

Report to Planning applications committee

Item

6 August 2015

Report of Head of planning services

Subject Application no 15/00593/F - 20-22 Bridewell Alley,
Norwich, NR2 1AQ

4(A)

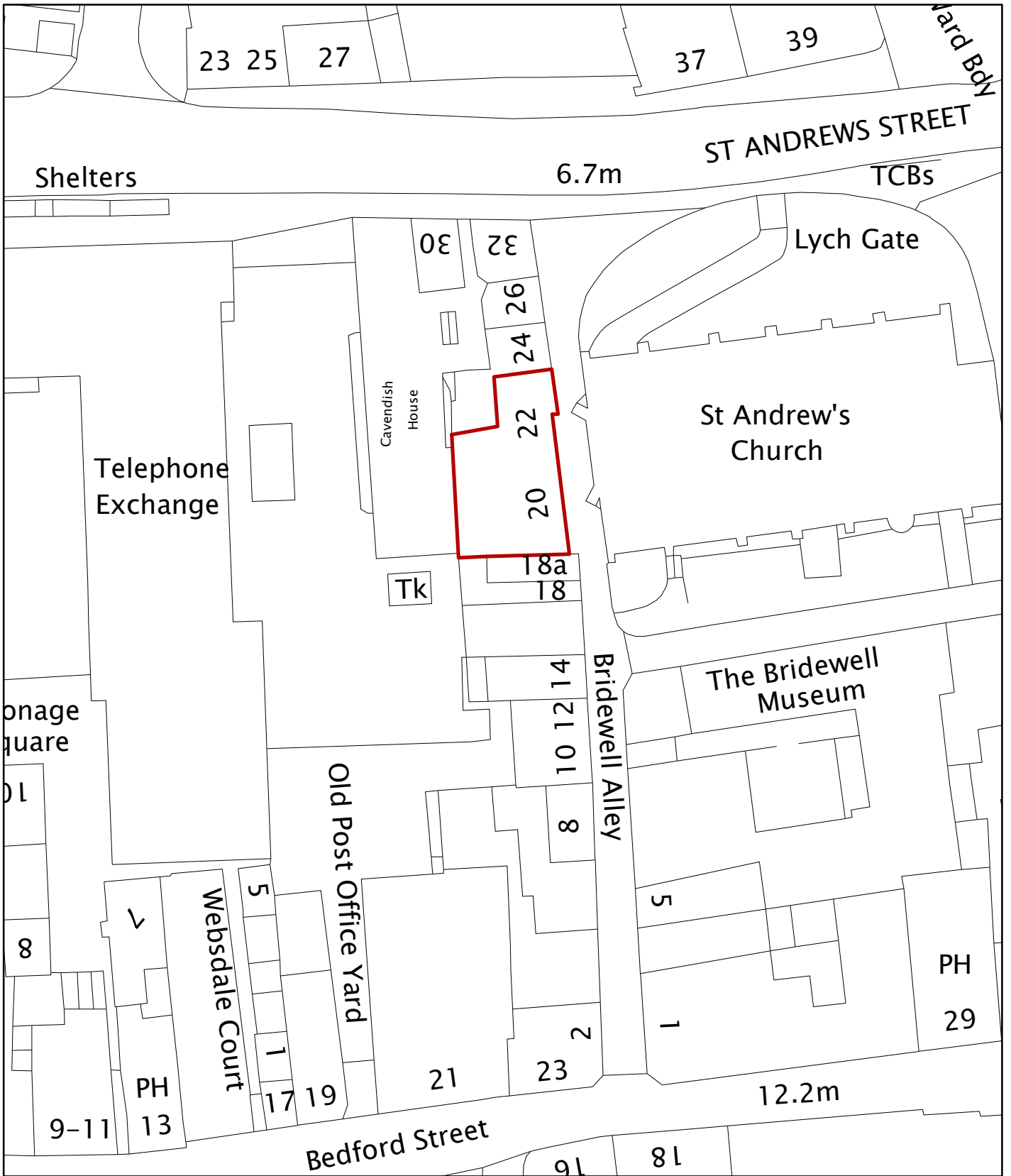
**Reason
for referral** Objection

Applicant Black Orange Investments Ltd

Ward:	Mancroft
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Change of use to dwelling house (Class C3), conversion of roof to terrace, new glass lanterns and external alterations.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Design and heritage	Impact on locally listed building and conservation area
2 Amenity	Neighbours (noise; overlooking; light)
3 Transport	Parking; servicing
Expiry date	16 June 2015
Recommendation	Approve



