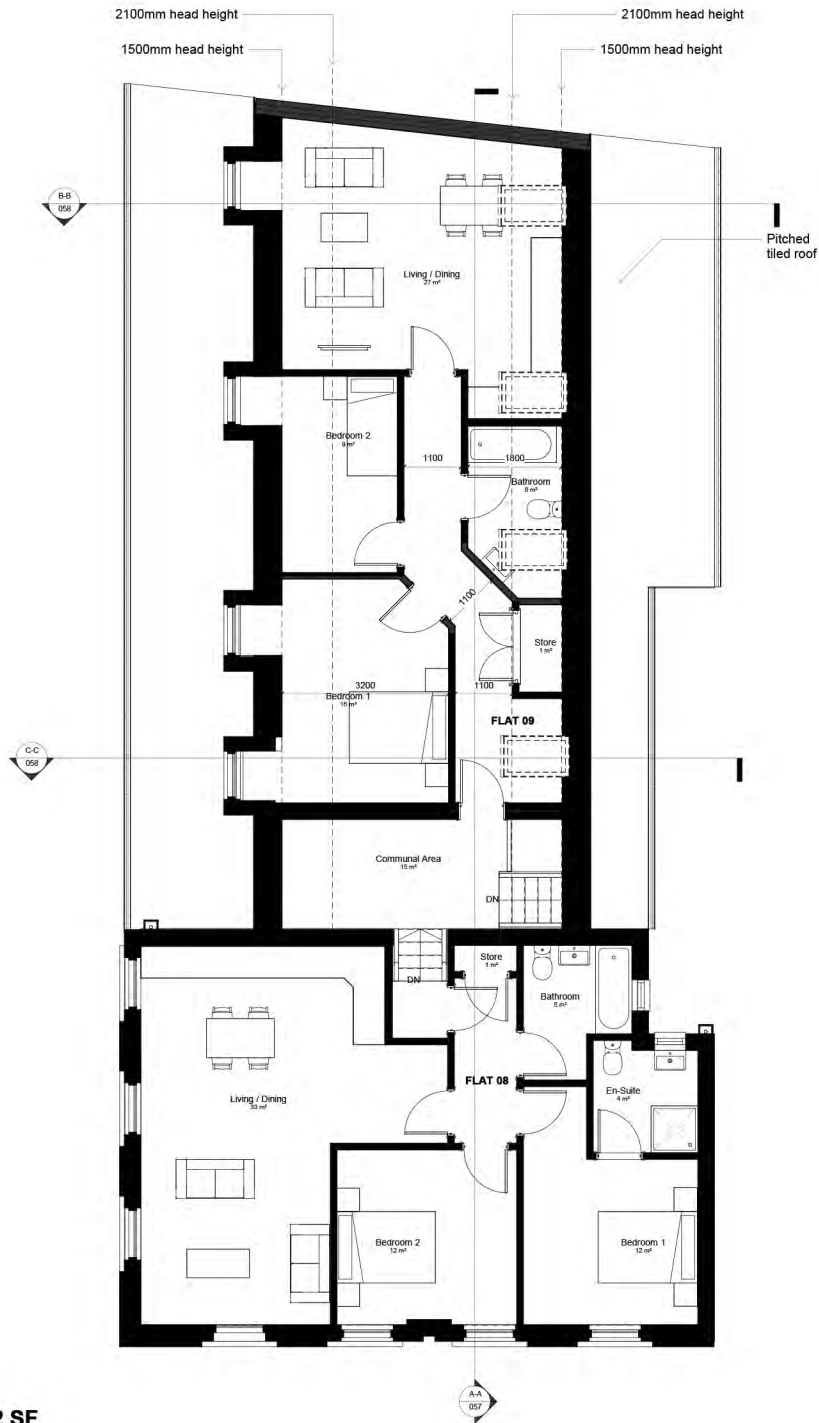
**5170**  
Project

This drawings is copyright of the Architects and shall not be reproduced without their permission and shall not be used for any purpose than indicated on the status indicated.

Check all dimensions and report any errors or omissions

Do not scale from this drawing

055	F
07/08/2017	1:50@A1
VS	JJ
VS	VS



Area Schedule (Rentable)	
Name	Area
Flat 1	50 m <sup>2</sup>
Flat 2	44 m <sup>2</sup>
Flat 3	41 m <sup>2</sup>
Flat 4	63 m <sup>2</sup>
Flat 5	40 m <sup>2</sup>
Flat 6	45 m <sup>2</sup>
Flat 7	41 m <sup>2</sup>
Flat 8	75 m <sup>2</sup>
Flat 9	68 m <sup>2</sup>
Retail Unit	54 m <sup>2</sup>
<b>Total:</b>	<b>522 m<sup>2</sup></b>

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
B	17/08/21	Updated Layouts		VS
C	07/09/21	Updated Details		VS
D	11/10/21	Internal Layout Amendments		VS
E	20/11/21	Internal Layout Amendments		VS
F	11/12/21	Internal Layout and Amendments and roof update		VS
G	20/03/21	Internal layouts for SF and further updates on pitched roof and external wall details		VS

**Revisions**

**CF**  
Architect (Program Quality Service)

**PLANNING**  
Approved Plans

**Dave Barkshire**  
Author

**Chaplin Farrant Limited**  
www.chaplinfarrant.com

**St Augustines Norwich**  
Project

**Second Floor Plans Roof Plan**  
Subject

**5170**  
Project No.

**056**  
Drawing No.

**G**  
Revision

**07/08/17**  
Date

**1 : 50@A1**  
Scale

**VS**  
Author

**JJ**  
Checked by

**02 SF**  
1 : 50





**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject** Application no 17/01862/F - 2 Jordan Close, Norwich,  
NR5 8NH

**5(c)**

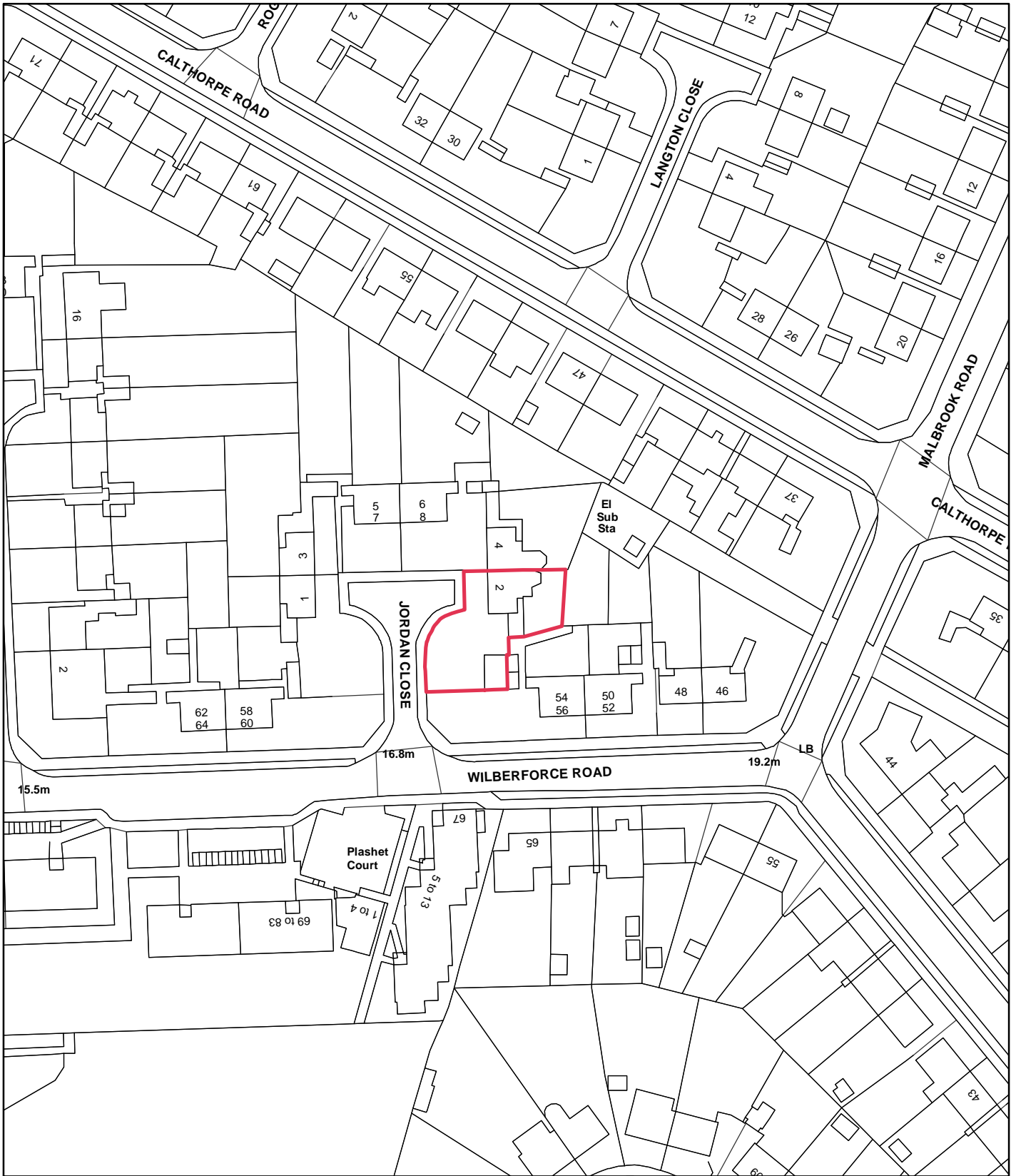
**Reason  
for referral** Objections

---

<b>Ward:</b>	Bowthorpe
<b>Case officer</b>	Charlotte Hounsell - <a href="mailto:charlottehounsell@norwich.gov.uk">charlottehounsell@norwich.gov.uk</a>

<b>Development proposal</b>		
Erection of a two-storey extension to side/rear of dwelling. Change of use from dwellinghouse (Class C3) to 8-bedroom HMO (sui generis).		
<b>Representations</b>		
Object	Comment	Support
3	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle	Acceptability of HMO
2 Design	Appropriateness to the dwelling and surrounding area
3 Amenity	Potential impacts upon neighbours in terms of loss of light and privacy
<b>Expiry date</b>	17 January 2018
<b>Recommendation</b>	Approve

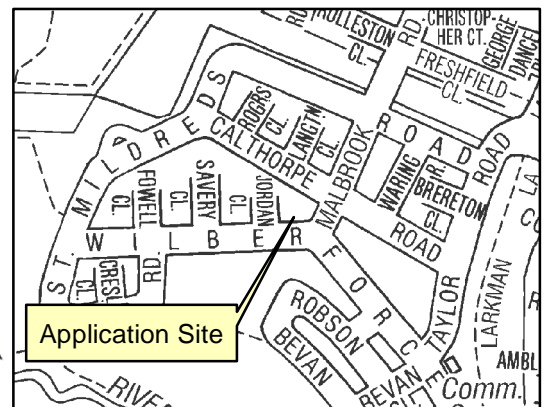


© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 17/01862/F  
 Site Address: 2 Jordan Close  
 Scale: 1:1,000



**NORWICH**  
 City Council



## The site and surroundings

1. The subject property is located on the Eastern side of Jordan Close, West of the City Centre. The semi-detached property is constructed of red brick and clay plain tiles. There is an existing single storey side/rear extension and a rear conservatory. The property is located on a slope so that the dwellings along Wilberforce Road are located at a lower ground level. The neighbouring property also has a conservatory at the rear. The gardens for the properties along Wilberforce Road are divided between the flats and the subject dwelling shares a boundary with the rear gardens of both the adjacent flats. The properties in the surrounding area are of the same age and design.

## Relevant planning history

2. There is no relevant planning history.

## The proposal

3. The proposal is for a two storey side extension and single storey rear extension to facilitate a change of use to an 8 bedroom large HMO.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total floorspace	148 sq. m
No. of storeys	2
Max. dimensions	Single storey: 12.40 x 4.40, 3.30m max height Two storey: 4.20m x 4.60m, 5.50m at the eaves and 7.20m max height
<b>Appearance</b>	
Materials	Red brick and clay plain tiles to match existing uPVC fittings

## Representations

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received over the course of two consultation periods citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
Overdevelopment of the site	See Main Issues 1 and 2
Not in keeping with the character of the area and no other examples of similar development in surrounding area	See Main Issue 2
Loss of privacy	See Main Issue 3
Loss of light and outlook	See Main Issue 3
Lack of parking provision	See Main Issue 5
Level of noise from cumulative student properties	See other matters

## **Consultation responses**

5. 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.

### **Highways (local)**

6. No objection on highway grounds. The property is outside of the Controlled Parking Zone; on street parking is unrestricted.

### **Norwich Society**

7. Original comments: This is overdevelopment of the site with the boundary right up to that of the adjoining property.
8. Revised comments: No comments received.

### **Citywide Services**

9. As this is a dwelling house that will stay residential we don't really need to comment. They will still be on AWC collections and will require wheelie bins. I would recommend they purchase 2 x 360l and 2 x 360l recycling bins.

## **Assessment of planning considerations**

### **Relevant development plan policies**

10. **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
  - JCS4 Housing delivery

**11. 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
- DM7 Trees and development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing

**Other material considerations**

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities

**Case Assessment**

13. 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 Framework (NPPF), the Councils 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**

14. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
15. As well as the physical alterations to the building (discussed below) the proposal involves a change of use from a residential dwelling to a large HMO. It should be noted that several other similar applications have recently been granted in the surrounding area.
16. In accordance with policy DM13, proposals for houses of multiple occupation are required to achieve a high standard of amenity in accordance with DM2 which is assessed below.
17. Proposals are also required to satisfy criteria a, b and c set out in policy DM12. The proposal would not compromise the delivery of wider regeneration proposals and contributes to the provision of a wide mix of uses within the surrounding area. Impacts upon the character and amenity of the area are discussed below.
18. Proposals should demonstrate satisfactory standards of servicing, parking and amenity space for all residents which is subject to further assessment below.

19. It is noted that there will be an increase in the intensity of the use of the site as the property would accommodate three additional students as a result of the proposal.
20. Subject to more detailed assessment of amenity and servicing arrangements (outlined below) the principle of multiple occupation at this site is considered acceptable.

### **Main issue 2: Design**

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. Concerns were raised that the proposal would result in overdevelopment of the site and would not be in keeping with the character of the surrounding area.
23. The proposed extensions are considered to be appropriate in height, scale and form to the main dwelling. The two storey side extension is approximately half the width of the original dwelling, is stepped back from the front elevation and stepped down in height from the main roof. The roof form is in keeping with the style of the existing dwelling and the overall design of the extension would match that of the main dwelling. The single storey rear extension would occupy a slightly larger footprint than the existing conservatory and extension.
24. The proposed extensions would be constructed of materials to match the main dwelling.
25. Therefore the alterations are not considered to be detrimental to the character of the main dwelling or the surrounding area.

### **Main issue 3: Amenity**

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
27. Concerns were raised that the proposal would result in additional opportunity for overlooking. It should be noted that the rear outdoor space for the adjacent flats on Wilberforce Road has been divided so that the ground floor flat has garden space directly behind the building, and the first floor flat has the garden space further to the North.
28. The additional bedroom at first floor level would result in additional overlooking of the rear gardens of the adjacent flats. However, this window would only have oblique views of the garden for the ground floor flat and the level of overlooking of the garden for the first floor flat is not considered to be significantly different to the existing situation.
29. Concerns were also raised regarding loss of light to neighbouring gardens and the neighbouring conservatory. The proposed single storey extension would be approximately 3.00m in height. The neighbour's conservatory at No. 4 Jordans Close has an unusual relationship with the application site in that both of the conservatories have glazing along the boundary, allowing occupants to look directly into neighbouring habitable spaces. The proposed extension is in a similar location and similar size to the existing conservatory on site but stepped away from the boundary by approx. 0.50m. Whilst this proposal would result in an unusual relationship with the conservatory to the north, this is not considered to be

significantly different from the existing relationship. The proposed extension includes a blank wall on its northern elevation which would likely result in additional loss of light, however would reduce the level of overlooking between the two properties.

30. The two storey extension may result in some loss of light to the garden/rear living spaces of the adjacent ground floor flat. In addition, due to the ground level change, it has the potential to be overbearing. However, the extension would be located to the North of the flats and therefore overshadowing would likely be minimal. The proposed two storey extension would be constructed above the existing side extension and would not project past the rear elevation of the house thereby reducing its impact. A distance of approximately 7.00m will be maintained between the two buildings.
31. The proposal would result in 8 occupants residing at the property. The site has ample garden space to the rear which provides enough room for amenity uses and rotary driers etc. It should be noted that one of the ground floor bedrooms is below national space standards for a single bedroom, however it does meet the licensing standard for a single bedroom. The proposal has been revised after concerns were raised regarding the amount of communal living space provided. The revised proposal includes living space of a similar size to other HMO proposals which have recently been approved. Therefore, whilst there will be some negative impacts upon the amenity of future occupiers, on balance the occupiers will benefit from a good standard of amenity overall.
32. Concerns were also raised regarding the cumulative noise impacts from houses of multiple occupation in the surrounding area. Additional impacts upon neighbours are likely to arise from additional residents at the property. 8 unrelated occupants would have increased comings and goings via car journeys, separate social events and visitors which would likely have an impact as a result of increased noise and disturbance.
33. It should however be noted that a change of use from a residential dwelling (Class C3) to a small HMO with up to 6 people (Class C4) does not require consent and the property is already being advertised to let as a 6 bed HMO. It is acknowledged, however, that 8 residents is likely to result in some additional impact in terms of noise and disturbance compared with a potential 6 residents.

#### **Main issue 4: Trees**

34. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
35. There is a large tree located to the North East of the subject site. Both the single storey and two storey extensions are considered to be a sufficient distance from the tree so as not to cause damage. In addition, as there is already hard surfacing located within the rear garden, ground compaction would likely be negligible.

#### **Main issue 5: Transport**

36. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
37. The subject site includes a large gravel driveway which would provide at least two, and likely three, off-road parking spaces. This is in accordance with the standards

set out with appendix 3 of the Local Plan. Although the driveway does not allow access and egress in a forward gear, as is common to the driveways found in the surrounding area, the driveway and access to the highway are extant. It should be noted that the property is not within a controlled parking zone and therefore on street parking is unrestricted. It is acknowledged that there may be an increase in additional pressures on on-street parking as a result of the proposal, however the proposal can provide a policy compliant level of on-site parking.

