

Report for Resolution

Report to Planning Applications Committee
Date 31 March 2011
Report of Head of Planning Services
Subject 11/00071/U Queen Charlotte 286 Dereham Road Norwich
NR2 3UU

Item
5(6)

SUMMARY

Description:	Change of use from public house (Use Class A4) to general use for community and charitable use (Use Class D1) with minor internal alterations.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Wensum	
Contact Officer:	Anne Napier-Derere	Planning Development Team Leader 01603 212502
Date of receipt:	14th January 2011	
Applicant:	Norwich and Norfolk Muslim Association	
Agent:	Anglia Design LLP	

INTRODUCTION

The Site

Location and Context

1. The application site is located to the south of Dereham Road, at its junction with Bond Street, to the west of the city centre. The surrounding area is predominantly residential, with houses adjoining the premises, although some commercial development also exists relatively close to the site.
2. The site itself is an established public house, which has been vacant for some time. It is an imposing two-storey corner property, with a projecting porch, painted brickwork and red clay plain tile roofs. The rear yard is enclosed with 2 metre high fencing. Outbuildings exist to the rear. Parking exists between this fencing and the highway boundary on Bond Street and some off-street parking also exists to the Dereham Road frontage. Cycle stands are also provided adjacent to the main entrance.

Constraints

3. The site is within the HSE consultation zone for the Heigham Road waterworks site.

Relevant Planning History

There have been no previous relevant planning applications on the site. In respect of the use of the site as a pub, the following applications were approved:

4/1990/1036 - Extension to bar area. (Approved - 21/11/1990)

4/1994/0864 - Alterations and extensions at side. (Approved - 27/10/1994)

Equality and Diversity Issues

There are significant equality or diversity issues - see, in particular, paragraphs 32-36

The Proposal

4. Permission is sought to change the use of the premises from that of a public house (Use Class A4) to a community centre and for charitable uses (Use Class D1). Some minor internal alterations are also proposed.
5. Use Class D1 covers a range of possible uses. The Town and Country Planning (Use Classes Order) 1987 (as amended) defines Class D1 as for non-residential uses, which can include: clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres.
6. The information submitted with the application stated that it is proposed to use the building during the day and not late into the evening and that a maximum of 50 people would use the site at any one time. The previous use of the site as a public house and music venue had a capacity for 250 people and the proposed use would be less noisy, with fewer parking issues and very little chance that anyone using the site would have consumed alcohol. The building is intended to be fully accessible at ground floor level, although the first floor would not be accessible. It is suggested that a chair lift could be installed at a later date. The submitted plans show male, female and disabled toilet facilities on the ground floor, with a reception area, children's area and an office. More toilets, a further office, reception space and a kitchen would be provided on the first floor.
7. Due to the potential variety of uses which are covered by the D1 Use Class, further clarification was sought from the applicants on the nature of the use proposed. They have indicated that it is intended to use the building as a community centre and wish for some flexibility of use within that. However, it is not intended to use the premises beyond 11pm nor to have any particular educational facilities. It is envisaged that the building could be used by discussion groups and by play groups. It is not proposed to provide special support services from the building and it is not proposed to use the building as a place of worship. It is not proposed to use the building to provide specific catering at or from the premises, but to enable those who use the premises to have basic catering facilities. Following comments received, an existing outbuilding on the premises has been designated for covered and secure cycle parking, in addition to the visitor stands currently available adjacent to the main entrance to the building.

Representations Received

8. Adjacent and neighbouring properties have been notified in writing. Five letters of representation have been received citing the issues as summarised in the table below. In addition four requests for further information were received which were not followed by any specific representations about the proposals. It should be noted that one of the letters of representation received has not been published on the Council's website. The author of the letter has been contacted and made aware of this and the reasons for the action. However, those issues raised within the letter which can be considered to be material planning considerations have been included in the overall list of issues raised about the application and summarised in the table below.

9.

