



PLANNING APPLICATIONS COMMITTEE

10.00 am – pm

10 February 2011

Present: Councillors Bradford (chair), Gee (vice chair), Banham, Blower, Collishaw, Driver, Gee, Haynes, Lay, Little, Lubbock, Offord and Wright (J)

1. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 20 January 2011.

2. APPLICATION NO 10/02192/F GARAGES ADJACENT TO 100 THE AVENUES NORWICH

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

Councillor Bremner, ward councillor for University ward, addressed the committee outlining his objections to the open spaces at the front of the properties. He considered that anti-social behaviour would be a problem unless there were defensible spaces for each property.

The agent said that the landscape design could be improved and that he was prepared to discuss the possibility of moving the footpath nearer to the hawthorn hedge with the arboricultural officer and planning officers.

During discussion the senior planner and the planning development manager answered questions. Members were advised that the registered social landlord would be responsible for the maintenance of communal areas and it was possible to condition a suitable landscape to maintain the height of the hedge. Members supported the movement of the footpath provided that it was not detrimental to the street trees and improved the health of the hedge. Councillor Little said that the hedge was important for its biodiversity and was part of the green corridor of the city. Councillor Blower said that anti-social behaviour was a problem in the area and that a defensible space was important for these properties. Members then discussed how the path could be moved; the 6 front gardens delineated by small hedges and whether there could be gates between the gardens. It was noted that the site was constrained and that the hedge itself provided a barrier from the road. Members also considered the relocation of tenants to alternative parking provision.

Councillor Driver moved and Councillor Banham seconded that the pathway be moved nearer to the hedge and that front gardens for each property be created.

Following discussion, it was suggested that condition 5 could incorporate the movement of the footpath nearer to the hedge following consultation with the arboricultural officer and whilst preserving the health of the hedge and contributing to its future enhancement; and to provide a margin of defensible space in front of each of the properties. Councillor Driver agreed to withdraw the amendment.

RESOLVED to approve Application No 10/02192/F Garages adjacent to 100, The Avenues, Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Tree protection conditions to ensure:
 - (a) compliance with the arboricultural implications assessment and method statement for construction;
 - (b) a pre demolition site meeting between the developer's appointed consulting arborist, demolition site agent, and the Council's tree protection officer takes place;
 - (c) a detailed specification and method statement for the surface reinstatement proposed within the root protection areas is submitted;
 - (d) all demolition and construction works carried out within any root protection area are carried out under arboricultural supervision;
 - (e) an auditable system of arboricultural site monitoring is implemented to the approval of the Council's tree protection officer.
 - (f) provision of tree protection to the street trees and surrounding verges.
4. Provision of the sheds, parking areas and refuse storage areas prior to first occupation;
5. Submission of a landscaping scheme which shall provide for the relocation of the pathway to the front (north) of the dwellings as close as possible to the hawthorn hedge whilst allowing for the hedges enhancement and to include the following:
 - (a) hard and soft landscaping details including site frontages and communal areas including details of all boundary treatments;
 - (b) boundary treatments to the south of the site to have 13cm gaps at ground level;
 - (c) details of the future management and maintenance of the landscaped areas;
 - (d) provision of landscaping prior to first occupation.
6. Details of bricks, tiles, solar panels and render colour to be used in the development;
7. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
8. Insulation of bedroom and living rooms windows and the provision of acoustic ventilation where necessary;

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;

3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13, PPG24, policies ENV7, T8, T14 and WM6 of the adopted East of England Plan and saved policies NE9, HBE12, HBE19, EP1, EP18, EP20, EP22, HOU13, SR3, SR9, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan.

The proposals provide for the redevelopment of an existing brownfield garage site. Alternative provision is limited for this site however current local plan parking policies seek to minimise the reliance on the private car and whilst matters of highway safety and congestion are material planning considerations, it is not considered in this case that the proposals would have any significant detrimental impacts in these areas. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Whilst the layout is not ideal, on balance given the sites constraints it is considered to be acceptable. Landscaping details will be very important in ensuring that the layout works as well as possible and to ensure parking in appropriate locations. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The proposals are therefore considered to be acceptable subject to the conditions imposed.)