38. The property can provide sufficient cycle storage within the retained garage/outbuilding as well as the provision of a bin store within the driveway area. The property is also located within a relatively sustainable location and along a bus route. The proposal includes the retention of the existing shed/storage building to the Southern part of the site which would provide ample cycle storage space and would also encourage more sustainable modes of transport.
39. As there is a minimal increase in the footprint of built form on site and the already comprises hard surfacing, the proposal is unlikely to result in a significant increase in surface water flooding and therefore not sustainable drainage measures have been requested.

### **Equalities and diversity issues**

40. There are no significant equality or diversity issues.

### **Local finance considerations**

41. 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.
42. 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.
43. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

44. Concerns were raised regarding the amenity of future occupiers relating to bedroom sizes and the provision of internal communal space. In addition, the relationship between the proposed rear extension and the neighbouring conservatory is awkward and unusual. However, the proposal has been revised in an attempt to address concerns. Furthermore, the occupiers will benefit from a good standard of amenity overall and the relationship between the rear extensions is not considered to be significantly different from the current situation.
45. The proposal would result in an increase in the intensity of use of the site which is likely to lead to an increase in vehicular movements and disturbance, however in the context of the existing use and on balance this is not considered to be unacceptable.



46. On balance 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.

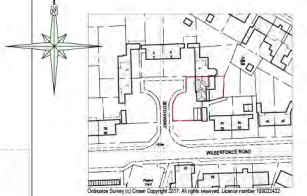
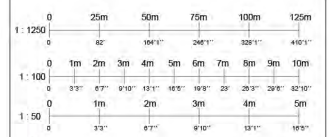
## **Recommendation**

To approve application no. 17/01862/F - 2 Jordan Close Norwich NR5 8NH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Bin and bike stores to be provided prior to occupation;
4. No more than 8 residents;
5. Rooms to be laid out in accordance with floorplans and retained as such;
6. Materials to match existing.

**General Notes**

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing is to be checked and sealed in accordance with all Engineers, Architects, Service Engineers and any specialist drawings, together with any relevant additional Engineers' specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All load connections to have a minimum of 2 bolts.
- The Foundations have been designed on the basis of ground pressure of 100 kN/m<sup>2</sup> & shall meet but not be confined on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the foundations shall be constructed in accordance with the above specifications & that there is no possibility of heavy or sharp loads.
- Under the provisions of the Party Wall etc. Act 1996, if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two months' notice must be given. Note: If foundations are deeper than works on either side there may have to be a grant & agreement received. Note: If foundations, soffits, gutters, etc. approach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction Design & Management Regulations 2015.  
The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.  
a. The construction work can be carried out for as reasonably practicable without risks to the health and safety of any person affected by the project.  
b. Lower suitable written facilities are provided.  
These arrangements must be reviewed and maintained throughout the project.  
The client must provide pre-construction information to the designer and contractor.  
The client must ensure that a construction phase plan is in place before the construction phase starts.  
The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.  
The client must take reasonable steps to ensure that the principal designer and contractor cooperate with their duties.  
The client must pass the health and safety file to any new owner(s)/occupier(s) and ensure that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.  
10 This drawing is Copyright to Building Plans Ltd.



LOCATION PLAN 1:1250

Rev	Date	Amendment	Drawn
A	16/11/17	Reduction in size and height of extensions following comments from NCC Planning	PB

**Architectural Design,  
Building Surveys and  
Planning Services**  
**Building Plans Ltd**  
 11 The Street, Honingham, Norwich, NR9 5BL  
 Telephone: 01603 868377

Client:	Building Plans Ltd
Project:	Extensions & Conversion to HMO
Site address:	2 Jordan Close Norwich NR9 5NH
Contents:	Existing Elevations Existing Floor Plans Location Plan

Scale @ A1:	1:50, 1:100, 1:1250,	Date:	November 2017
Signchecked:	PB/JLN	Revision:	A
Project No:	3233.0817N	Sheet No:	1



WEST EXISTING ELEVATIONS 1:100



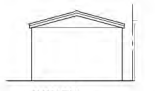
SOUTH



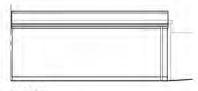
EAST



NORTH



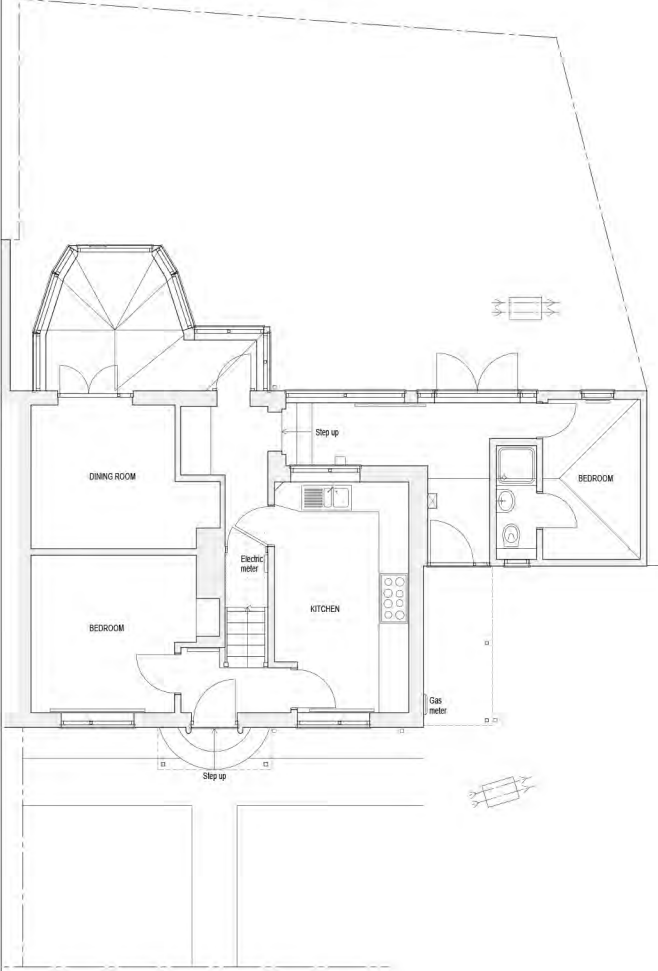
SOUTH EXISTING GARAGE ELEVATIONS 1:100



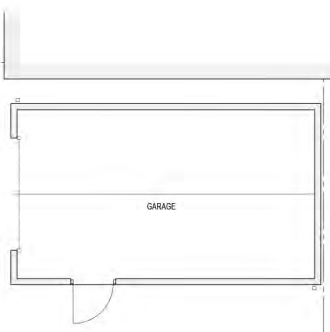
EAST



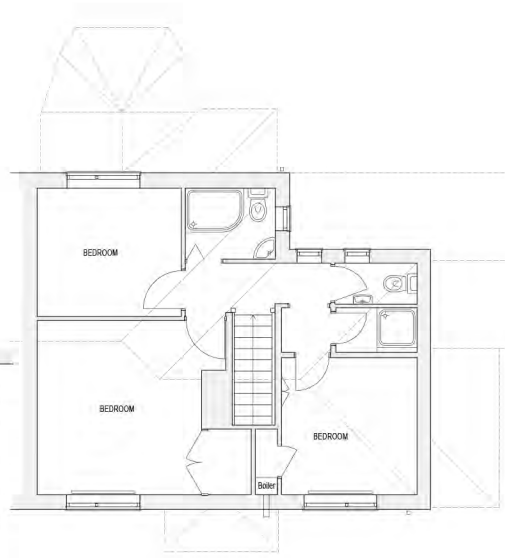
NORTH



EXISTING GROUND FLOOR 1:50



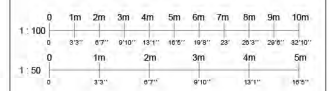
GARAGE



EXISTING FIRST FLOOR 1:50

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All load connections to have a minimum of 3 bolts.
- The foundations have been designed on allowable ground pressure of 100 kN/m<sup>2</sup> & shall meet all confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is a clay soil that has been classified by Tests & Vegetation & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc approach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction Design & Management Regulations 2015. The client must make suitable arrangements for managing the project, including the allocation of additional time and resources.
  - The construction work can be carried out for as reasonably practicable without risks to the health and safety of any person affected by the project.
  - Under suitable written facilities are provided. These arrangements must be reviewed and maintained throughout the project.
  - The client must provide pre-construction information to the designer and contractor. The client must ensure that a construction phase plan is in place before the construction phase starts.
  - The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
  - The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties.
  - The client must pass the health and safety file to any new owner(s)/occupier(s) and ensure that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.



Rev	Date	Amendment	Dwn
E	10/04/18	Part rear extension moved to the south.	PB
D	01/03/18	Rear extension decreased in depth.	PB
C	22/02/18	Rear extension increased in depth to increase dining/living room following comments from NCC Planning.	PB
B	05/01/18	Rear extension increased in depth to increase dining/living room following comments from NCC Planning.	PB
A	16/11/17	Reduction in size and height of extensions following comments from NCC Planning.	PB

**Architectural Design,  
Building Surveys and  
Planning Services**  
  
**Building Plans Ltd**  
 11 The Street, Honington, Norwich, NR9 5BL  
 Telephone: 01603 868377

Client:	Building Plans Ltd
Project:	Extensions & Conversion to HMO
Site address:	2 Jordan Close Norwich NR9 5BH
Contents:	Proposed Elevations Proposed Floor Plans
Scale @ A1:	1:50, 1:100
Date:	February 2018
Signchecked:	PB/JAN
Revision:	E
Project No:	3233.0817N
Sheet No:	2



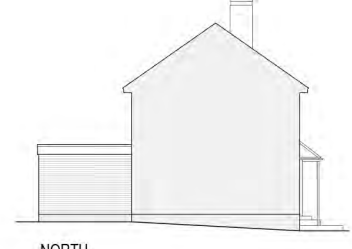
WEST  
PROPOSED ELEVATIONS 1:100



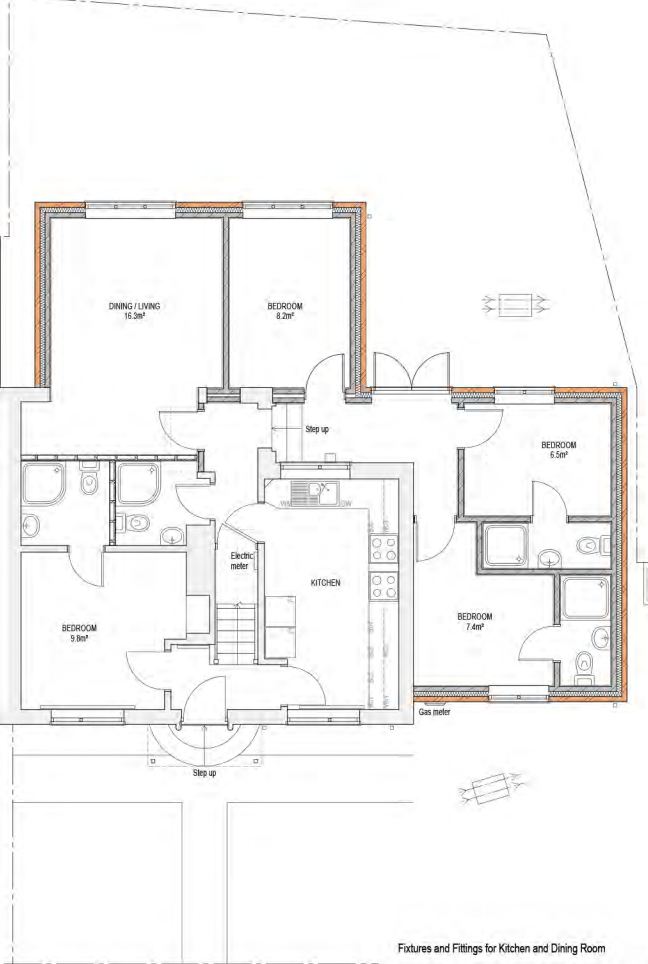
SOUTH



EAST

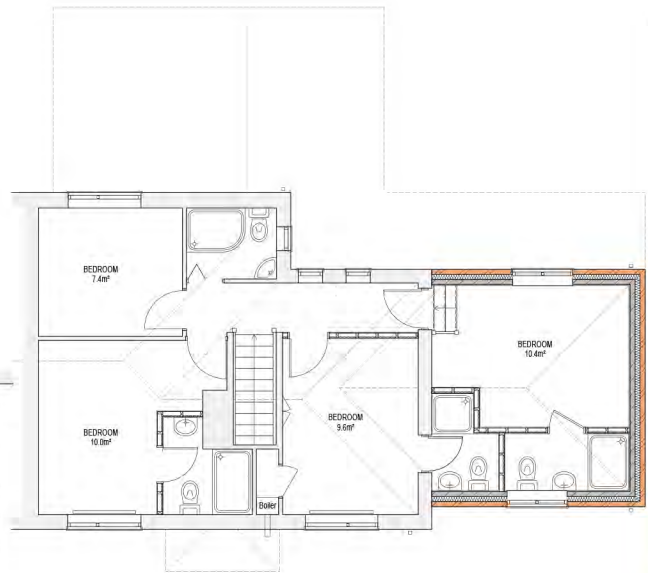
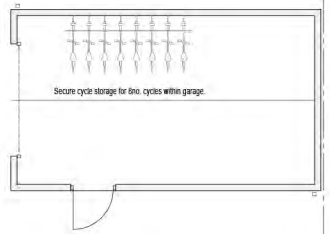


NORTH



PROPOSED GROUND FLOOR 1:50

- Fixtures and Fittings for Kitchen and Dining Room**
- Sink:** Stainless steel sink with draining board plus standard sized dishwasher
  - Cooker & Hob:** Free standing electric cooker with oven and overlight (under hob). Extractor canopy over. Provide two cookers or one cooker plus microwave ovens with grill on worktop.
  - Electrical Sockets:** 30amp supply for electric cooker(s). Dedicated sockets for all appliances underworktops with switched fused signs above work top level. Dedicated sockets for fridge freezers and microwave. 4 double sockets above work top.
  - Food Storage Cupboards:** One base unit (min. 500mm wide x 600mm deep) or one wall unit (1000mm wide x 300mm deep) per person for individual food storage and personal crockery and utensils.
  - Work Top:** Min. 2m length of worktop for food preparation.
  - Fridge Freezers:** 2 free standing fridge freezers.
  - Washing Machine:** 1 under worktop washing machine. Provide 1 rotary clothes dryer in rear garden.



PROPOSED FIRST FLOOR 1:50



**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject** Application no 18/00518/F - 10 Sunningdale, Norwich,  
NR4 6AQ

**5(d)**

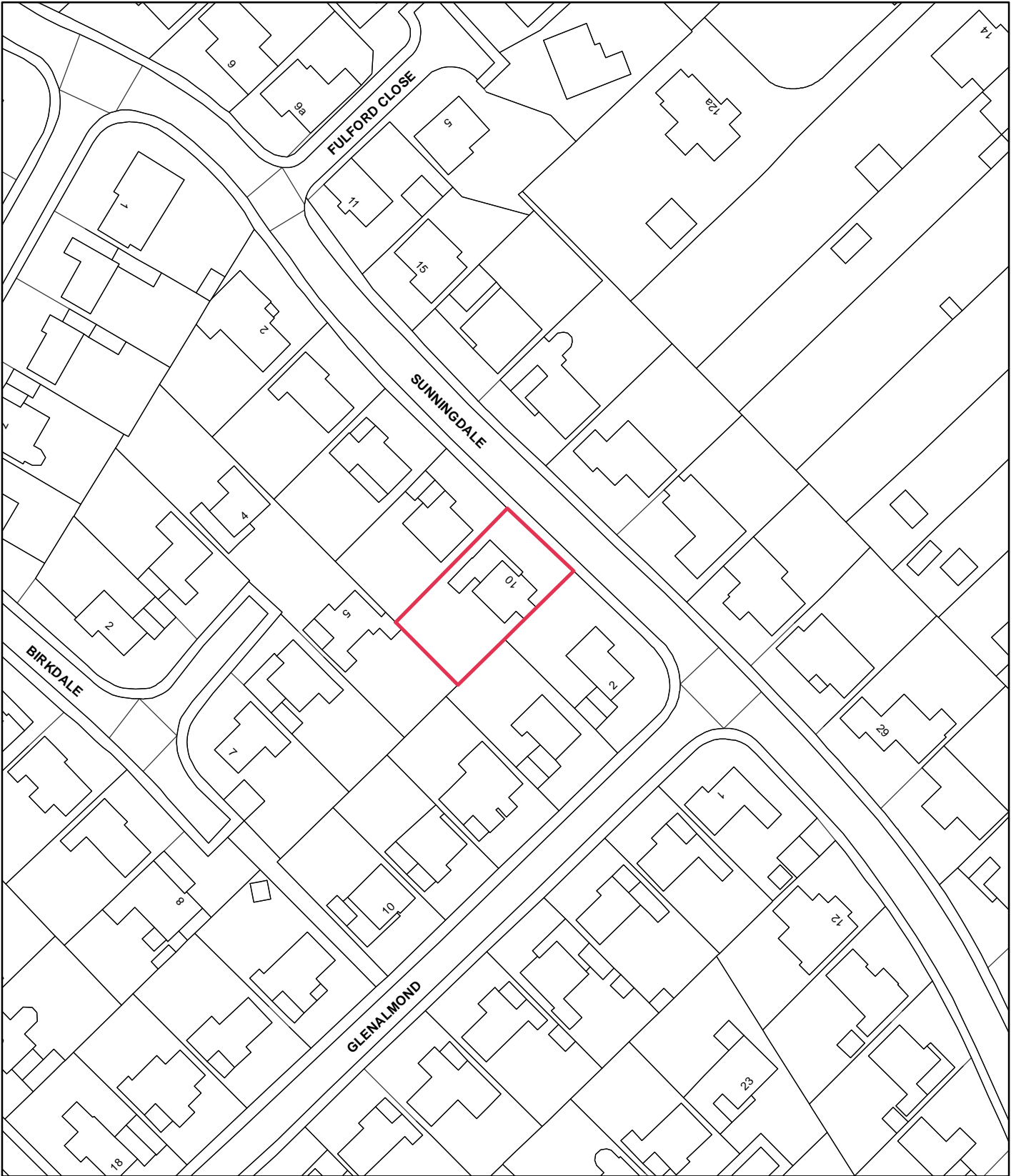
**Reason  
for referral** Objections

---

<b>Ward:</b>	Eaton
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Two storey side extension with single storey extensions to front and rear.		
<b>Representations</b>		
Object	Comment	Support
4	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Scale and Design	The impact of the development within the context of the original design / surrounding area.
2 Residential Amenity	The impact of the development on the neighbouring properties nos. 8 and 21 Sunningdale, nos. 2 and 4 Glenalmond; overshadowing, privacy, overbearing impact and loss of daylight / outlook.
3 Parking	The impact of the development on the current parking situation in the area.
<b>Expiry date</b>	21 June 2018
<b>Recommendation</b>	Approve



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00518/F  
 Site Address: 10 Sunningdale  
 Scale: 1:1,000



## **The site and surroundings**

1. The site is located to the west side of Sunningdale to the south-west of the city. The predominant character of the area is residential, primarily consisting of two-storey detached dwellings constructed circa 1970 as part of a wider housing development centred around Wentworth Green sports and social club. Properties have typically been constructed on good sized rectangular plots comprising front gardens with driveways leading to attached or link attached garages to the side and larger rear gardens. The properties within the area have been constructed in a variety of designs, albeit from a similar pallet of materials with many similar features found throughout.
2. The subject property is a two storey detached dwelling constructed circa 1970 using buff coloured bricks and concrete roof tiles. The dwelling is of a simple dual pitched roof design constructed over a rectangular footprint with a link-attached single flat roof garage located to the side, which includes an overhanging car-port roof. The site features a front garden and driveway area, side access adjacent to the garage and a rear garden.
3. The site is bordered by a similar two storey detached dwelling to the north, no. 8 Sunningdale which includes a tall mature hedgerow marking the boundary, the rear gardens nos. 2 and 4 Glenalmond to the south and no. 5 Birkdale to the west. Site boundaries to the rear are marked by a 1.5m close boarded fence and sections of mature planting.