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Planning Application No 15/00593/F

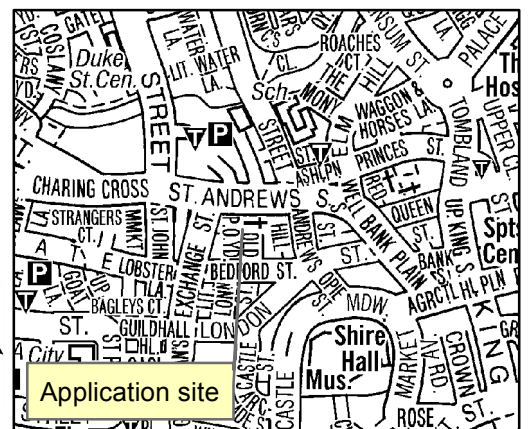
Site Address 20-22 Bridewell Alley

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The application affects a property on the west side of Bridewell Alley. On the ground floor are two separate commercial units and above is vacant ancillary space.

Constraints

2. Locally listed building with a grade II listed building attached (18 Bridewell Alley). Directly opposite is the grade I listed St Andrews Church and behind is the II* listed General Post Office building.
3. The site is within the city centre conservation area and the frontage is identified as positive within the conservation area appraisal.

Relevant planning history

4. No recent relevant planning history

The proposal

5. Proposed are changes to the shopfront of No.20 and the creation of a residential terrace at first floor level, including the creation of an external door and balustrades. Also proposed is the change of use of the space above the retail unit(s) to a single flat, although strictly speaking this aspect is permitted development under Schedule 2, Part 3, Class G of GPDO 2015. For the avoidance of doubt it is included within the proposal description.
6. The shopfront has been amended, as has the door to the terrace.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	266 (residential and two commercial units)
No. of storeys	2

Representations

7. 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
Noise and disturbance to business from building work and use of roof terrace.	See main issue 2.
Bridewell Alley is a tourist and retail area with no parking.	See main issue 3.

Consultation responses

8. 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

9. Materials of shop front should be respectful of the locality directly in front of the church's doorway. Current shopfront is modern and neutral but tilting windows will be out of character with surrounding traditional shopfronts, especially when in open position.
10. Rear balcony will be mostly hidden from view and will have minimal impact.

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)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
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
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

- DM33 Planning obligations and development viability

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- 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.
15. The use of the upper floor as a residential flat is permitted development providing compliance with the conditions of Schedule 2, Part 3, Class G of the GPDO 2015. In principle the terrace becoming a residential use is acceptable providing compliance with DM2 and the various design policies. The changes to the shopfront are also acceptable in principle, with the main concern being design.

Main issue 1: Design and Heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Key heritage policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
17. Despite 20 and 22 forming one building, at ground floor level they appear as two distinct shopfronts. Number 22 is currently open as an art gallery and no changes are proposed to this shopfront. Number 20 is empty and the plans originally proposed an opening shopfront window, which would have been visually detrimental. It has since been amended to mirror the adjacent shopfront which is clearly the most desirable option aesthetically as it helps at ground floor level to reintroduce a sense of this being a single building.
18. At first floor level a terrace is being introduced which with its glazed balustrade, works well visually, making good use of the space. The replacement of one of the sash windows with a door is acceptable now that it includes glazing bars to better reflect the adjacent windows. The two lanterns on the flat roof are visually appropriate and none of the works cause any adverse impacts for the character of the locally listed building, the nearby statutory listed buildings or the character of the wider conservation area. To ensure this conditions are attached requiring details of external materials.

Main issue 2: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The terrace will introduce some external amenity space for the occupiers of the flat. Its use may lead to some increased noise but through reasonable use this would not cause unacceptable impacts for any neighbouring occupiers or businesses given its city centre location. The noise of the building work for such a small-scale development is largely immaterial.
21. While there will be some increase in overlooking from the terrace to the kitchen to the south, it is not considered to lead to an unacceptable level of privacy loss. Some consideration was given to planting or a taller obscured balustrade but the implications for overlooking or design would outweigh the relatively low level of amenity loss. There are no other particularly sensitive uses which would be affected – to the north is Cavendish House, a Norwich Arts University use with barely any facing windows; and to the west the telephone exchange building.