3. APPLICATION NON 10/02093/F GARAGES BETWEEN 82 AND 84 PELHAM ROAD, NORWICH

The senior planner (development) presented the report with the aid of slides and plans and answered questions.

Councillor Lubbock commented that the replacement planting could include fruit bearing trees which would be beneficial to residents.

RESOLVED to approve Application No 10/02093/F Garages between 82 and 84 Pelham Road, Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Compliance with the arboricultural implications assessment and method statement for construction and protective fencing. Provision of an auditable system of arboricultural site monitoring.
4. Provision of the sheds, parking areas and refuse storage areas prior to first
5. occupation;
6. Submission of a landscaping scheme including:
7. Details for replacement tree planting;
8. Hard and soft landscaping details including details for site frontages and all boundary treatments;
9. Details of the future management and maintenance of the landscaped areas;
10. Provision of landscaping prior to first occupation.

11. Details of bricks, tiles, solar panels and render colour to be used in the development;
12. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13 policies ENV7, T8, T14 and WM6 of the adopted East of England Plan and saved policies NE9, HBE12, HBE19, EP1, EP18, EP20, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan.

The proposals provide for the redevelopment of an existing brownfield garage site. Of the 14 garages on site, 8 are tenanted and 6 are void. It is suggested that alternative parking provision would be offered to existing tenants at Sun Lane and Long Row. In this case it is not considered that the loss of parking would lead to any significant demonstrable harm in planning terms. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Subject to conditions, the design of the proposal is considered to be acceptable. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The proposals are therefore considered to be acceptable subject to the conditions imposed.)

4. APPLICATION NO 10/02100/F GARAGES REAR OF 50 - 64 JAMIESON PLACE, NORWICH

The senior planner (development) presented the report with the aid of slides and plans. He advised members that more details on the landscaping design would be required to avoid inappropriate parking on pathways and green spaces.

RESOLVED to approve Application No 10/02100/F Garages rear of 50 - 64 Jamieson Place, Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Compliance with the arboricultural implications assessment and method statement for construction and protective fencing.
4. Provision of the sheds, parking areas and refuse storage areas prior to first occupation;
5. Submission of a landscaping scheme including:

6. -hard and soft landscaping details including site frontages and details of all boundary treatments;
 - (a) details of the future management and maintenance of the landscaped areas;
 - (b) provision of landscaping prior to first occupation.
7. Details of bricks, tiles, solar panels and new doors to the sub-station to be used in the development;
8. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
9. Insulation of bedroom and living rooms windows and the provision of
10. Acoustic ventilation where necessary.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13, PPG24, policies ENV7, T8, T14 and WM6 of the adopted East of England Plan and saved policies NE9, HBE12, HBE19, EP1, EP18, EP20, EP22, HOU13, SR3, SR12, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan.

The proposals provide for the redevelopment of an existing brownfield garage site. Of the 32 garages on site, 12 are tenanted and 20 are void. There is alternative garaging provision within close proximity to the site and as such it is not considered that the proposals are likely to have a significant impact on highway congestion. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. The design and layout are considered to be acceptable given the constraints of the site. Landscaping will be particularly important to the success of the schemes layout and this can be covered by conditions. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The proposals are therefore considered to be acceptable subject to the conditions imposed.)

5. APPLICATION NO 10/02112/F GARAGES OPPOSITE 86 - 92 PILLING PARK ROAD, NORWICH

The senior planner (development) presented the report with the aid of slides and plans. Members were advised that two further letters of representation had been received from local residents who had made representations previously. One of the residents commented on the amendments to the proposal suggesting that three rotary driers would be more acceptable, based on the number of households actually using the present drying area on a sunny dry day; that the rotary driers should be removable to prevent theft damage and vandalism; and querying the size of the area proposed compared to the present area available. Paragraph 21 of the report

addressed this issue and stated that further details for the provision of the drying area and bins store for the adjacent flats would be required and was covered under condition 5, which could be amended to include the number of dryers and how the area was managed. The size of the area was reduced from 115m² to 60m². However it was considered that the proposals would result in qualitative improvements. The other representation reiterated previous objections to the loss of garaging for storage space (addressed in the report under paragraphs 12 to 14) and raised concerns that the replacement housing would not be affordable.