## **Relevant planning history**

4. There is no relevant planning history.

## **The proposal**

5. The proposal first involves the demolition of the existing link attached garage and car port to the side of the dwelling. The property is to then be extended in three composite sections; a single storey front extension, a two storey side extension and a single storey rear extension.
6. The two storey side extension is to be constructed in place of the existing garage and is to match the original in terms of scale and form. The side extension at first floor level measures 4.6m x 8.5m in plan form, has an eaves height of 5.1m and a ridge height of 8.7m, matching the original. The two storey extension provides an additional two bedrooms each with a window, one on the new front elevation, the other on the new rear elevation, as well as a window on the side elevation serving an en-suite bathroom.
7. The single storey front extension is to extend across from the main front entrance to form part of the ground floor of the side extension, measuring 7.5m x 1.4m in plan form. The extension is of a pitched roof design with an eaves height of 2.5m and a maximum height of 3.8m.
8. The rear single storey section is formed of two parts; an 8.4m x 3.3m pitched roof section which extends across the original rear wall and a 4.9m x 7.5m dual-pitched roof sections which extends beyond the proposed two storey side extension. Both sections have matching eaves height of 2.5m and maximum height of 3.6m. The

rear extensions are to provide an enlarged living space and a bedroom, kitchen and living room for elderly relatives of the applicants to live in.

9. The extensions are to be constructed using predominantly matching materials including buff coloured bricks, concrete pantiles and white coloured windows and doors. The design also includes a section of off white coloured smooth render to the new front elevation.

## Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
<p>Proposal is too large and out of character with properties in surrounding area.</p> <p>Flat brick wall when viewed from no. 2 Glenalmond.</p>	<p>See main issue 1.</p>
<p>Proposal results in overshadowing, overlooking and is overbearing (no. 8 Sunningdale).</p> <p>Proposal results in loss of privacy caused by bedroom window / is overbearing, dominates home (no. 4 Glenalmond).</p> <p>Proposal results in a loss of distant view of the sky / daylight (no. 21 Sunningdale)</p>	<p>See main issue 2.</p>
<p>Increase in bedrooms will result in increase in cars / parking problems.</p>	<p>See main issue 3.</p>
<p>Concern regarding drainage and extraction vents (no. 8 Sunningdale).</p>	<p>See other matters.</p>
<p>Concern property may be used as an HMO in future.</p>	<p>See other matters.</p>
<p>Proposal will result in decrease of property value.</p>	<p>See other matters.</p>

## Consultation responses

11. No consultations have been undertaken.



## **Assessment of planning considerations**

### **Relevant development plan policies**

12. **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
13. **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

### **Other material considerations**

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design

### **Case Assessment**

15. 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 Framework (NPPF), the Councils 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: Design**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposal will have a significant impact on the overall appearance of the subject property with the two storey side extension in particular resulting in a change from the current situation. The single storey rear extensions will have less of an impact on the appearance of the property as they will not be visible from the highway. The design however with its matching form and materials is considered to be appropriate for the site and is similar to a number of extensions which have already been carried out in the area, notably building above link-attached garages in a similar fashion.
18. Particular concern has been raised that the proposal is too large will appear out of character with the surrounding area. It is accepted that the proposal represents a large extension, however it is not considered that the proposal is overly large and nor is it considered that the proposal will cause significant harm to the character of the area. The two storey side extension is to have the greatest impact on the character of the property. However, the change is similar to a number of extended

properties located within the area. The use of matching materials will also assist in ensuring that the property remains in keeping with the appearance of the surrounding area. The single storey extension to the rear is larger than many extensions approved nearby, however it should be noted that similar proposals have been approved recently, including at 4 Birkdale. It should also be noted that the extensions are of a scale and design which retain a good sized external amenity space to both the front and rear.

19. Concern was also raised that the proposal would result in the construction of a solid blank wall opposite the rear of no. 2 Glenalmond. It is noted that no. 2 will observe some changes, however there will be no significant changes occurring on the east elevation which faces the rear of no. 2 Glenalmond, as the majority of the works are proposed to the opposite side. As such, the design will not impact significantly on no. 2.
20. The proposal is therefore considered to be, by virtue of its form, scale and choice of materials, acceptable in design terms.

### **Main issue 2: Amenity**

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. The proposal results in an enlarged dwelling increasing from four bedrooms to six, including accommodation at ground floor level for use by elderly relatives whom are to live with the applicants as an extended family unit. The proposed room sizes satisfy space standards and will enhance the level of residential amenity available internally to the occupants without a significantly harmful loss of external amenity space.
23. Particular concern has been raised by the occupants of no. 8 Sunningdale that the proposal will result in overlooking and overshadowing of their property. It is accepted that the changes along the shared boundary will be clearly visible from the neighbouring property, it is not considered that they will result in significant harm being caused to the neighbouring residential amenity. There may be some loss of light to the rear garden in the early morning, however the two storey side extension is to be constructed so as to be parallel to the blank flank wall of no. 8, ensuring that unacceptable overshadowing or loss of outlook will not occur.
24. The single storey rear extension is to be constructed approximately 1.2m from the shared boundary and will be visible from parts of the neighbouring rear garden. It should however be noted that a tall mature hedge is in situ along the shared boundary at no. 8 Sunningdale which effectively screens the proposed single storey rear extension from the neighbouring property. It should also be noted that the proposal includes two windows and a new door on the side elevation which will face directly onto the 1.5m tall close boarded fence marking the boundary and neighbouring flank wall beyond. The proposed window at first floor level has a view only of the flank wall and is to be required to be obscure glazed by way of planning condition. As such, it is considered that the proposal does not result in a significant loss of privacy, outlook or appear as overbearing to the occupants of no. 8 Sunningdale.
25. Particular concern has been raised that the proposed side facing window serving the single rear extension will result in a loss of privacy to no. 4 Glenalmond and will

also dominate the view from the neighbouring property. No. 4 Glenalmond is located approximately 23m from the proposed side facing window and the boundary is marked by a 1.5m tall close boarded fence. As such, the proposal will not result in a significant increase in overlooking and subsequent loss of privacy.

26. Similarly it is accepted that the proposal will be obviously visible from the same neighbouring property, however it is not considered that the extension will dominate the view, or appear as overbearing. The extension to the rear is to be only of a single storey and is located sufficient distance to ensure that it does not appear as overbearing, or dominate views from no. 4 Glenalmond.
27. Particular concern has been raised that the two storey side extension will result in a loss of a distant view of the sky and result in a loss of daylight to no. 21 Sunningdale opposite the subject property. It is noted that the side extension will result in the loss of some of the visual gap that exists between nos. 8 and 10 Sunningdale, it is not considered that the change will have a material impact on no. 21. There is a distance of minimum of 25m between the subject property and no. 21 ensuring that the extension will not result in a significant loss of daylight. The partial loss of the visual gap is similarly noted, however the loss is relatively minor with the outlook from no. 21 only marginally changing from the current situation.
28. The proposal will therefore result in an obviously enlarged dwelling which enhances the residential amenity of the occupiers, without causing significant harm to the neighbouring residential amenities. The proposal is therefore considered to be acceptable in amenity terms.

### **Main issue 3: Transport**

29. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
30. Particular concern has been raised that the increase in the number of occupants residing in the subject property. The proposal includes the provision of a replacement integral garage and the front of the site includes parking spaces for a minimum of two cars. It should also be noted that the property is to remain as a C3 dwellinghouse. As such, it is not anticipated that the proposal will alter the current parking situation.

### **Other matters**

31. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation.
32. Concern has been raised that the inclusion of extraction vents have been inappropriately positioned and that drainage issues will arise as a result of the proposal. In this instance, such issues are considered non-material and would be covered by building regulations.
33. Concern has been raised that the enlarged dwelling could in the future become a large scale HMO, causing harm to neighbouring residential amenities. Such a change of use currently requires planning permission, however to ensure that

residential amenity is protected in the future it is considered reasonable to add a condition requiring that the proposal is constructed as a C3 dwelling house.

34. Concern was also raised that the proposal will result in neighbouring properties suffering a loss of property value and that the council should undertake restitution to those affected. The value of a property is non-material planning consideration and therefore does not form part of the assessment of the application. The council similarly therefore does not offer any restitutions to neighbours as part of the planning process.

### **Equalities and diversity issues**

35. There are no significant equality or diversity issues.

### **Local finance considerations**

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case.

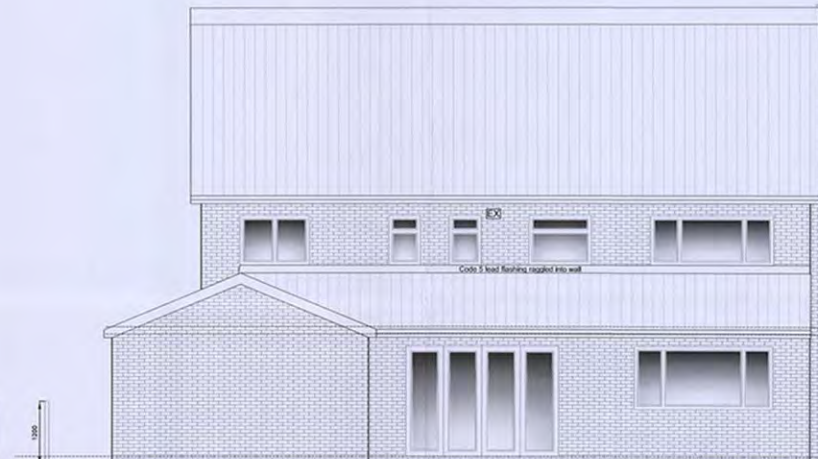
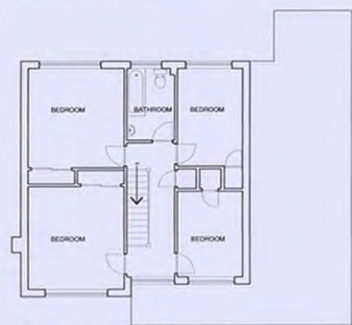
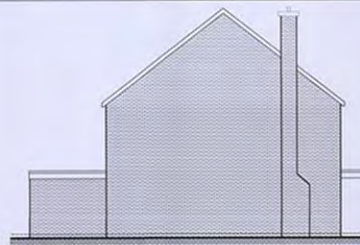
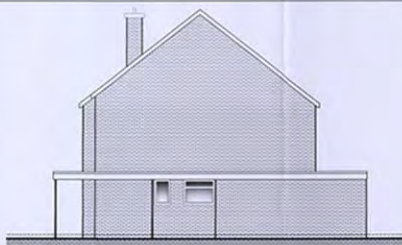
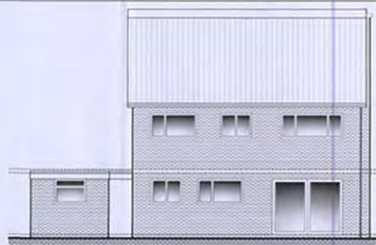
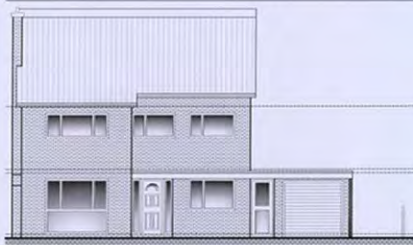
### **Conclusion**

39. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not cause significant harm to the character and appearance of the subject property, or surrounding area.
40. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
41. 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. 18/00518/F – 10 Sunningdale Norwich NR4 6AQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glaze side window at first floor level;
4. Permission is granted for a C3 dwellinghouse.



**FOUNDATIONS**  
Concrete strip foundation (grade 35) minimum size 225 x 700mm for external walls taken down to at least invert level when within 3000mm of any drains. Depth to be at least 400mm from g to top of concrete.

**SOLIM**  
Solium of 100mm consolidated and blinded hardcore with the surface not below the adjoining finished external ground level and finished with 75mm lean mix concrete screed on 100mm concrete on 1200 gauge DPM on 100mm Kingspan TP70 on 100mm gauge DPM. All joints taped on DPM.

**SUB STRUCTURE**  
Standards: All masonry walls to be built in accordance with BS 5628 Part 1:1978(1985) and Part 3: 1985. 102.5mm brickwork outer leaf with 50mm cavity filled with lean mix concrete fill in cavity to 225mm below DPC level, 100mm brick to inner leaf.

Cavity drainage: 10 x 65mm weepers to be incorporated in external leaf of base course every 450mm around building at ground level.

DPC: to be installed at all cavity courses, below wallplates, surrounding sills, 150mm above finished ground level.

**EXTERNAL WALL CONSTRUCTION**  
100mm Facing brick to match existing, 50mm cavity filled with Dytthem 32 or similar on 100mm Thermally Turbo block with 12.5mm plasterboard and 3mm skim, or external blockwork with smooth white render & 85mm cavity filled with Dytthem 32 or similar on 100mm Thermally Turbo block with 12.5mm plasterboard & 3mm skim finish. Any exposed brickwork below DPC to be facing brick. Cavity to be lead with stainless steel wall ties at 750mm horizontal centres & 450mm vertical centres.

**ROOF (unless annotated as vaulted)**  
Tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter with 150x50mm joists. 450mm Rockwood laid over with 12.5mm plasterboard & 3mm skim finish.

**GYM ROOF**  
Tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter 150mm Kingspan between and 25mm under rafters. Rafters either side of Valley to be doubled up. 12.5mm plasterboard & 3mm skim finish.

**GLAZING**  
All Glazing between floor level and 800mm above; and glazed areas of a door and within 300mm of a door, which are within 1500mm of the floor level, N.B. safety glazing must be provided in accordance with B.S. 6206 & 6262 2004 i.e. toughened or laminated glass of the appropriate thickness.

All pipes etc to be thermally insulated.

**HEATING**  
Thermostatic radiator valves to be fitted to all radiators.

Thermostatic Insulated cavity closers at all openings. Back edge of windows and door frames needs to overlap cavity closer by at least 30mm to eliminate thermal bridging at ground level.

**AIR INFILTRATION**  
All windows and door units to be sealed with proprietary sealant or silicone.

Draft strips to be fitted to all windows and door openings.

**VENTILATION & DAYLIGHTING**  
Each apartment is to have a window(s) door that will provide an openable area of at least 1/20th of the floor plate area for ventilation and at least 1/15th of the floor area for daylighting.

Trickle Ventilators: windows serving each room to have a fully closable ventilator with a minimum opening of 800mm<sup>2</sup>.

New windows to be white UPVC to match existing.

All windows and doors to have a U value of 1.5

**Drainage**  
The assumed line of drainage has been indicated on plan. Prior to pouring the foundations the existing drainage to be exposed and the proposed layout and protection to be agreed with Building Control Foundation to be taken below any drainage and brickwork installed over. Where rainwater to be connected to foul drain it shall be trapped. Deep seal traps in all cases 100mm spig to WC, 50mm spig and reducers to all other fittings. Gradients to be 1:100m 1:50, 50mm 1:30 base of waste pipes to be long radius bends. Screwed access caps to be fitted to pipes. Bedding and backfilling to be min 150mm sand or rounded aggregate pea gravel max size 14mm and compacted in max 200mm layers. New rodding points to be provided as indicated. New 110 deep flow gutters to discharge into 75mm rain water pipes. Discharge to be taken to approved soakaway as indicated. All manholes to be in accordance with BS 8301

**ELECTRICAL**  
All electrics to be provided at high (1200mm) & low level (450mm) as per the appropriate drawings & to be in accordance with B.S. 7671:2001 and Part P (Electrical safety).

All lighting & fittings to clients specification and fitted/located as shown on plan.

75% of new lighting is to be energy efficient

Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate B.S. 7671 electrical installation certificate to be issued for work by a person competent to do so.

**FIRST FLOOR**  
To be 22mm flooring on 150x50mm C18 joists at 400mm centres with 150mm Rockwood between. 15mm Fireboard to underside with 3mm skim finish.

**INTERNAL PARTITIONS**  
To be 75x50mm with 50mm Celotex between and 12.5mm either side with a 3mm skim finish. 25mm air cavity to be maintained. All wet areas to have moisture resistant plasterboard.

**GROUND FLOOR ROOF**  
Concrete pan tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter at 400mm centres with 150x50mm joists, 300mm Rockwood laid over with 12.5mm plasterboard & 3mm skim finish.

All new steel beams to have ½ HR fire protection.

**MECHANICAL VENTILATION**  
New Bathrooms/En Suits to be provided with 15 litre/sec New Cloaks to be provided with 15 litre/sec and a 15 min. overrun.

New Kitchens to be provided with 60 litre/sec

External lighting to be fitted with lamps having a luminous efficiency greater than 45 Lumens per circuit Watt and switched as shown.