Main issue 3: Transport

22. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, DM32 NPPF paragraphs 17 and 39.
23. The development is car-free, which is acceptable in this location. There are numerous flats above shops in the surround area, as encouraged by permitted development rights, and this does not present any significant issues. Revisions have led to a cycle store in the lobby on the ground floor which should allow space for a couple of bikes. Refuse collection will be via black sack from the street on collection day. Refuse and recycling will be stored in suitable containers on the terrace. This is acceptable.

Compliance with other relevant development plan policies

24. 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.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM32	Yes – car free
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition

Requirement	Relevant policy	Compliance
Sustainable urban drainage	DM3/5	Not applicable

Equalities and diversity issues

25. There are some equality and diversity issues. Access to the shopfront is limited by a step and no proposals to overcome this are included within the application. The historic nature of the building and its immediate neighbours restricts the ability to address this, particularly given the tightness of Bridewell Alley.

Local finance considerations

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.

Conclusion

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.

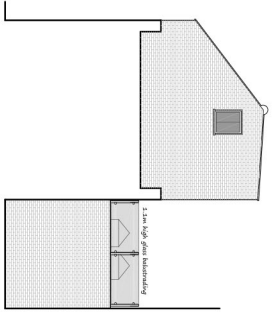
Recommendation

To approve application no. 15/00593/F - 20-22 Bridewell Alley, Norwich, NR2 1AQ and grant planning permission subject to the following conditions:

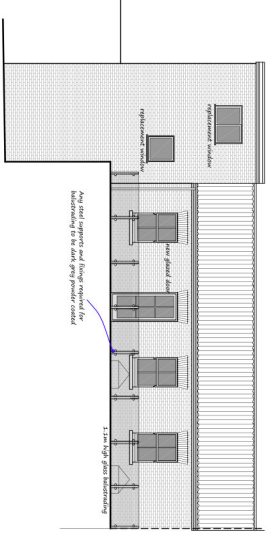
1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Bin and bike storage to be provided within the site prior to occupation;
5. Water efficiency measures;

Article 35(2) statement

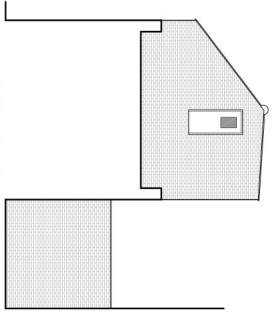
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