During discussion the senior planner answered questions. An amended plan showing the position of the solar panels was displayed to the committee.

RESOLVED to approve Application No 10/02112/F Garages opposite 86 - 92 Pilling Park Road, Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Submission of details for the construction of foundations to be informed by root investigations to ascertain root morphology, compliance with the arboricultural implications assessment and method statements, all works within root protection areas to be carried out under arboricultural supervision and an audible system of arboricultural monitoring to be put in place.
4. Provision of the sheds, parking areas and refuse storage areas prior to first occupation;
5. Details for materials and boundary treatments for the new drying and bin storage area for adjacent flats, and provision of the area prior to first occupation.
6. Submission of a landscaping scheme including:
7. -hard and soft landscaping details including site frontages and details of all boundary treatments;
 - (a) details for the adjacent green space including new planting and boundary treatments;
 - (b) details of external lighting;
 - (c) details of the future management and maintenance of the landscaped areas;
 - (d) provision of landscaping prior to first occupation.
8. Details of bricks, tiles, solar panels and timber cladding to be used in the development;
9. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
10. Submission of a further bat survey to identify if there is the presence of bats within the adjacent oak tree and if so details of mitigation measures to be agreed prior to commencement.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;

3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13, policies ENV7, T8, T14 and WM6 of the adopted East of England Plan and saved policies NE2, NE4, NE7, NE9, HBE8, HBE12, HBE19, EP1, EP18, EP20, EP22, HOU13, SR3, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan.

The proposals provide for the redevelopment of an existing brownfield garage site. Of the 14 garages on site, 8 are tenanted and 6 are void. There is alternative garaging provision within close proximity to the site and as such it is not considered that the proposals are likely to have a significant impact on highway congestion. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. The design and layout are considered to be acceptable and provide for the retention of adjacent trees subject to arboricultural conditions. Landscaping can provide for the enhanced setting of the adjacent green space and woodland. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The drying area and bin store for the adjacent flats has also been re-provided. As such the proposals are considered to be acceptable subject to the conditions imposed)

6. APPLICATION NO 10/02161/F VACANT LAND CORNER OF STARLING ROAD AND MAGPIE ROAD NORWICH

The senior planner (development) presented the report with the aid of slides and plans. A late representation had been received from a resident who had been concerned that her property would be overlooked. The resident was now satisfied that this was not an issue and had subsequently withdrawn her objections.

RESOLVED to approve Application No 10/02161/F Vacant land corner of Magpie Road and Starling Road, Norwich and grant planning permission, subject to:

- (1) the completion of a satisfactory S106 agreement to include the provision of contributions to children's play provision,
- (2) the following conditions:-
 1. Commencement of development within three years.
 2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings.
 3. Details of car parking, cycle storage, bin stores.
 4. Provision of noise protection measures.
 5. Details of Landscaping, planting and site treatment works.
 6. Landscape maintenance.
 7. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
 8. Details of biodiversity enhancements.

The following informative notes should be appended to any consent::

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The development of 5 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising on street parking in the area. The scheme is laid out to enable replacement trees and planting around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3, PPG13 and PPG24 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations

7. APPLICATION NO 10/02167/F 102 - 108 BEECHENO ROAD, NORWICH NR5 8TG

The senior planner (development) presented the report with the aid of slides and plans and answered questions.

Councillor Lubbock said that she welcomed the intensity of the scheme which made the maximum use of the site.