External lighting will automatically extinguish when there is enough daylight and when they are not needed at night or that they have sockets that can only be used with lamps having a luminous efficiency greater than 45 Lumens per circuit Watt (for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet cap or Edison screw bases).

Any new drains or existing still in use to have a 1 metre wide strip of A142 mesh installed in new concrete slab. All to be agreed with CNC Building Control Consultancy on site.



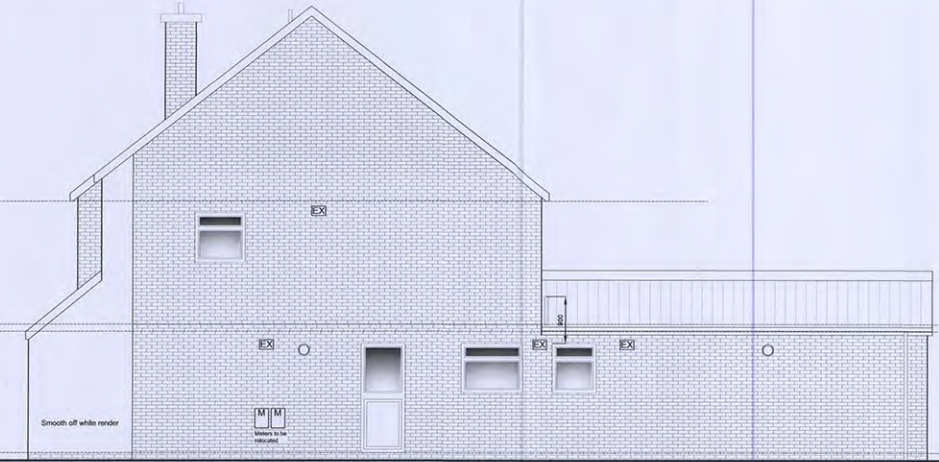
**APS** Anglian Planning Services Ltd.  
43 Corn Road, Sproughton, Norwich, Norfolk, NR13 3JL  
Tel: 01935 489577 Mob: 07725 828335  
email: alan.hartigan@apsplanning.com

**CLIENT:**  
Mr. & Mrs. D. GOHANIYA

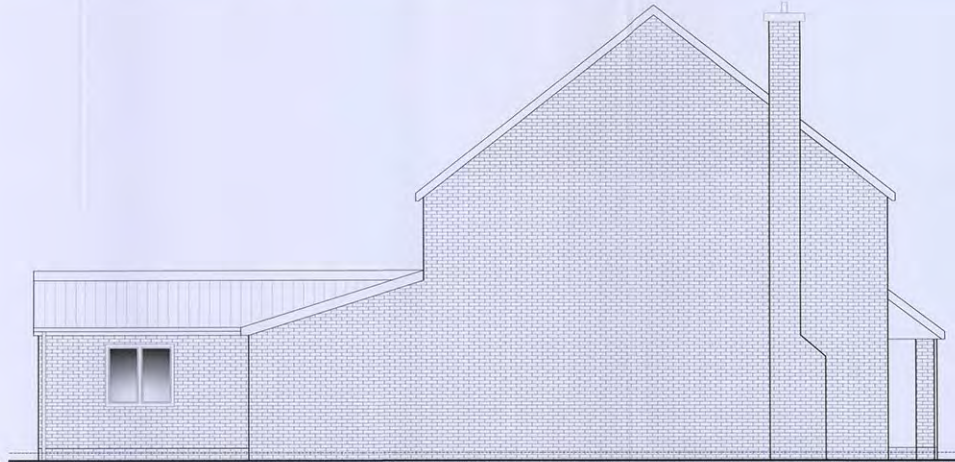
**JOB TITLE:**  
PROPOSED SIDE & REAR EXTENSIONS WITH INTERNAL ALTERATIONS AT 10 GUNNINGDALE NORWICH

**DRAWING TITLE:**  
PLANS AND ELEVATIONS AS EXISTING PROPOSED

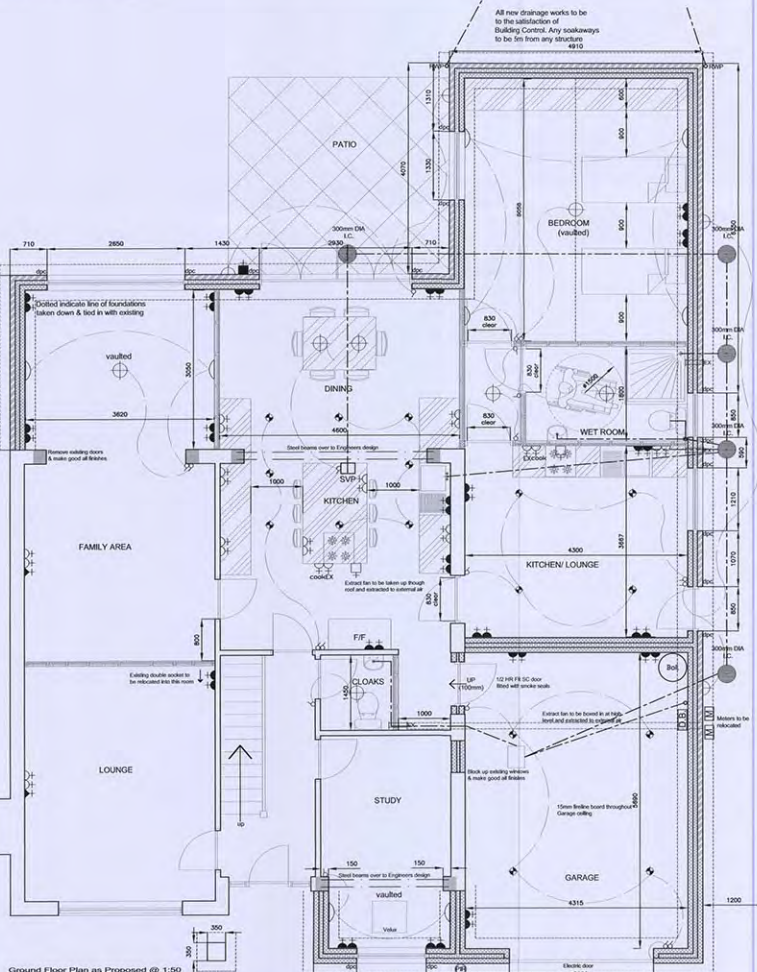
SCALE	DATE	BY	CHKD
AS SHOWN	03 APR 2018	BH	MM
NO			
DATE			
NO			



Side Elevation as Proposed @ 1:50

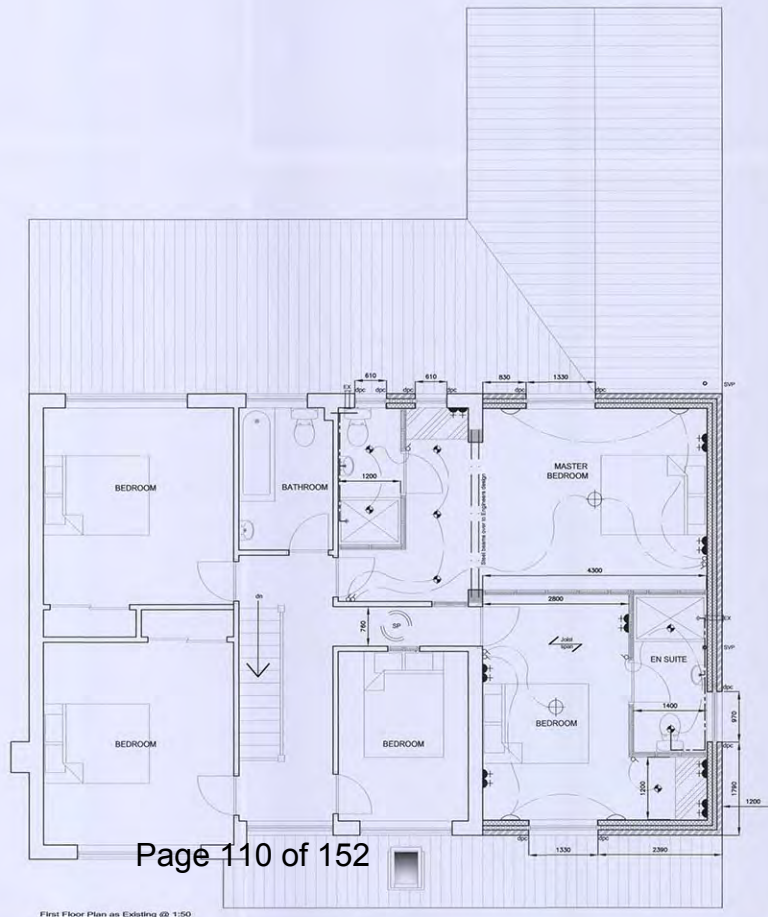


Side Elevation as Proposed @ 1:50



Ground Floor Plan as Proposed @ 1:50

All new drainage works to be to the satisfaction of Building Control. Any soakways to be 5m from any structure 4910



First Floor Plan as Existing @ 1:50

- ⊗ LIGHT SWITCH
- ⊕ LOW LEVEL SINGLE SPUR
- ⊖ LOW LEVEL DOUBLE SPUR
- ⊕ HIGH LEVEL SINGLE SPUR
- ⊖ HIGH LEVEL DOUBLE SPUR
- ⊗ SMOKE DETECTOR
- ⊕ TELEPHONE POINT
- ⊖ TV AERIAL POINT
- ⊕ WALL LIGHT
- ⊖ SHAVING SOCKET
- ⊕ SHAVING LIGHT
- ⊖ OUTSIDE LIGHT
- ⊕ EFFICIENT LIGHTING
- ⊖ SPOT LIGHT
- ⊕ STANDARD LIGHT
- ⊖ GAS POINT
- ⊕ HIGH LEVEL SPUR FOR EXTRACT
- ⊖ Cooker COOKER POINT
- ⊕ HEATED TOWEL RAIL SPUR
- ⊖ PASSIVE INFRARED LIGHT
- ⊕ OUTSIDE SOCKET

CORPORATE RESOURCES  
05 APR 2018  
POST ROOM

**APS** Anglian Planning Services Ltd.  
44 Carr Road, Sparham, Norwich, NR7 6JL  
Tel: 01603 406617 Mob: 01725 838305  
email: info.hartson@apsa.co.uk

CLIENT:  
Mr. & Mrs. D. GODHANIA

JOB TITLE:  
PROPOSED SIDE & REAR  
EXTENSIONS WITH INTERNAL  
ALTERATIONS AT  
10 SUNNINGDALE  
NORWICH

DRAWING TITLE:  
PLANS AND ELEVATIONS AS  
PROPOSED

SCALE AS SHOWN	DRAWN BY BH	DATE JAN 18
CONTR. NO. MCR 4291	DWG. NO. 112	REVISION

THE CONTRACTOR SHALL INSURE THE WORKING TOY (AS MARKED) APPROVED

**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject**

Application no 18/00544/F - 21 Sotherton Road,  
Norwich, NR4 7DA

**5(e)**

**Reason**

**for referral**

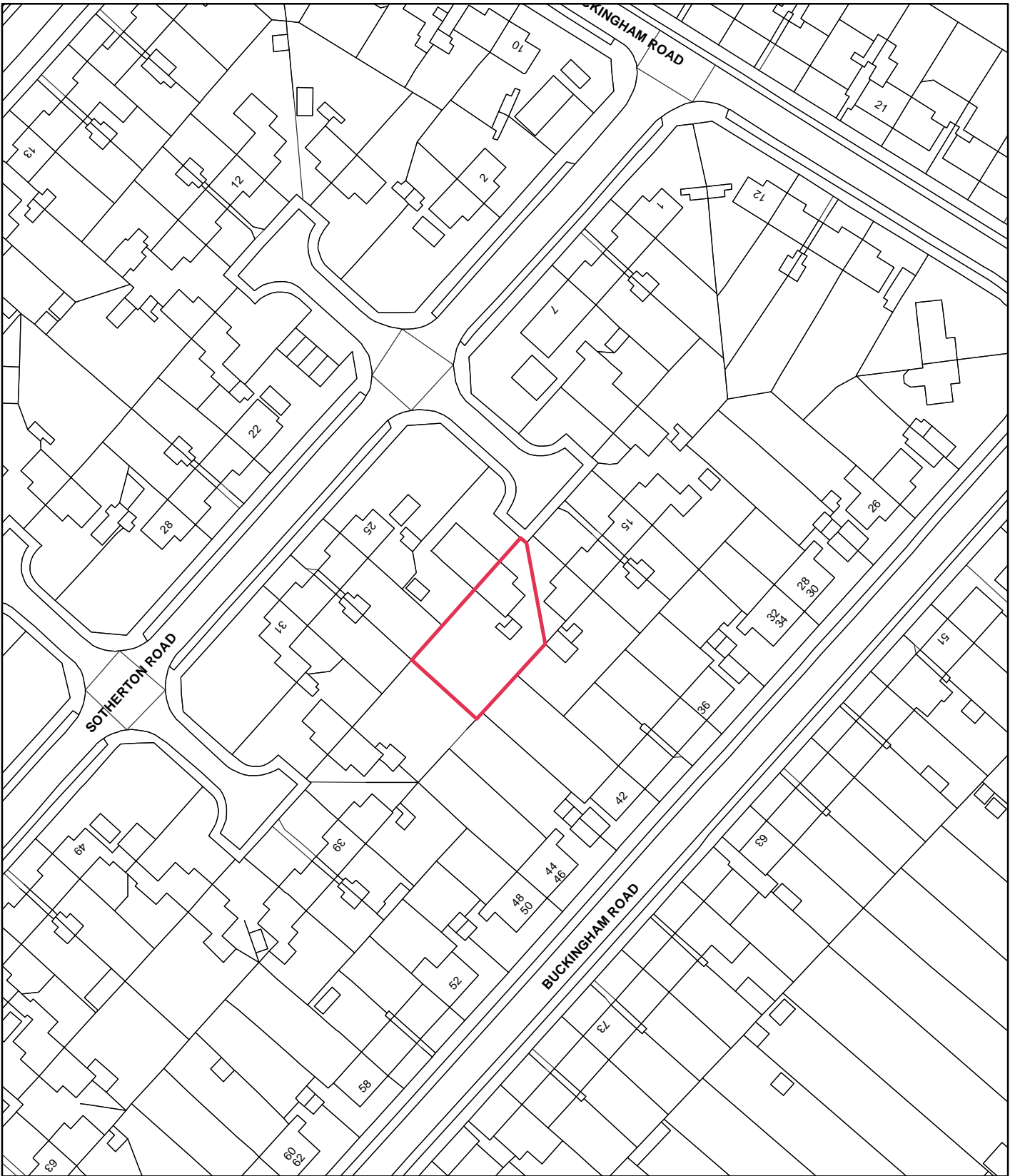
Objection / Called in by an elected member

---

<b>Ward:</b>	Eaton
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

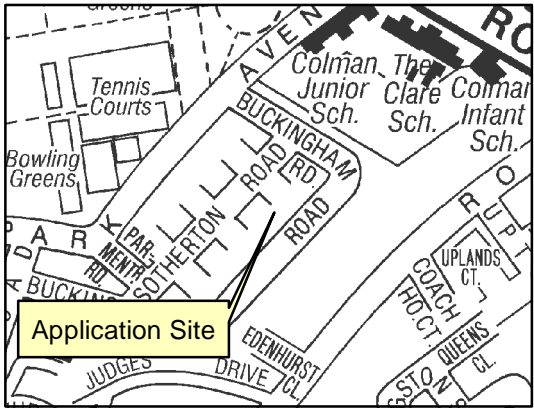
<b>Development proposal</b>		
Single storey extension with associated alterations to create 7 bed large HMO (Sui Generis).		
<b>Representations</b>		
Object	Comment	Support
4 (2 neighbour; 1 councillor; 1 Norwich Society)	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle of development	The loss of a C4 dwellinghouse and the creation of a large HMO
2 Design	The impact of the development within the context of the site / character of the surrounding area.
3 Amenity	The impact of the development on the occupiers of the neighbouring properties.
4 Transport	The impact of the development on street parking
<b>Expiry date</b>	7 June 2018
<b>Recommendation</b>	Approve



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00544/F  
Site Address: 21 Sotherton Road  
Scale: 1:1,000





## **The site and surroundings**

1. The site is located in the southern corner of one of the most northerly of the Sotherton Road cul-de-sacs, to the south west of the city. The subject property is a 2 storey semi-detached dwelling built circa 1950 as part of a wider estate type development centred on Eaton Park. The property was designed with an 'L' shaped footprint within an irregular shaped plot which is square at the rear and wedged shaped to the front owing to the layout of the cul-de-sac. The property was constructed using red bricks, concrete roof tiles and now features white UPVC windows and doors. The site features a small front garden area, recently constructed concrete driveway which is shared with the next-door property, single storey outbuilding to the side and larger rear garden which includes a dilapidated shed within the far corner.
2. The prevailing character of the surrounding area is residential with most properties having been built as part of the same development. Of particular note within this street is the number of small cul-de-sacs with 8-10 properties all looking inward on to a turning head. The site is located within close proximity of the UEA which has resulted in a number of properties having been extended to cater for student accommodation.
3. The site is bordered by the adjoining semi-detached dwelling to the north no. 23 Sotherton Road and no. 19 Sotherton Road to the east, which has recently been extended by way of a single storey rear and side extension. The side extension includes a double garage which faces directly onto the shared driveway. The site boundaries are marked by a 1.5m tall fence and mature planting to the rear and a box hedge to the front.

## **Constraints**

4. The site is located in a critical drainage catchment.

## **Relevant planning history**

5. There is no relevant planning history.

## **The proposal**

6. The proposal first involves the demolition of the original brick built outbuilding and shed to the side and rear of the property respectively. A single storey side extension is proposed to be constructed and which will facilitate a change of use from a three bedroom C3 dwellinghouse to a large HMO with seven bedrooms (sui-generis use class).
7. The extension is to be set back from the front elevation by 4.5m and is to project to the side by 4m, overlapping the corner of the original dwelling. The rear section has a foot print of 6.8m x 7m and features a dual-pitched roof which is hipped on its eastern side, with an eaves height of 2.5m and a ridge height of 4m.
8. The proposal also includes the construction of a 3.1m x 6.4m outbuilding to be used as a cycle store for seven bikes and bin store with space for four 240L wheeled bins. The outbuilding is to be sited within the southern corner of the side and is of a

simple dual-pitched roof design with an eaves height of 2.5m and ridge height of 3.5m.