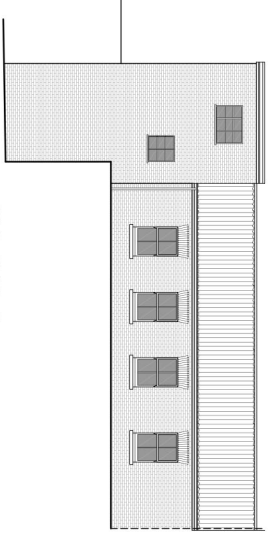
Proposed North Elevation



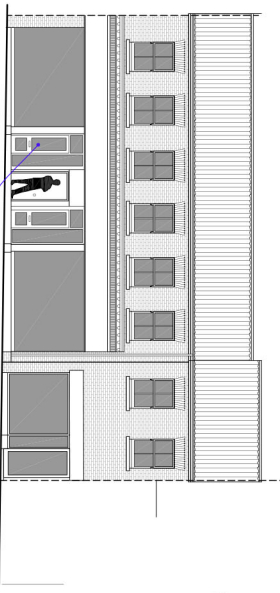
Proposed West Elevation



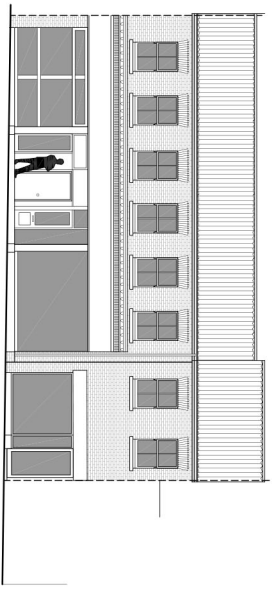
Existing North Elevation



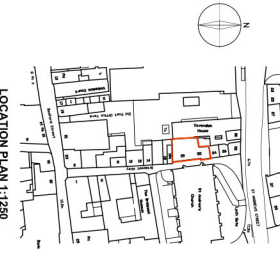
Existing West Elevation



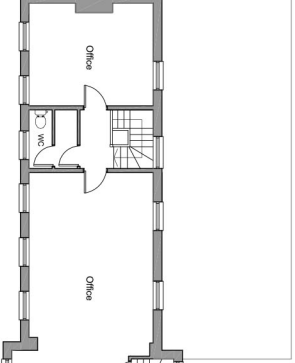
Proposed East Elevation



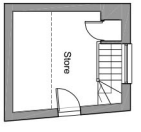
Existing East Elevation



LOCATION PLAN 1:1250



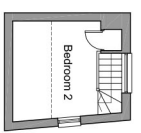
EXISTING FIRST FLOOR PLAN



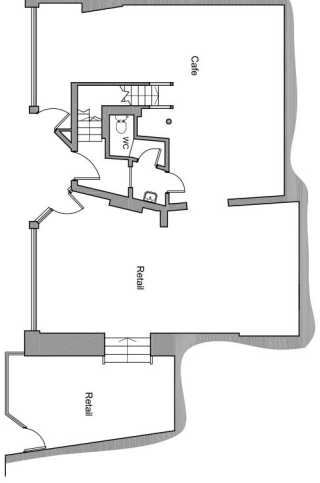
EXISTING SECOND FLOOR PLAN



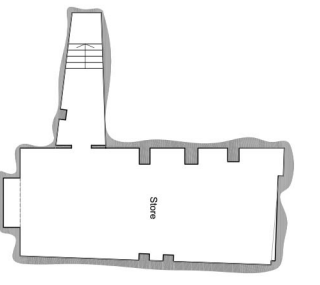
PROPOSED FIRST FLOOR PLAN



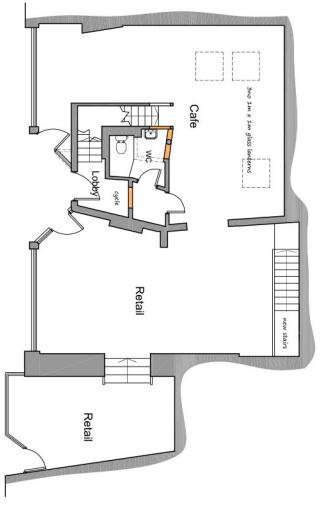
PROPOSED SECOND FLOOR PLAN



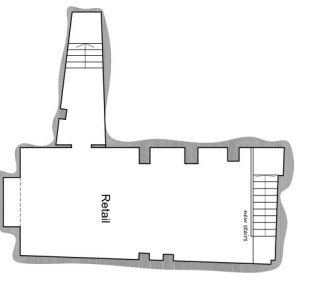
EXISTING GROUND FLOOR PLAN



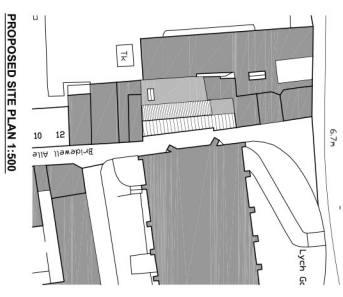
EXISTING BASEMENT FLOOR PLAN



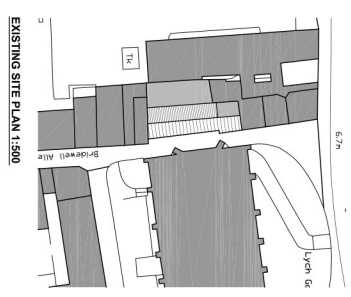
PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



PROPOSED SITE PLAN 1:500



EXISTING SITE PLAN 1:500

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- | NO. | REVISIONS | BY | DATE |
|-----|--|----|----------|
| A | Issued for a tender to proceed with design | mg | 30/08/15 |
| B | Final design and construction drawings | mg | 09/07/15 |

A SQUARED ARCHITECTS

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Client:
 Black Orange

Job:
 Alterations and roof terrace at
 20-22 Bridewell Alley
 Norwich

Drawing Title:
 Existing and Proposed Floorplans
 and elevations

Scale: 1:100@A1
Date: Oct 2014

Drawn By: mja
Checked By:
Drawn No.: 14
Rev. No.: 46
Job No.: 01 B