RESOLVED to approve Application No 10/02167/F 102 - 108 Beecheno Road Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years.
2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings.
3. Details of car parking, cycle storage, bin stores and footpath.
4. Details of Arboricultural method statement for works to the new path and parking area.
5. Implement Tree Protection Scheme prior to commencement
6. Retention of tree protection.
7. Details of Landscaping, planting and site treatment works
8. Landscape maintenance.
9. Details of biodiversity enhancements.
10. Details of a surface water drainage strategy.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;

3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife
5. Advise about Anglian Water assets.

(Reasons for approval: The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this housing site. The scheme provides adequate parking and servicing space and makes proposals for rationalising footpath links in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3 and PPG13 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

8. APPLICATION NO 10/02197/F LAND AND GARAGES ADJACENT TO 136 LAKENHAM ROAD, NORWICH

The senior planner (development) presented the report with the aid of slides and plans. Members were advised that the arboricultural officer would be on site during the demolition to ensure that tree roots were protected.

Discussion ensued in which Councillor Driver pointed out that it was important to ensure that the route through to the doctors' surgery was well lit.

RESOLVED to approve Application No 10/02197/F Land and Garages adjacent to 136 Lakenham Road, Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years
2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings
3. Details of car parking, cycle storage, bin stores
4. Details of scheme for Arboricultural Method Statement; Tree Protection Plan; Tree Protection methods; arboricultural site monitoring
5. Arboricultural site meetings
6. Compliance with AIA and Tree Protection Scheme implemented prior to commencement
7. Retention of tree protection
8. Details of Landscaping, planting and site treatment works
9. Landscape maintenance
10. Details of noise reduction joinery/glazing
11. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.

12. Details of biodiversity enhancements.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The development of 4 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising footpath links in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3, PPG13 and PPG24 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

(The committee adjourned for a short period before reconvening.)

9. APPLICATION NOS 10/01787/F AND 10/01788/L FORMER NORFOLK AND NORWICH HOSPITAL SITE ST STEPHENS ROAD, NORWICH

The team leader (development) presented the report with the aid of slides and plans. The recommendation was for approval subject to an additional informative to advise the developer of the possible presence of bats. Members were advised that the composition of the residential units was incorrect in paragraph 27 of the report and should be amended to 24 one bed units; 8 two bed units; and 1 studio flat. A revised plan for the cycle store, described as cramped in paragraph 46 of the report, had been received and was much improved. The applicant had confirmed that there could be landscaping for the rear courtyard which was overlooked by several flats. An additional condition for Application No 10/01787/F was recommended to ensure that there were adequate window and ventilation treatments of the Ivory Wing and Memorial Wing to mitigate potential noise disturbance from traffic in St Stephens Road (as set out in the report).

A resident of a property adjacent to the site addressed the committee with his concerns about vibrations from the construction works and structural damage to his Grade II listed property and that of his neighbour.

The agent confirmed that a party wall survey would be conducted prior to the construction of this scheme and that it was expected that vibrations from equipment would be less than during the previous demolition works on the site. The clearance of the site would take about 10 days.

During discussion the team leader and the planning development manager answered questions. Members were advised that the residents' concerns about their properties were not a material planning consideration but were covered by legislation and were a civil matter between the two parties.

Members considered that PPS5 should be reviewed as solar panels should be permitted on listed buildings as solar energy was a useful source of heating of homes and water.

RESOLVED to

- (1) approve Application Number 10/01787/F Former Norfolk and Norwich Hospital Site St Stephens Road, Norwich, and grant planning permission, subject to:
 - (a) the completion of a satisfactory Deed of Variance of the original Section 106 by 10 March 2011 to include issues relating to Open Space and Play; Education and Management and subject to the following conditions:
 1. Standard Time Limit;
 2. In accordance with Drawings;
 3. Conditions relating to all new materials with new work;
 4. Further details of all external buildings such as bin stores (these acceptable in terms of the drawings submitted so far);
 5. Further details of window treatments, including acoustic ventilation. to mitigate noise from traffic in the Memorial Wing and Ivory Wing
 6. Comprehensive landscaping scheme to include surface materials etc.
 7. Details/provision of heat recovery units including expected benefits;
 8. Details of cycle and refuse store and provision before first occupation;
 9. All new extractions such as flues and vents etc, particularly where these pass through the NE and SE elevations.
 10. Fume/ Flue outlet points;
 11. Plant/Machinery.