### Summary information

<b>Proposal</b>	<b>Key facts</b>
<b>Scale</b>	
No. of storeys	Single storey.
Max. dimensions	See plans for details.
<b>Appearance</b>	
Materials	Match existing; concrete plain tiles; red bricks; white upvc windows.
<b>Transport matters</b>	
No of car parking spaces	1-4 off street spaces (see transport section below)
No of cycle parking spaces	Seven covered / secure spaces to rear.

### Representations

9. 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. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
Overcrowding / overdevelopment of site / loss of garden.  Noise / loss of community as a result of being a student HMO.	See main issue 3.
Parking / access / delivery problems / child safety caused by increase in occupants.	See main issue 4.
Waste storage arrangements.	See main issue 4.
Noise during construction.	See other matters.

## Consultation responses

10. 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.

### Transportation – Norwich City Council

11. No objection [The property is outside of the Controlled Parking Zone; on street parking is unrestricted].

### Norwich Society

12. We endorse the objections of the local residents. This is over development of a small plot in a cul de sac.

## Assessment of planning considerations

### Relevant development plan policies

13. **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
  - JCS4 Housing delivery
  - JCS6 Access and transportation
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
14. **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
  - DM12 Ensuring well-planned housing development
  - DM13 Communal development and multiple occupation
  - DM28 Encouraging sustainable travel
  - DM29 Managing car parking demand in the city centre
  - DM30 Access and highway safety
  - DM31 Car parking and servicing

### Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF4 Promoting sustainable transport
  - NPPF6 Delivering a wide choice of high quality homes
  - NPPF7 Requiring good design
  - NPPF8 Promoting healthy communities

### Case Assessment

16. 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 Framework (NPPF), the Councils 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**

17. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
18. The proposal will result in the loss of one C3 dwelling house, it will result in the creation of a 7-bed house in multiple occupation (HMO). The NPPF states that planning authorities should deliver a wide choice of quality homes and plan for a mix of housing based on current and future demographic and market trends.
19. In accordance with policy DM13, proposals for houses of multiple occupation are required to achieve a high standard of amenity in accordance with DM2 which is assessed below.
20. Proposals are also required to satisfy criteria a, b and c set out in policy DM12. The proposal would not compromise the delivery of wider regeneration proposals and contributes to the provision of a wide mix of uses within the surrounding area. Impacts upon the character and amenity of the area are discussed below.
21. Proposals should demonstrate satisfactory standards of servicing, parking and amenity space for all residents which are subject to further assessment below.
22. It is noted that there will be an increase in the intensity of the use of the site as the property would accommodate four additional students as a result of the proposal.
23. Subject to more detailed assessment of amenity and servicing arrangements (outlined below) the principle of multiple occupation at this site is considered acceptable.

### **Main issue 2: Design**

24. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
25. The proposed extension will not have a significant impact on the overall appearance of the site or character of the area as it will largely not be visible from outside of the site as a result of its siting at the end of the shared drive. It should also be noted that it is being constructed in place of the existing outbuilding and as such, it can be considered that the current situation in terms of appearance will alter only slightly.
26. The proposed extension is considered to be of an appropriate scale and design which does not result in significant harm being caused to the character and appearance of the subject property or surrounding area. The proposal is therefore considered to be acceptable in design terms.

### **Main issue 3: Amenity**

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. The proposal will result in a large scale HMO with seven bedrooms, two with en-suite bathroom facilities, two shared bathrooms, a kitchen and communal living space. The proposed bedrooms satisfy the minimum space requirements and the property provides a level of internal amenity space and facilities which is appropriate for an HMO of this size, with the communal space providing a total of approximately 25m<sup>2</sup>. Whilst the usability of the living space is compromised to an extent by doors and access routes, it is on balance considered that it would provide a satisfactory level of amenity for future occupiers.
29. The scale, design and siting of the extension ensures that no harm will be caused to neighbouring residential amenities by way of overlooking, overshadowing or loss of outlook.
30. Concern has been raised that the proposal represents an overdevelopment of the site, resulting in substantial loss of the rear garden and overcrowding. It is accepted that the proposal will result in a significant change to the current situation, however it is not considered that the proposal represents an overdevelopment of the site. A good sized garden with space for the bike / bin store outbuilding, space for a minimum of two rotary dryers and genuine recreation space will be provided for. The communal area has been re-organised to ensure that there are spaces for sofas and a dining table. As such, the proposal is considered to provide a satisfactory level of amenity for the future occupants.
31. Concern has also been raised that the increase in occupants and potential use as a student house will result in problems pertaining to anti-social behaviour including noise disturbance and pollution from waste. Additional impacts upon neighbours are likely to arise from additional residents at the property. Compared to the current three bed family dwelling, 7 unrelated occupants would have increased comings, and goings via car journeys, separate social events and visitors which would likely have an impact as a result of increased noise and disturbance. There would also be increased waste and recycling storage requirements which are discussed in more detail within main issue 4.
32. The proposal represents an intensification in the use of the site as the number of occupants increases. Communal areas are located away from the party walls in this case which should assist to reduce noise disturbance, however it is acknowledged that there would be an intensification which would have some impact on neighbouring residents. It is recommended that any consent be subject to a condition requiring that no more than seven occupants can reside at the property on a one person per room basis to further protect residential amenity.
33. Some representations have also been raised that the development will result in a loss of the prevailing sense of community within the cul-de-sac. It is understood that the neighbouring properties are currently predominantly occupied by families and that the proposed change of use represents a deviation from the current situation. The proposed use is for a large HMO with seven bedrooms which represents the point at which a residential property requires a change of use. As such, it should be noted that a small HMO of up to six bedrooms could be created without the need for a change of use. With this in mind and given the lack of development plan policies

to support such a stance, it is considered that it would not be possible to substantiate a refusal based on the principal of the dwelling changing to an HMO, rather it is the details of this particular proposal and its scale which are pertinent to the proposals acceptability.

#### **Main issue 4: Transport**

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. The proposal provides for two car parking spaces located at the end of the shared drive and a further two spaces to the front of the property which have been added as a revision following discussions with the applicant. Whilst this arguably exceeds the required standard, the ability to use all these spaces is questionable given access rights needed over the neighbouring property. Therefore whilst the plans indicate four off-street parking spaces it is questionable if these could all be utilised in practice.
36. The proposed parking arrangements are not ideal as the shared driveway arrangement will possibly result in there being no turning space available, which in turn will necessitate the need to reverse out of the site into the turning head outside. The problems which may occur as a result of the awkward arrangement may result in a noticeable change to other residents, however it is not considered that they will cause significant harm.
37. The proposal includes the provision of the covered and secure cycle and bin store which is considered to be of a high standard, providing spaces for each of the occupants. The provision of the cycle storage and the close proximity to the UEA should hopefully ensure that car usage at the site is kept to a low level.
38. It should also be noted that our transportation officer has raised no objections on highway grounds as the site proposal does not impact upon a classified or busy road. The access from the site is to the original turning head only.
39. The current situation with the shared driveway could just as likely result in a similar situation should new occupants move into the properties with more cars than are currently using the site. As such, it is considered that the proposed arrangement is acceptable.

#### **Equalities and diversity issues**

40. There are no significant equality or diversity issues.

#### **Local finance considerations**

41. 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.
42. 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.

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

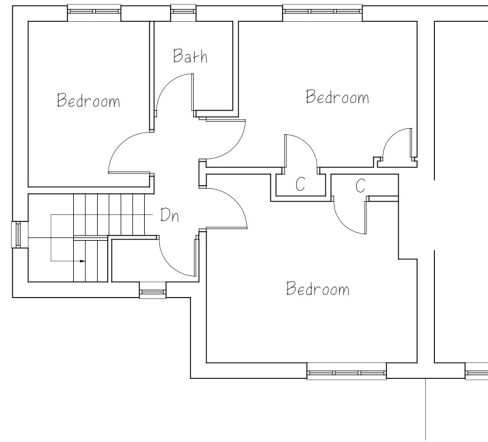
## **Conclusion**

44. The proposed change of use from a C3 dwellinghouse to a large scale HMO within the sui generis use class is considered to be acceptable in principal.
45. The proposal will result in an extended dwelling which is of an appropriate scale and design and does not cause significant harm to the character of the surrounding area.
46. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook. The increase in the numbers of residents would increase the intensity of use of the site and may result in a level of increased disturbance.
47. The proposal will also potentially have a noticeable impact on the current parking and access arrangements within the cul-de-sac and the proposals are far from ideal in this respect.
48. This is a finely balanced decision and officers have given weight to the fact that potentially the property could be changed to a 6 bed HMO without the need for planning consent, with this in mind and in this case the impacts on neighbour amenity and parking in the area are not considered sufficient to warrant refusal of the application and therefore the recommendation is to approve as per the recommendation below.

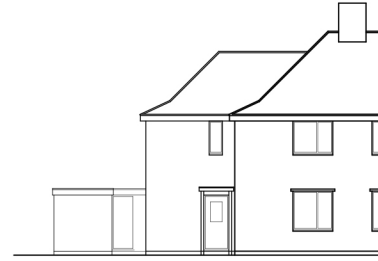
## **Recommendation**

To approve application no. 18/00544/F - 21 Sotherton Road Norwich NR4 7DA and grant planning permission subject to the following conditions:

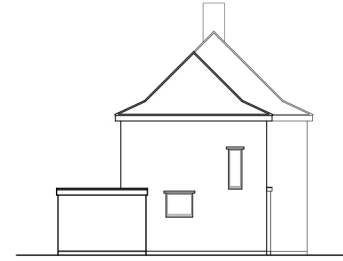
1. Standard time limit;
2. In accordance with plans;
3. No more than 7 occupants on a one person per room basis / communal rooms to remain;
4. Details of car parking and access arrangements including surfacing materials.



EXISTING FIRST FLOOR 1:50



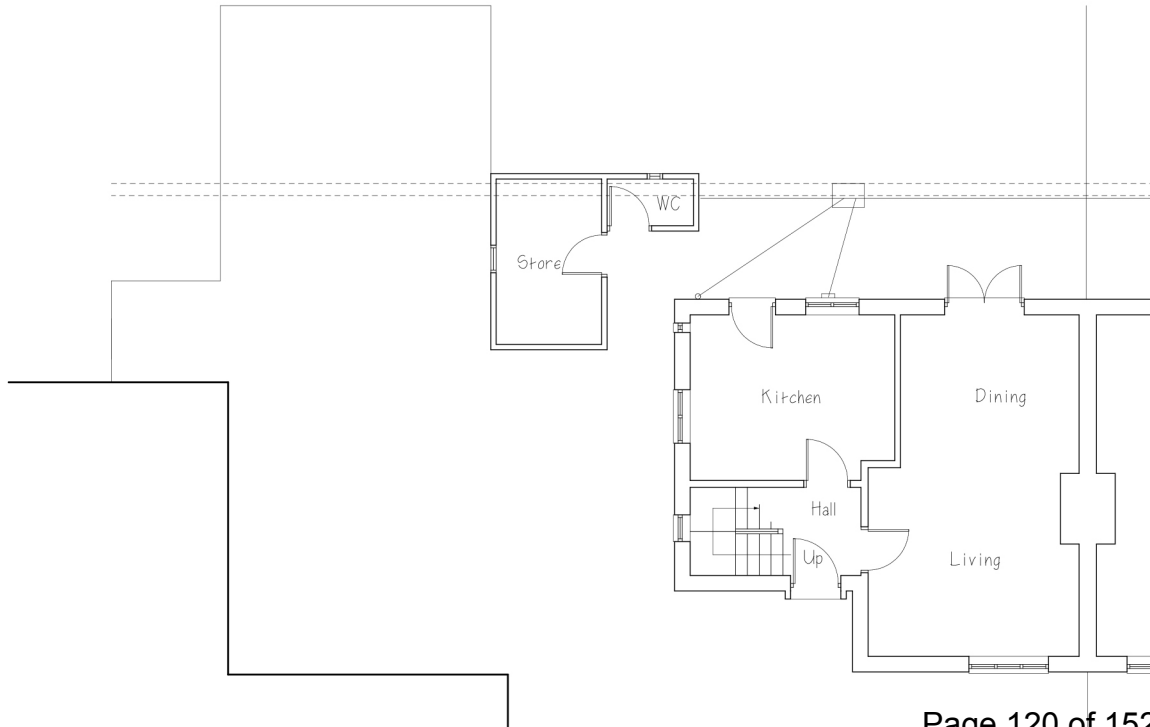
EXISTING FRONT ELEVATION 1:100



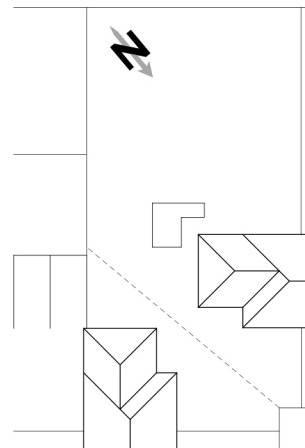
EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING GROUND FLOOR 1:50

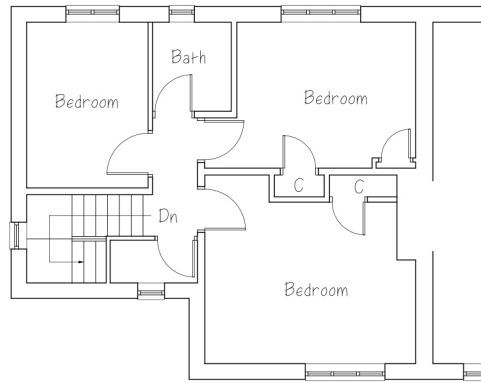


EXISTING SITE 1:200

Drawing Status	
Planning	
Scale	1:50/1:100 (at A1)
Date	March 2018
Drawing Number	1817-001

Mr.	Site	Details
Client		
Trident Norwich Ltd		
Contract		
Extension at		
21 Sotherton Road		
Norwich		
NR4 7DA		
Drawing Title		
Existing Details		
<b>GP Architectural Services.</b>		
18 Clarence Road,		
Gorleston-on-Sea Tel M 07920 820432		
Great Yarmouth		
Norfolk. NR31 6DT		
E-Mail glenn.parrott@yahoo.co.uk		
Scale		
1:50/1:100 (at A1)		
Date		
March 2018		
Drawing Number		
1817-001		

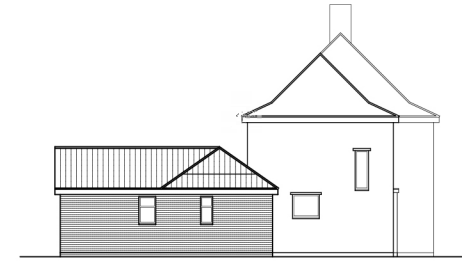




**PROPOSED FIRST FLOOR 1:50  
(to remain as existing)**



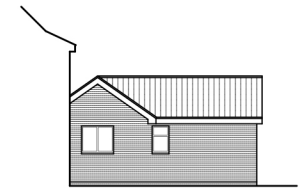
**PROPOSED FRONT ELEVATION 1:100**



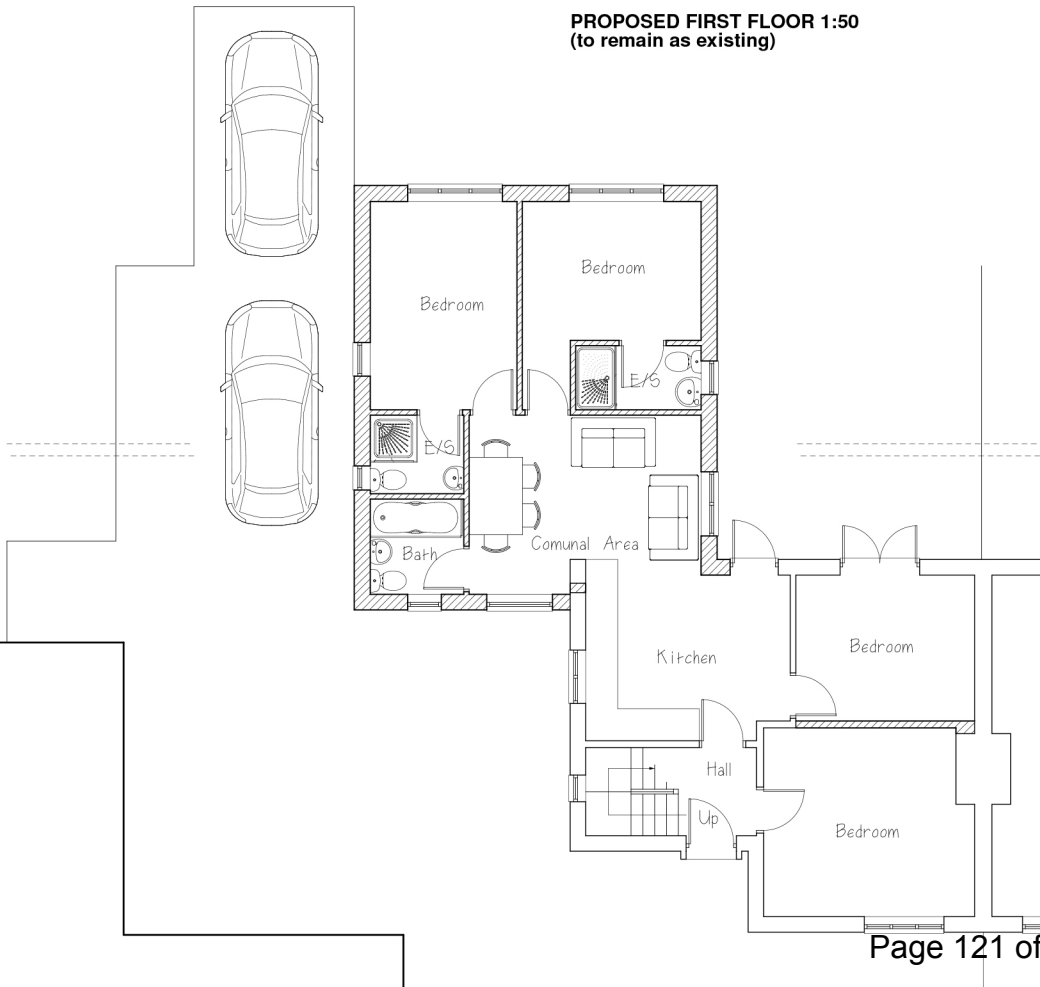
**PROPOSED SIDE ELEVATION 1:100**



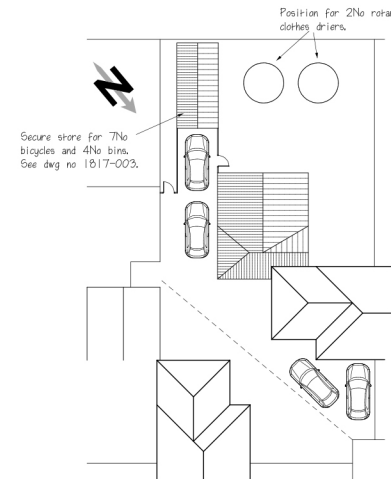
**PROPOSED REAR ELEVATION 1:100**



**PROPOSED SIDE ELEVATION 1:100**



**PROPOSED GROUND FLOOR 1:50**



**PROPOSED SITE 1:200**

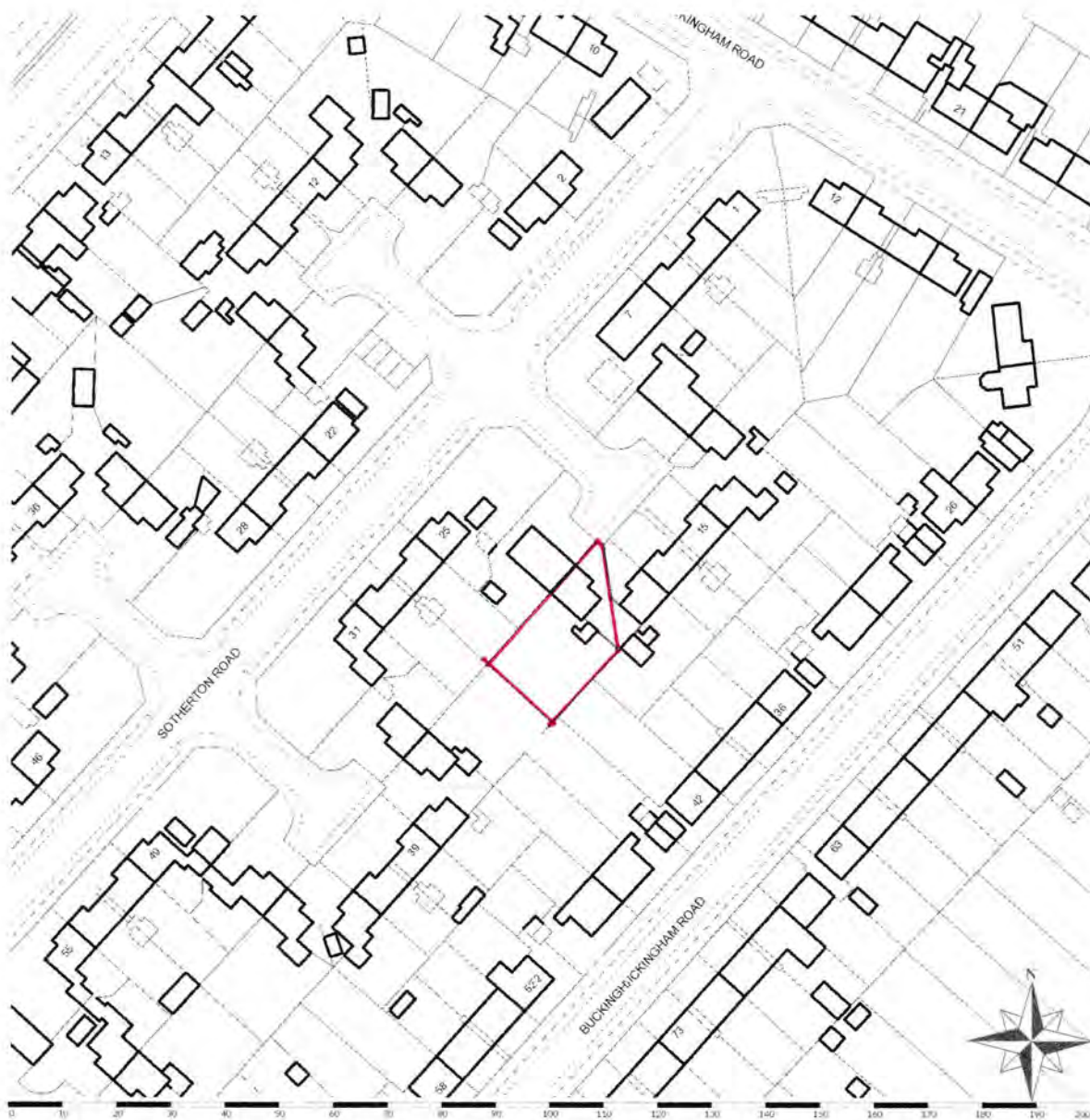
Drawing Status	
Planning	
Scale	1:50/1:100 (at A1)
Date	March 2018
Drawing Number	1817-002

Client	Trident Norwich Ltd	
Contract	Extension at 21 Sotherton Road Norwich NR4 7DA	
Drawing Title	Proposed Details	
<b>GP Architectural Services.</b>		
18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk		
Scale	1:50/1:100 (at A1)	
Date	March 2018	
Drawing Number	1817-002	C

1817

11/04/2018

21, SOTHERTON ROAD, NORWICH, NR4 7DA



Scale: 1:1250 | Area 4Ha | Grid Reference: 620856,307284 | Paper Size: A4



Mapping contents © Crown copyright and database rights 2018 Ordnance Survey  
100035207



**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject**

Application nos 18/00551/F & 18/00552/A - 13 Earlham House Shops, Earlham Road, Norwich, NR2 3PD

**5(f)**

**Reason**

**for referral**

Objection

---

<b>Ward:</b>	Nelson
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Installation of ATM (Retrospective); Display of 1 no. internally illuminated ATM fascia sign.		
<b>Representations</b>		
Object	Comment	Support
2	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle of development	The impact of the proposal on the district shopping centre
2 Design	The impact of the proposal on the visual amenity of the area
3 Amenity	The impact of the proposal on neighbouring properties
4 Public safety	The impact of the proposal on highway safety
<b>Expiry date</b>	7 June 2018
<b>Recommendation</b>	Approve

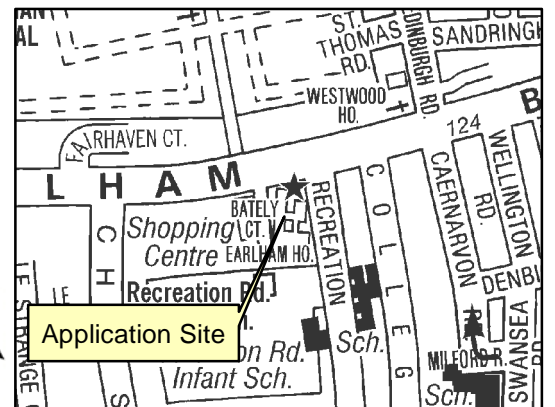


© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00551/F & 18/00552/A

Site Address: 13 Earlam House Shops

Scale 1:1,000



## The site and surroundings

1. The application site forms part of Earlham House district centre, which is located at the corner of Earlham Road and Recreation Road.
2. Earlham House contains commercial units at ground floor level and a large number of residential flats across the upper floor levels.

## Constraints

3. The site is in a district centre (policy DM21).

## Relevant planning history

- 4.

Ref	Proposal	Decision	Date
16/00389/U	Change of use to restaurant (Class A3).	Refused	16/05/2016
16/00390/A	Display of 1 No. internally illuminated fascia sign.	Approved	16/05/2016

## The proposal

5. The applications seek retrospective planning consent for the installation of an ATM within the shopfront and advertisement consent for the display of one internally illuminated ATM fascia sign.

## Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Shopping centre already has two ATMs, the installation of an additional ATM will harm the viability of the neighbouring Post Office.	See main issue 1.

## Consultation responses

7. 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.

### Norfolk police (architectural liaison)

8. No comments received.

## Assessment of planning considerations

### Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
  - DM2 Ensuring satisfactory living and working conditions
  - DM3 Delivering high quality design
  - DM16 Supporting the needs of business
  - DM17 Supporting small business
  - DM21 Protecting and supporting district and local centres
  - DM22 Planning for and safeguarding community facilities

### Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF7 Requiring good design

### Case Assessment

12. 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 Framework (NPPF), the Councils 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

13. Key policies and NPPF paragraphs – DM21
14. The principle of adding an ATM and associated signage to the shopfront of an A1 retail unit is considered to be acceptable. Typically, ATM's assist in the viability and vitality of retail centres as they encourage footfall and facility cash transactions.

15. Particular concern has been raised that the ATM seeking retrospective planning consent will cause harm to the neighbouring Post Office store which also has an ATM located within the store. The existence of a further ATM within the neighbouring Coop store has also been referenced within a representation. It is accepted that the ATM seeking consent may reduce the use of other ATMs within the site, there is not currently a policy which has the ability to prevent further ATMs from being installed on the basis that they will compete with others. The acceptability of an ATM can only be assessed on matters of visual amenity and public safety.

### **Main issue 2: Design**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The ATM and associated internally illuminated fascia sign have been installed within the existing shopfront of the retail unit facing onto the pedestrian area of the district shopping centre. The scale and design of the proposals represent only a minor change and are considered to be acceptable, causing no harm to the character and appearance of the subject property, or surrounding area.

### **Main issue 3: Public Safety**

18. Key policies and NPPF paragraphs – DM30
19. The application is not considered to impact public safety as it is located away from the car parking areas and site entrances.

### **Main issue 4: Amenity**

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. None of the changes directly face any residential properties which will ensure that no adverse impacts result.
22. The site is located within an area where there are a number of similar advertisements and signage present on existing shopfronts. The proposed signage is therefore considered to be of an appropriate scale and design, not detrimentally impacting upon the character of the surrounding area.

### **Equalities and diversity issues**

23. There are no significant equality or diversity issues.

### **Local finance considerations**

24. 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.
25. 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.

26. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

27. The existing ATM and fascia sign have been installed within an appropriate location without causing harm to the visual amenity and public safety of the area.
28. The ATM is considered to be supportive of the vitality and viability of the district retail centre.
29. 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**

- (1) To approve application no. 18/00551/F - 13 Earlham House Shops Earlham Road Norwich NR2 3PD and grant planning permission subject to the following condition:
  1. In accordance with plans;
- (2) To approve application no. 18/00552/A - 13 Earlham House Shops Earlham Road Norwich, NR2 3PD and grant planning permission subject to the following conditions:
  1. Standard advertisement conditions;
  2. In accordance with plans.



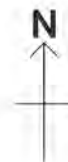


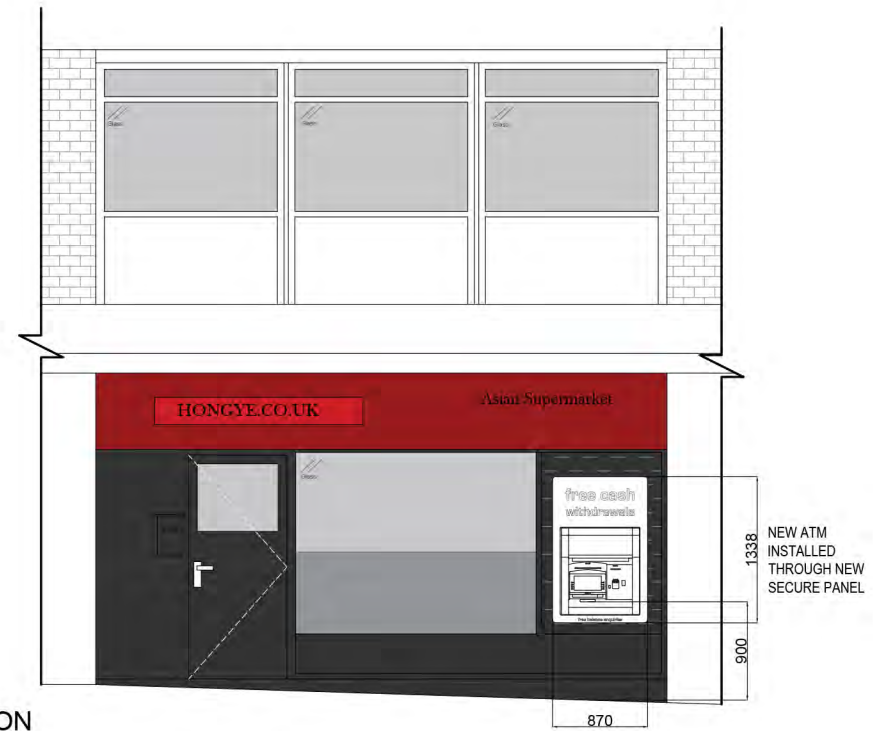
Tree E W Ltd T/a Hongye  
 13 Earlam House Shops  
 Norwich  
 NR2 3PD  
 T017725

OS MasterMap 1250/2500/10000 scale  
 Tuesday, April 3, 2018, ID: BLJT-00702136  
[www.planningapplicationmaps.co.uk](http://www.planningapplicationmaps.co.uk)

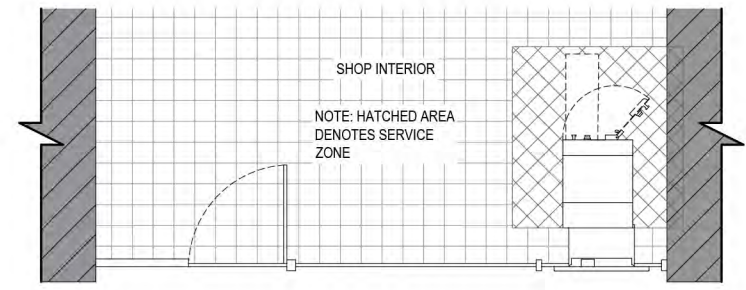
1:1250 scale print at A4, Centre: 621306 E, 308497 N

©Crown Copyright Ordnance Survey, Licence no. 100051661





**AS-INSTALLED FRONT ELEVATION**  
Scale 1:50



**AS-INSTALLED PART PLAN**  
Scale 1:50

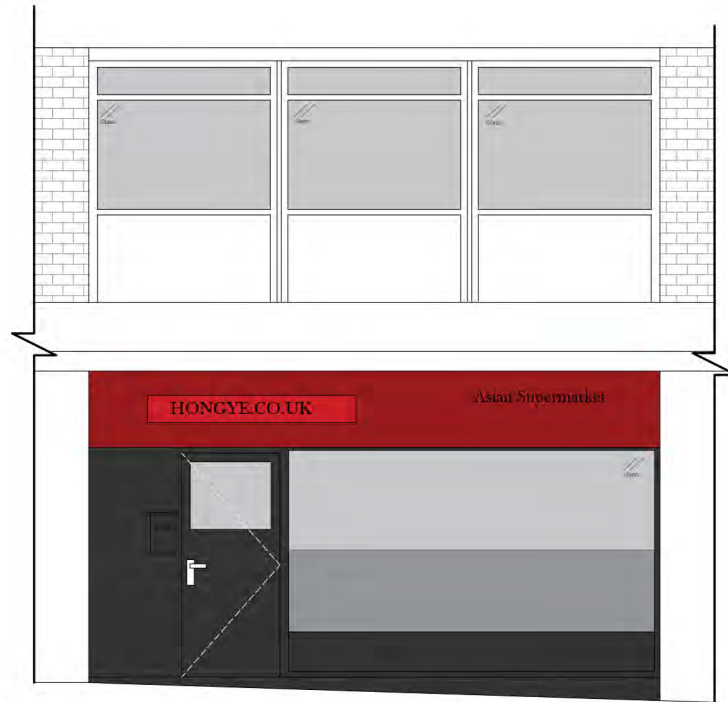
Date:	Comments:	By:
-------	-----------	-----

GENERAL NOTES:  
1) All dimensions in millimeters unless otherwise stated.

Site:  
Tree E W Ltd / A Hongye,  
13 Earham House Shops  
Norwich  
NR2 3PD

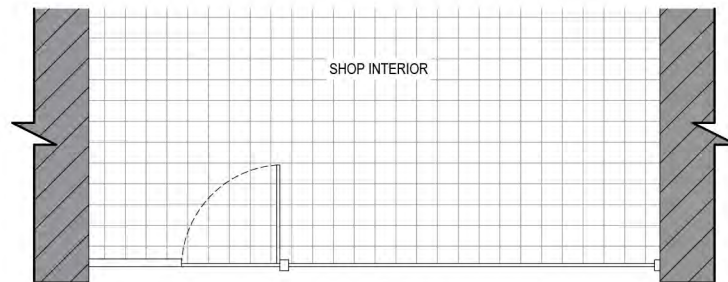
Drawing Title:  
As-Installed Plan and Elevation

Ref:	Date: 10/04/2018	Rev:
Scale: 1:50	Paper: A3	Date Rev:



**PRE-EXISTING FRONT ELEVATION**

Scale 1:50



**PRE-EXISTING PART PLAN**

Scale 1:50

Date:	Comments:	By:
-------	-----------	-----

GENERAL NOTES:

1) All dimensions in millimeters unless otherwise stated.