The following informative notes should be appended to any consent::
To advise the developers of the possible presence of bats before the commencement of construction; to cease any works if bats are discovered and to contact Natural England for advice. Guidelines for developers are available from the Bat Conservation Trust and Natural England websites.

(Reasons for approval: It is considered that the proposals are consistent with PPS1 which seeks a high quality in the design of new housing which in turn contributes to the creation of sustainable communities. It also represents new residential units on a 'brownfield' site in accordance with the suggestions in PPS3 and the re-use of a vacant grade II Listed Building in much need of repair in accordance with PPS5. The scheme has taken account of the close proximity to St Stephens Road in terms of the potential for noise disturbance to prospective residents within the converted buildings in accordance with the requirements of PPG24. Mitigation measures have been identified and will be incorporated with the use of suitable conditions. It achieves this without departing from or

compromising the design principles established in the originally approved Norfolk and Norwich Hospital Site Brief. It will also enhance the character of the Newmarket Road Conservation Area and provide good quality living accommodation in accordance with saved policies HBE4,8,12,13 and 19; HOU5,6 and 13; NE9; TRA6, 7 and 11;SR4 and 7; EP18 and 22 and TVA8 of the City of Norwich Replacement Local Plan and all other material considerations)

- (b) where a satisfactory Deed of Variance is not completed prior to (10 March 2011) that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No (10/01787/F) where appropriate.
- (2) to approve Application No 10/01788/L Former Norfolk and Norwich Hospital Site St Stephens Road, Norwich, and grant listed building consent, subject to the following conditions:
1. Standard Time Limit;
 2. In accordance with drawings;
 3. Repair work and reinstatement to parts of historic fabric. This would perhaps most easily be covered by a schedule of works/spec that could outline works for the whole building in terms of approach to brick replacement in elevations where there are spalled bricks or existing vents removed, repointing.brickwork etc
 4. Any new rainwater goods, repair and/or replacement of rainwater goods (repair to be picked up with schedule above)
 5. Special condition for the protection of the war memorial and sash windows where they remain (Most sash windows are not original and have been replaced fairly recently, but since they are proposed to be retained they will need to be protected).
 6. Joinery details for staircase (if the historic stair from the admin block is not reused). If it is used details of how it is to be installed;
 7. Condition rendering of NW block (method/spec);
 8. Schedule of windows (elevations with a schedule of windows indicating which are to be repaired, which are new contemporary windows and their details, which are to be replacement sashes and their details at an appropriate 1:10 joinery details);
 9. Details of internal duct runs for ventilation system;
 10. Any damage to be made good.

(Reasons for approval: It is considered that the proposals are consistent with PPS1 which seeks a high quality in the design of new housing which in turn contributes to the creation of sustainable communities. It also represents new residential units on a 'brownfield' site in accordance with the suggestions in PPS3 and the re-use of a vacant grade II Listed Building in much need of repair in accordance with PPS5. The scheme has taken account of the close proximity to St Stephens Road in terms of the potential for noise disturbance to prospective residents within the converted buildings in accordance with the requirements of PPG24. Mitigation measures have been identified and will be incorporated with the use of suitable conditions. It achieves this without departing from or compromising the design principles established in the originally approved Norfolk and Norwich Hospital Site Brief. It will

also enhance the character of the Newmarket Road Conservation Area and provide good quality living accommodation in accordance with saved policies HBE4,8,12,13 and 19; HOU5,6 and 13; NE9; TRA6, 7 and 11;SR4 and 7; EP18 and 22 and TVA8 of the City of Norwich Replacement Local Plan and all other material considerations)

CHAIR