Site:  
Tree E W Ltd / A Hongye,  
13 Earlham House Shops  
Norwich  
NR2 3PD

Drawing Title:  
Pre-Existing Plan and Elevation

Ref.	Date: 10/04/2018	Rev.
Scale: 1:50	Paper: A3	Date Rev:

FONT: Eurostile  
 FONT COLOUR: cmyk = 0,0,0,0, (white)

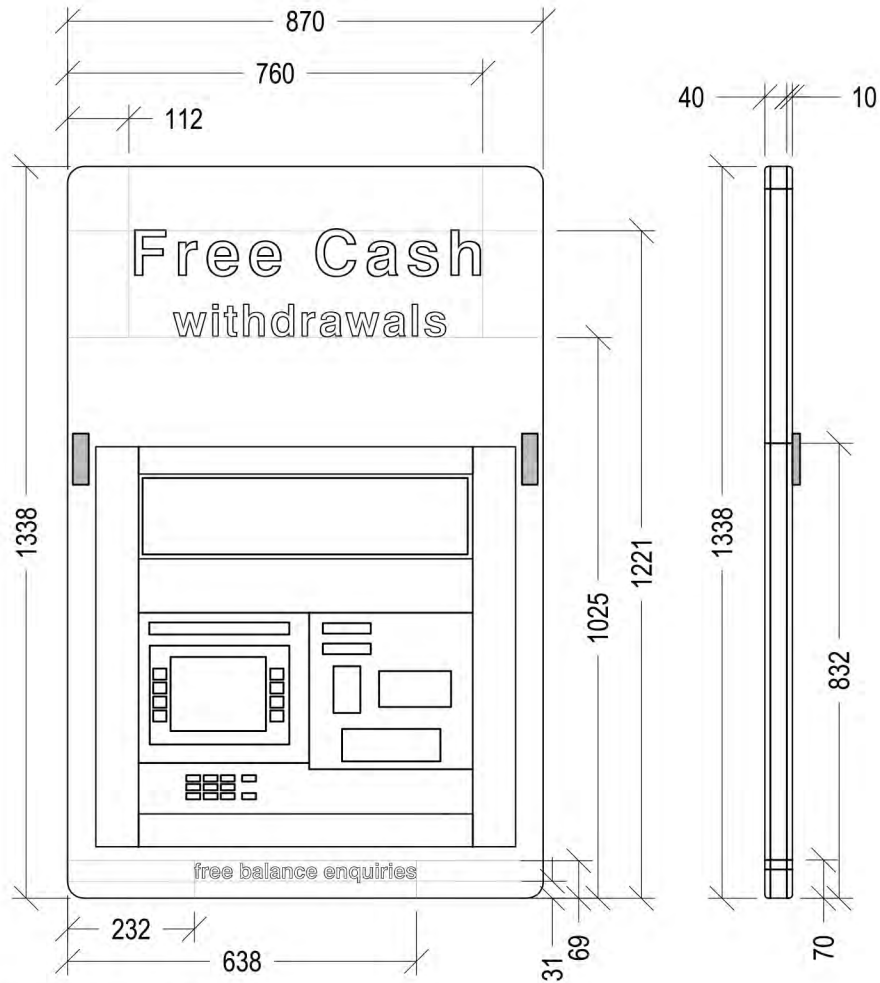
SURROUND COLOUR - cmyk = 0,0,0,100 (black)

NOTE MACHINE RED - cmyk = 15,100,100,0  
 NOTEMACHINE BLUE - cmyk = 100,90,10,0

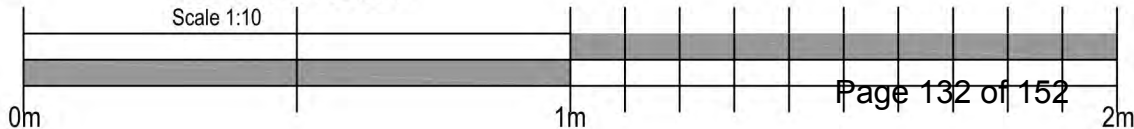


TYPICAL FASCIA

Scale 1:10



NOTE:  
 illumination levels 286.478 cd/m



Date:	Comments:	By:

GENERAL NOTES:  
 1) All dimensions in millimeters unless otherwise stated.

Project:  
**NOTE MACHINE**  
 GENERAL SITE INSTALLATION  
 ARRANGEMENTS

Drawing Title:  
 TYPICAL FASCIA ELEVATIONS - 5887

Ref: NM-GA-F1-B	Date: 29-01-2018	Rev:
Scale: 1:10	Paper: A3	Date Rev:

**Report to** Planning applications committee

**Item**

14 June 2018

**Report of** Head of planning services

**Subject** Application no 18/00648/U - 6 St Matthews Road,  
Norwich, NR1 1SP

**5(g)**

**Reason  
for referral** Objections

<b>Ward:</b>	Thorpe Hamlet
<b>Case officer</b>	Lydia Tabbron - <a href="mailto:lydiatabbron@norwich.gov.uk">lydiatabbron@norwich.gov.uk</a>

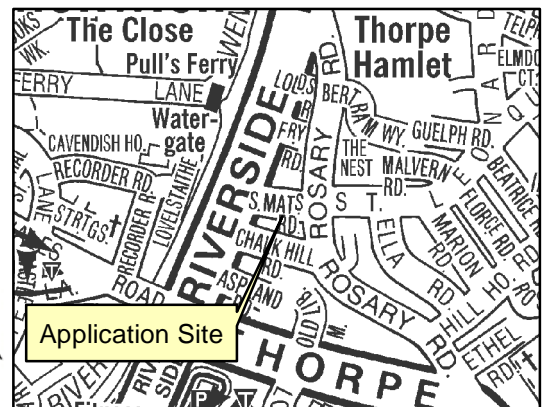
<b>Development proposal</b>		
Change of use to large house in multiple occupation (HMO) (Class Sui Generis).		
<b>Representations</b>		
Object	Comment	Support
4		

<b>Main issues</b>	<b>Key considerations</b>
1. Principle of development	Creation of large House in Multiple Occupation (HMO).
2. Transport	Parking, cycle and refuse storage.
3. Amenity	Living conditions for present and future occupants, impact on amenity of neighbours.
<b>Expiry date</b>	26 June 2018
<b>Recommendation</b>	Approve



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00648/U  
 Site Address: 6 St Matthews Road  
 Scale: 1:1,000



## The site and surroundings

1. The subject property is a two-storey mid Victorian terrace. It is located on the southern side of St Matthews Road, which is a sloping residential street comprised of similar style terraces (on the southern side) which step down from one another towards the river. On the other side of St Matthews Road, to the north, is The Old Church which has been converted to offices.
2. 6 St Matthews is currently occupied and licensed as a small 5 bed HMO (C4 use) with rooms spread over 3 floors following a recent loft conversion. To the rear is a small 'L' shaped paved courtyard which gives access to a narrow service lane with original granite setts, where the facing residents of St Matthews and Chalk Hill Road store their bins.

## Constraints

3. St Matthews Conservation Area
4. Locally Listed Building

## Relevant planning history

5. The previous application (for the same scheme) was withdrawn at the request of the applicant.

Ref	Proposal	Decision	Date
17/00699/F	Removal of existing chimney stack and insertion of 3no. roof windows.	CANCLD	16/10/2017
18/00023/U	Change of use to large house in multiple occupation (Class Sui Generis).	WITHDRA WN	11/04/2018

## The proposal

6. Change of use from C4 dwelling (small HMO) to 8 person HMO (sui generis). There will be no change to the current internal layout or physical alterations to the property. This proposal seeks to increase the number of occupants from 6 to 8 to allow couples to reside in 3 of the 5 bedrooms.

## Representations

7. The application has been advertised on site and in the press and adjacent and neighbouring properties have been notified in writing. Four letters of representation, all in objection, have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
Increase in noise from residents	See Main Issue 3 - Amenity
Increase on local parking pressures	See Main Issue 2 - Transport
Inadequate bin management under current situation, increase in occupants will exacerbate this.	See Main Issue 2 - Transport This proposal will require by condition for bins to be provided and retained as shown on the proposed plans with the aim of avoiding these.
Impact upon residential character of the area	See Main Issue 4 – Character of the area
Amenity provision for residents is substandard and insufficient	See Main Issue 3 – Amenity It will be required by condition that the occupation will not exceed 8 persons at any one time, the smallest first floor front room will cease use as a bedroom and the downstairs front room will be retained as a communal living area to protect the amenity of occupants.
The applicant has not complied with licence conditions	Not a planning consideration
Criminal activity, anti-social behaviour and drug use associated with the HMO	Not a planning consideration
None of the fears stipulated in the first application by nearby residents have been addressed or remedied.	These issues have been addressed in the below paragraphs

## **Consultation responses**

### **Design and conservation**

8. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

### **Transportation**

No objection on highway grounds. As a change of use to large HMO the property will not have additional parking permit entitlement. The property will be entitled to 2 resident permits and visitor permits for the entire household. It is essential that the landlord makes tenants aware of this to avoid disappointment. Bins and bike storage appears satisfactory.

### **Private sector housing**

9. I have looked at the proposed layout. The small room (2.72m<sup>2</sup>) is definitely too small to be used as sleeping accommodation. Room sizes are currently being reviewed in light of the draft statutory instrument laid before parliament this week. Our current standards ask for a bedroom for 1 person to be at least 6.5m<sup>2</sup> the new national standards require the rooms to be at least 6.51m<sup>2</sup>. Under the new national



standards a room over 10.22m<sup>2</sup> can be used as a double room for two persons. It is possible for the proposed layout to be occupied by 8 persons (and with a different configuration perhaps 10 persons) and still comply with the licensing conditions. Obviously the landlord will need to make sure that there are sufficient amenities for the amount of people sharing.

## **Norwich Society**

10. We repeat our previous comments made in February 2018 -  
“We support the comments of the local residents and deplore the loss of this substantial family home.”

## **Assessment of planning considerations**

### **Relevant development plan policies**

11. **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
  - JCS4 Housing delivery
  - JCS6 Access and transportation
12. **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
  - DM12 Ensuring well-planned housing development
  - DM13 Communal development and multiple occupation
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing
  - DM32 Encouraging car free and low car housing

### **Other material considerations**

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF4 Promoting sustainable transport
  - NPPF6 Delivering a wide choice of high quality homes
  - NPPF7 Requiring good design
  - NPPF8 Promoting healthy communities
  - NPPF12 Conserving and enhancing the historic environment

### **Case Assessment**

14. 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 Framework (NPPF), the Councils 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**

15. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
16. The creation of a large HMO is covered by DM12 and DM13. Policy DM13 deals specifically with Houses in Multiple Occupation (HMOs) and sets out how proposals should meet three criteria. Criteria a) of DM13 relates to the provision of sufficient living conditions for future occupants, which is a matter dealt with under Main Issue 3. Criteria b) states that HMOs should meet criteria a) to c) of DM12 (see below). Criteria c) relates to the provision of appropriate servicing, bicycle storage and car parking, which is a matter dealt with under Main Issue 2.
17. In association with DM13, DM12 also sets out a number of criteria that residential development should comply with. This proposal satisfies criteria a) and c) of DM12 due to the site's sustainable location and in particular its proximity to the city centre. Criteria b) of DM12 relates to the impact of the development on the character and amenity of the area, which is a matter dealt with below and under Main Issue 3 and 4.

### **Main issue 2: Transport**

18. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
19. The property is located within a control parking zone and is therefore entitled to two residents on street parking permits and the visitor permit scheme. This provision will not change. Equally, this location is in a part of the City where car free residential development is acceptable due to the close proximity to the City Centre and public transport. In addition to the provision of cycle storage and access to the nearby cycle network the need for additional parking is not anticipated. Despite neighbour concerns, due to the highly sustainable location and facilities for cycle storage, it is not anticipated that there will be a significant impact on parking conditions in the area as a result of this proposal and on highways grounds is considered acceptable.
20. Four Sheffield cycle hoops in the rear courtyard will provide enough cycle parking for 8 bikes. There is no specific policy requirement for larger HMOs, but this level is considered appropriate by the Transport Officer. Additionally, provision for two refuse bins and two recycling bins is provided in the rear courtyard (as existing there is only one of each bin). Given the increase in the number of occupants by two persons this provision is also considered acceptable. It is recommended that a condition requiring the cycle and refuse storage to be provided as indicated and retained thereafter is attached to ensure long term off-set for parking need and appropriate amenity provision.

### **Main issue 3: Amenity**

21. Key policies and NPPF paragraphs – DM2, DM11, DM13, NPPF paragraphs 9 and 17.
22. The first issue to consider is the ability of the development to provide present and future occupants with adequate living conditions. The current layout provides two bathrooms, a kitchen, a utility room and communal sitting room. The bathrooms and kitchen have the space available and ability to meet the amenity standards for HMO licensing for 8 people. However, bedroom sizes for this layout require a minimum of 11m<sup>2</sup> for each bedroom where 2 people share and 6.5m<sup>2</sup> for one person. Only two of the bedrooms are over 11m<sup>2</sup>, whilst the other two doubles are 10m<sup>2</sup> and the smallest room falls below all standards at 2.72m<sup>2</sup> (1.6mx1.7m approx.). However, given the comments from Private Sector Housing and with the retention of the ground floor communal living space (secured via condition), kitchen and utility room, the use of the 4 largest bedrooms as double rooms for a maximum of 2 residents will be acceptable as there is an adequate amount of communal area within the property. Subsequently, the smallest first floor bedroom at the front of the property will cease its use as such (secured by condition) due to its small size and poor provision for adequate living space.
23. The rear external amenity space will provide sufficient space for drying, cycle and refuse storage. Although the amount of external amenity space remaining will be small, with the property's central city location, other amenity provisions are considered to be within an accessible distance, such as the Riverside Walk which is >325m on foot. For these reasons the amenity and space provided is considered adequate to meet the needs of two additional occupants and a total of 8 residents.
24. Neighbours have raised concerns over the amount of additional noise that would be generated by this proposal. By virtue of increasing the number of occupants the number of comings and goings is also likely to increase, but with the loss of a bedroom, co-habiting rooms and no physical alterations this intensification would be limited. Additionally, with the number of occupants only increasing by two any additional noise is not expected to result in a material increase in disturbance and therefore not an adequate grounds for refusal.
25. It is recommended that a condition be attached to limit the number of occupants to 8 to ensure that internal and external space is sufficient for the number of residents and to protect neighbours from an over-intensive use of the site. Subject to this condition being imposed, the proposal is considered to accord with the relevant local and national policy with regard to amenity.

### **Main issue 4: Character of the area**

26. Key policies and NPPF paragraphs – DM9 and NPPF paragraphs 128 to 141
27. The property is situated within the St Matthews Conservation Area. The Conservation Area Appraisal characterises the area as quiet streets of terrace housing which contrasts with the busy activity around the Station and Foundry Bridge. The management section also sets out that *“enhancement of the Conservation Area also depends on the care that individual owners take with the maintenance and repair of their properties and due consideration to preserving and enhancing the Conservation Area when carrying out alterations to their properties”*

28. Neighbours have expressed concern that the proposal will impact negatively upon the character of the area from the properties use as a HMO which is not in conjunction with surrounding uses. While a large number of HMOs may have the potential to cause an adverse effect on the character of the Conservation Area, in this instance there is no evidence to suggest an erosion of the character of the immediate area as a result of the development with the absence of external alterations. In addition, the impact upon the local area is not expected to be materially altered beyond the current impacts from the existing C4 small HMO (which does not require planning permission to convert from a C3 dwelling house) and is therefore not considered an adequate reason for refusal.

### **Equalities and diversity issues**

29. There are no significant equality or diversity issues.

### **Local finance considerations**

30. 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. 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. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

31. Subject to the below conditions, it is considered that the proposal provides adequate amenity provisions for its occupants, thus allowing the living conditions of residents to be maintained. The development is also not considered to significantly alter the character of the local area, the current parking situation or materially impact upon neighbour amenity due to the number of occupants only increasing by two and the absence of any physical alterations to the property. 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. 18/00023/U - 6 St Matthews Road, Norwich, NR1 1SP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No more than 8 residents at 6 St Matthews Road at any one time;
4. The layout as shown on approved plans 00920 01 shall be retained as such.
5. The smallest first floor bedroom at the front of the property will cease to be used as a bedroom.
6. Cycle and bin storage shall be provided prior to occupation as indicated on the approved plans (ref # 00920 01) and retained thereafter;

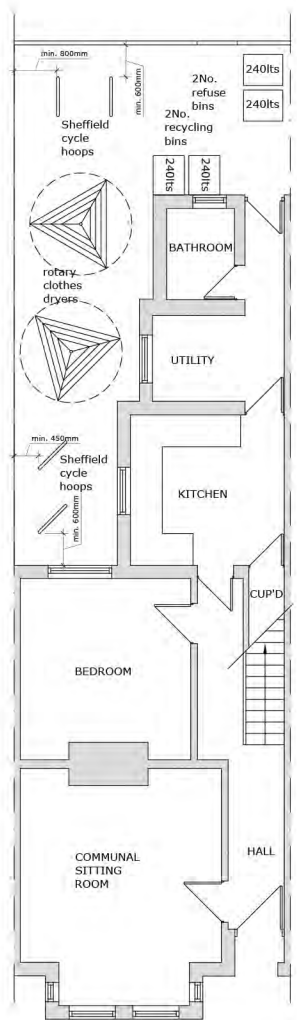
H.M. LAND REGISTRY		TITLE NUMBER	
		NK 42537	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	NORFOLK		TG 2308
			SECTION
			N
Scale: 1:1250		© Crown Copyright 1968	
NORWICH DISTRICT			



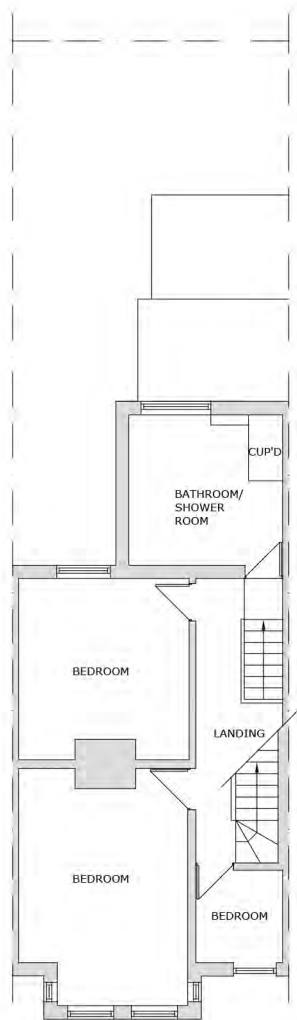
Note:  
 This drawing must not be reissued, loaned or copied without the written consent of Read Spicer Architecture (the originator).  
 All dimensions to be checked by the contractor, his sub-contractor or supplier prior to implementation on site.  
 All errors, omissions and discrepancies should be reported to the originator immediately.  
 Do not scale from the drawing; use figure or grid dimensions where given.  
 Any deviation from the drawing to be reported to the originator immediately.

DRAWING ISSUE STATUS: PLANNING SUBMISSION

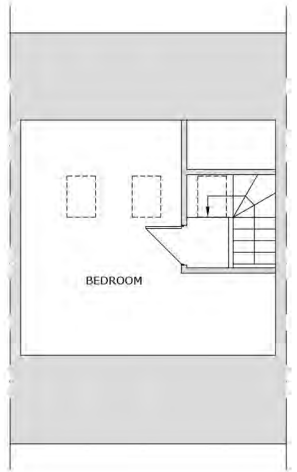
REV.	DATE	DESCRIPTION	AMD BY	CHKD BY



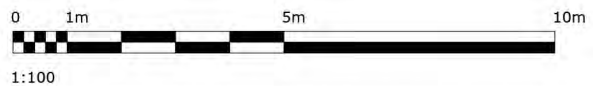
ground floor  
 PLANS



first floor



second floor



CLIENT  
 Merlin Batchelor  
 PROJECT  
 6 St Matthews Road

DRAWING TITLE  
 Floor plans  
 as existing

SCALE  
 1:100  
 DATE  
 Feb'18  
 DRAWN BY  
 CR  
 CHECKED BY

PROJECT NO. 00920  
 DRAWING NO. 01  
 REV.

**readspicer**  
 ARCHITECTURE  
 www.readspicer.com

RIBA #  
 Chartered Practice  
 Chartered Institute of Architectural Technicians

The Studio  
 42 Gorse Road  
 Norwich, Norfolk  
 NR7 0AY  
 T: 01603 610200  
 E: enquiries@readspicer.com

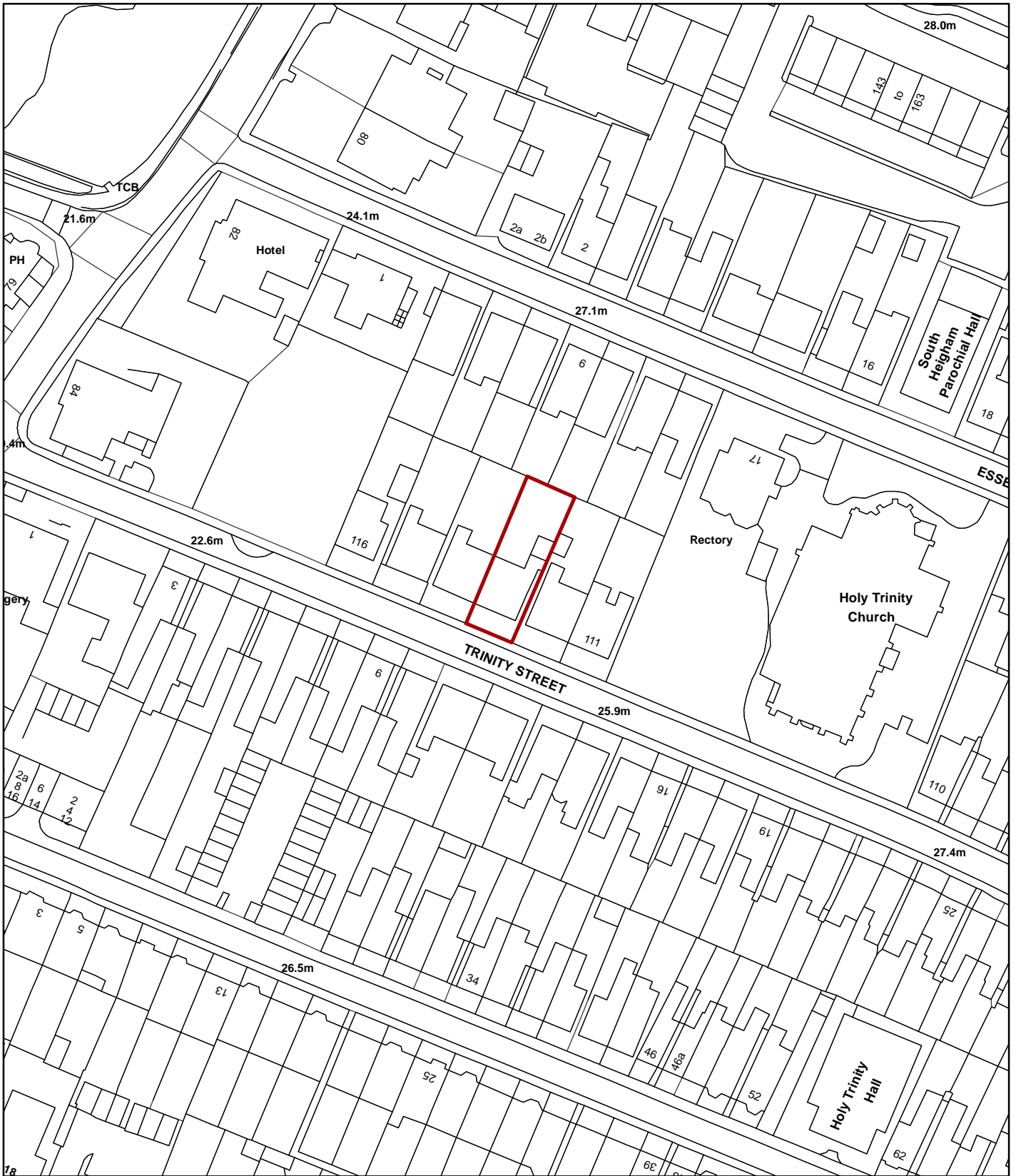
**Report to** Planning applications committee  
14 June 2018  
**Report of** Head of planning services  
**Subject** Enforcement Case 18/00026/ENF - 113 Trinity Street

**Item**  
**5(h)**

---

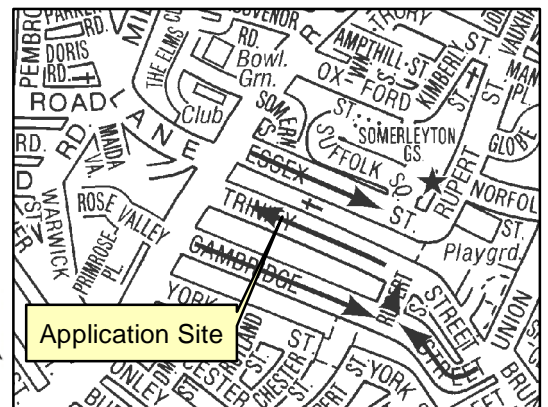
<b>Ward:</b>	Town Close
<b>Case officer</b>	Lara Emerson Contact: <a href="mailto:laraemerson@norwich.gov.uk">laraemerson@norwich.gov.uk</a>

<b>Description</b>	Removal of boundary wall fronting boundary.
<b>Reason for consideration at committee</b>	Enforcement action recommended
<b>Recommendation</b>	Authorise enforcement action to require the wall to be rebuilt.



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00026/ENF  
 Site Address: 113 Trinity Street  
 Scale: 1:1,000





## **The site**

1. 113 Trinity Street is a semi-detached double fronted Victorian property located on the north-east side of Trinity Street.
2. The property sits within the Heigham Grove Conservation Area, is locally listed and covered by an Article 4 Direction which removes permitted development rights for the demolition of walls fronting a highway, amongst other things.

## **Relevant planning history**

3. No relevant planning history.

## **The breach**

4. The council was made aware that one side of the boundary wall fronting Trinity Street had been demolished in February 2018. In the first instance, officers visited the site to ascertain what works had been carried out.
5. Having determined that the works would have required planning permission (since the property is covered by an Article 4 Direction which removes permitted development rights for the demolition of walls fronting a highway, amongst other things) and that no such permission have been sought or obtained, the council discussed the issue with the property owner in March 2018. The owner, who is a landlord of the property, claimed responsibility for the works, stating that the works had been carried out to provide off street parking for his vehicle and the vehicles of trades people.
6. The council requested that the owner rebuild the wall, making clear that the wall should be of the same appearance as the wall which had been demolished.
7. On 9<sup>th</sup> May 2018, officers revisited the property and noted that a wall had been rebuilt, but that it was of different materials and of a different length to that which had been demolished, contrary to the council's earlier request. After discussing the issue with Design & Conservation Officers, officers concluded that the works would not be considered acceptable since the brick is inappropriate and the enlarged gap interrupted the property's boundary and would still provide vehicular access to the site. It is worth mentioning that the appearance of the wall which had been demolished was not particularly appropriate, but the council can only reasonably request a like-for-like replacement, rather than any enhancement. Officers again wrote to the property owner repeating their earlier request for the wall to be rebuilt as it was before demolition.
8. Since this time, officers have again visited the property to observe that half of the rebuilt wall has been demolished in a diagonal fashion, presumably to provide easier vehicular access.
9. Front boundary walls are a characteristic feature of this conservation area, and have been protected via an Article 4 Direction to safeguard the conservation area's significance. The works, as carried out, cause harm to the character and

amenity of this locally listed building and the wider conservation area, contrary to policy DM9 of the Development Management Policies Local Plan 2014.

10. In correspondence, the owner has noted that he was not aware of the Article 4 Direction and has stated that he would like to seek compensation for the cost of the works which have been carried out. Members should be aware that Article 4 Direction legislation only makes compensation available to property owners in very specific circumstances, and only within 12 months of the implementation of the Article 4 Direction. This Article 4 Direction was implemented in June 2011 so compensation is not available in this case.
11. The owner has also made reference to the fact that the neighbouring property, 114 Trinity Street, has carried out similar works. 114 Trinity Street had an enlarged entrance to provide parking in the front garden prior to the implementation of the Article 4 Direction, so this would have been permitted development at the time. The front boundary wall has recently been completely demolished, and this is the subject of a separate enforcement matter.
12. The owner has also suggested that he will be unable to properly manage the rented property (as recently requested by the council's Environmental Protection Team) if he and his employed trades people cannot park at the front of the property. It is worth noting that there are on-street parking bays nearby which would provide 2 hours of free parking and would suit this purpose.

### **Relevant policies**

National Planning Policy Framework (March 2012):

- NPPF7        Requiring good design
- NPPF12      Conserving and enhancing the historic environment

Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan 2014:

- JCS2        Promoting good design

Norwich Development Management Policies Local Plan adopted Dec 2014:

- DM3        Delivering high quality design
- DM9        Safeguarding Norwich's heritage

### **Justification for enforcement**

13. Front boundary walls are a characteristic feature of this conservation area, and have been protected via an Article 4 Direction to safeguard the conservation area's significance. By virtue of the interruption in the front boundary treatment, the use of inappropriate bricks, and the introduction of a parked car within the front garden, the works cause harm to the character and amenity of this locally listed building and the wider conservation area, contrary to policy DM9 of the Development Management Policies Local Plan 2014.

## **Equality and Diversity Issues**

14. The Human Rights Act 1998 came into effect on 2nd October 2000. In so far as its provisions are relevant:

- a. Article 1 of the First Protocol (the peaceful enjoyment of one's possessions), is relevant in this case. Parliament has delegated to the council the responsibility to take enforcement action when it is seen to be expedient and in the public interest.
- b. Article 6: the right to a fair hearing is relevant to the extent that the recipient of the enforcement notice and any other interested party ought to be allowed to address the Committee as necessary. This could be in person, through a representative or in writing.

## **Conclusion**

15. The works have caused harm to designated and non-designated heritage assets contrary to local and national policies and unfortunately informal correspondence has not been successful. It is therefore considered expedient to pursue enforcement action.

## **Recommendation**

16. Authorise enforcement action, up to and including prosecution, to require the wall to be rebuilt.



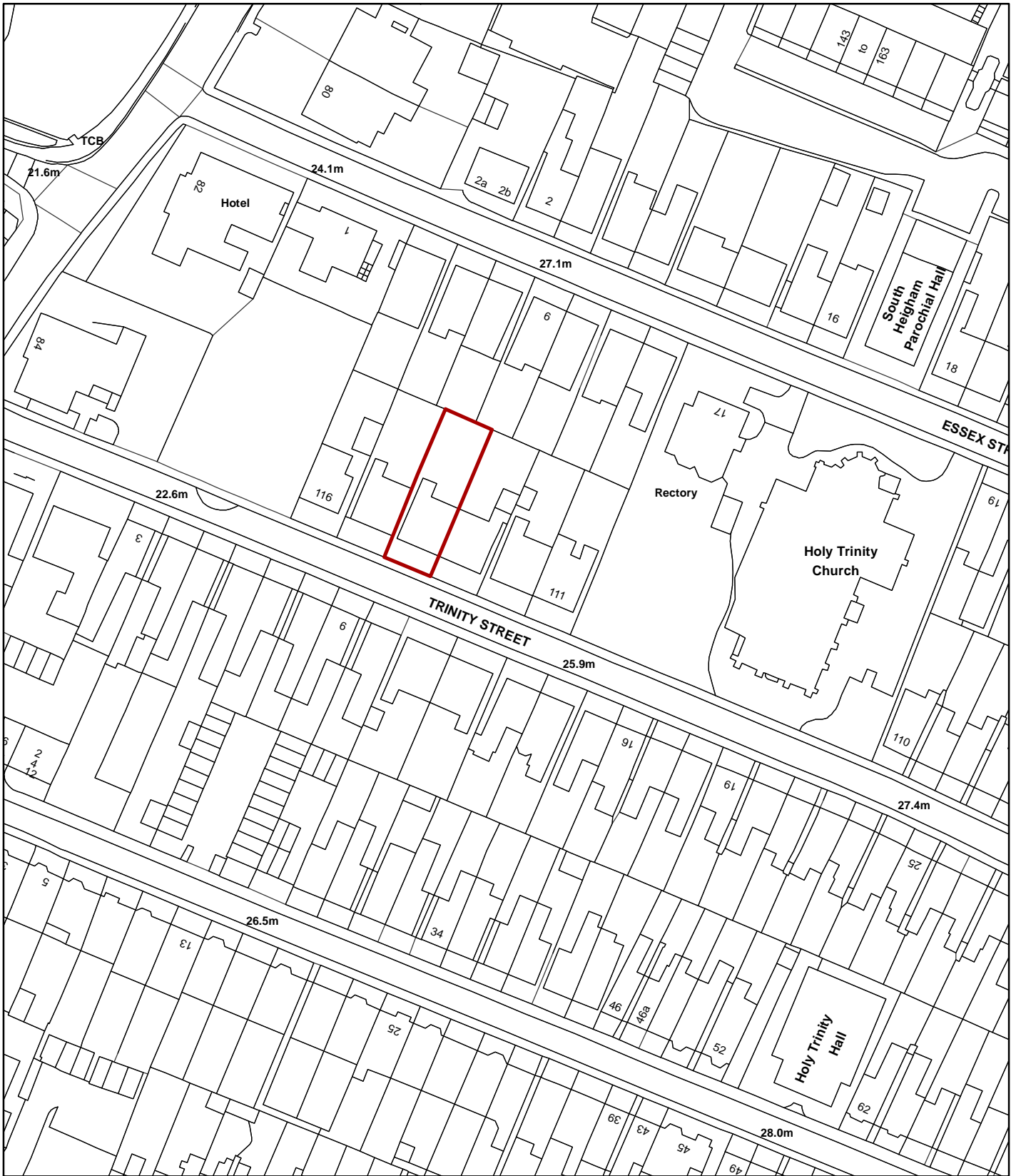
**Report to** Planning applications committee  
14 June 2018  
**Report of** Head of planning services  
**Subject** Enforcement Case - 18/00087/ENF - 114 Trinity Street

**Item**  
**5(i)**

---

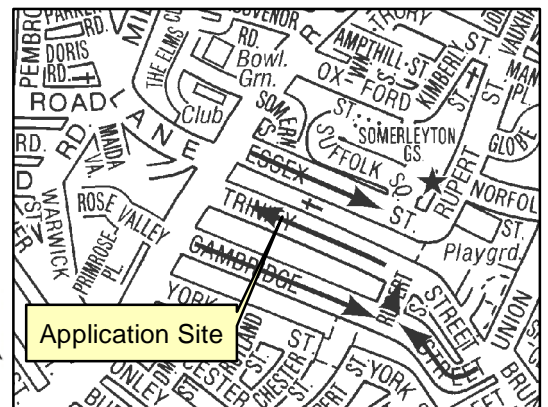
<b>Ward:</b>	Town Close
<b>Case officer</b>	Lara Emerson Contact: <a href="mailto:laraemerson@norwich.gov.uk">laraemerson@norwich.gov.uk</a>

<b>Description</b>	Removal of boundary wall fronting boundary.
<b>Reason for consideration at committee</b>	Enforcement action recommended
<b>Recommendation</b>	Authorise enforcement action to require the wall to be rebuilt.



© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning application no: 18/00087/ENF  
 Site Address: 114 Trinity Street  
 Scale: 1:1,000



## **The site**

1. 114 Trinity Street is a semi-detached double fronted Victorian property located on the north-east side of Trinity Street.
2. The property sits within the Heigham Grove Conservation Area, is locally listed and covered by an Article 4 Direction which removes permitted development rights for the demolition of walls fronting a highway, amongst other things.

## **Relevant planning history**

3. No relevant planning history.

## **The breach**

4. On 24<sup>th</sup> May 2018, officers carried out a site visit to the neighbouring property and noted that the front boundary wall at 114 Trinity Street had been demolished. The property is covered by an Article 4 Direction which removes permitted development rights for the demolition of walls fronting a highway, amongst other things. Since officers have been investigating the breach at 113 Trinity Street (subject to a separate enforcement case), we have photographic evidence showing that the wall at no. 114 has been demolished at some time between 9<sup>th</sup> May 2018 and 24<sup>th</sup> May 2018.
5. Prior to the Article 4 Direction being implemented, 114 Trinity Street had an enlarged entrance to allow vehicular access. It is worth noting that this would have been permitted development at this time.

## **Relevant policies**

### National Planning Policy Framework (March 2012):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes

### Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan 2014:

- JCS3 Energy and water
- JCS4 Housing delivery
- JCS5 The economy

### Norwich Development Management Policies Local Plan adopted Dec 2014:

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM8 Planning effectively for open space and recreation
- DM12 Ensuring well-planned housing development
- DM18 Promoting and supporting centres

- DM20 Protecting and supporting city centre shopping

### **Justification for enforcement**

6. Front boundary walls are a characteristic feature of this conservation area, and have been protected via an Article 4 Direction to safeguard the conservation area's significance. The works, as carried out, cause harm to the character and amenity of this locally listed building and the wider conservation area, contrary to policy DM9 of the Development Management Policies Local Plan 2014.

### **Equality and Diversity Issues**

7. The Human Rights Act 1998 came into effect on 2nd October 2000. In so far as its provisions are relevant:
  - a. Article 1 of the First Protocol (the peaceful enjoyment of ones possessions), is relevant in this case. Parliament has delegated to the council the responsibility to take enforcement action when it is seen to be expedient and in the public interest.
  - b. Article 6: the right to a fair hearing is relevant to the extent that the recipient of the enforcement notice and any other interested party ought to be allowed to address the Committee as necessary. This could be in person, through a representative or in writing.

### **Conclusion**

8. The works have caused harm to designated and non-designated heritage assets contrary to local and national policies and it is therefore considered expedient to pursue enforcement action.

### **Recommendation**

9. Authorise enforcement action, up to and including prosecution, to require the wall to be rebuilt.