Issues Raised	Response
Lack of publicity surrounding the application	The application has been publicised in accordance with the authority's service standards and, in addition, has received coverage in the press.
Lack of clarity about the intended use	See paragraph 7
What opening times are proposed	See paragraphs 7 and 25
Query the numbers of people to be employed on the premises	The submitted details indicate that one full-time person would be employed.
Understand that a bell is to be installed to call people to prayer and concerns expressed about the potential noise and disturbance impact of this	The application is for a change of use only and no external alterations are proposed to the premises. The applicants have also confirmed that the building is not proposed to be used as a place of worship (see paragraph 7).
Concerns expressed about the current state of the building and the amount of work required to bring it up to an acceptable standard from a health and safety perspective	The safety of the existing electrical system is not normally a matter that would be considered as material to planning, as it is something which can be addressed under other regulations
Do not agree that the building is an eyesore	Noted
The pub should be repaired and re-used rather than converted	See paragraphs 17, 18, 26 and 27
Disagree with the assessment of likely parking impact and consider that the proposed use is likely to result in more parking problems than the current use, as many visitors to the pub would not wish to drink and drive, which resulted in use of taxis or lift sharing to the premises in the past	See paragraphs 15 and 29
The site is currently used for parking by local residents and these would be displaced by the proposal	Parking spaces provided at a pub are normally only available to the customers of the premises. Although the local residents may have been able to use the parking available on site during the time the pub has been closed, this provision would be unlikely to remain available to them whether the building re-opened as a pub or is put to

	an alternative use. See paragraphs 15 and 29.
The lack of adequate parking on site will adversely affect local small businesses in the area and the free-flow of traffic on the main road	See paragraphs 15, 29 and 31.
The proposal will lead to an increased production of greenhouse gases as it will draw large numbers of visitors from outside the immediate area, many of whom will be arriving by car	See paragraph 31.
Other community centres in the locality sell alcohol and have fruit machines. Considers the local community are unlikely to want to use the venue without the ability to drink alcohol or gamble	As with other venues of this type, it would be for the management of the centre to make decisions as to whether or not to apply for a licence to serve alcohol or to have fruit machines. The consideration of whether the premises is suitable and is appropriate to be licensed is not a matter for the planning authority. Whilst the likely lack of consumption of alcohol or gambling on the premises is noted, it is considered that in assessing whether the premises is acceptable as a community centre it should be borne in mind that, if approved, the permission would run with the premises (unless granted on a personal basis) and future ownership may change.
Is the proposal intended for use by local residents? Query the catchment area proposed to be covered by the facility.	The likely future users of the facility will, in part, be determined by the precise facilities provided. Although this can be controlled to some extent by the planning process, many of the decisions which will affect the exact nature of the use of the building will be a matter for the future management of the building, as is the case with many other uses. This can vary over time, as ownership or management changes, just as it can with a public house that, together with serving drink, may choose to emphasise its food, sports coverage or music, which will all affect the range of people attracted to the premises.
Considers it unacceptable to promote a community centre targeted to one religious group	There are many other community organisations which are run by or supported by different faith groups, e.g. play groups which operate from church halls and are supported by the church concerned. This is not considered to be an unusual situation.
The proposal represents an overdevelopment of the site and as such will have an adverse impact on biodiversity	There is no operational development proposed. The existing building is a substantial two-storey structure which occupies a significant part of the site, with

	<p>the remainder occupied by a yard, outbuildings and hardstanding for parking of vehicles. Given the size, scale and characteristics of the site, it is not considered that the proposed change from a public house to a community centre would result in an overdevelopment of the site nor is it likely to have an adverse impact on biodiversity.</p>
<p>The proposal should have been assessed under the EIA Regulations</p>	<p>Although it can be considered to fall within column 1 of schedule 2, it does not meet the criteria and falls under the thresholds in column 2 of schedule 2. However, as it is within 2km of a SSSI, the development requires consideration of whether it is likely to have significant environmental effects. Given the existing and proposed uses of the site and by virtue of the nature, size and location of the development, the environmental impact of the proposal is considered likely to be limited and not significant. The proposal is therefore not considered to be an EIA development. Furthermore, the limited environmental impacts that are likely to result from the proposal can be largely mitigated by the imposition of restrictions on the use of the premises.</p>
<p>The proposal will not result in any economic benefit to the area or region and it threatens social cohesion.</p>	<p>It is not considered that the proposed change of use to a community centre would necessarily have to result in economic benefits in order to be considered acceptable in planning terms. The provision of a community centre by a faith group is not considered likely to threaten social cohesion. As well as secular community centres, others exist that are operated by faith groups. The faith of the applicants is not a material planning consideration.</p>
<p>The change of use does not promote the City Council priorities.</p>	<p>The City Council is part of the City of Norwich Partnership. The Partnership's Sustainable Community Strategy 2008-2020 has as its Vision 'To make Norwich a world-class city in which to live, work, learn and visit.' It is considered that the principle of providing a community centre would not conflict with these priorities.</p>
<p>The proposal does not accord with the Equalities Act</p>	<p>The general equality duty as set out in the Equality Act (2010) requires that public authorities in the exercise of their functions must have due regard to the need to:</p> <ul style="list-style-type: none"> • Eliminate unlawful discrimination,

	<p>harassment and victimisation and other conduct prohibited by the act</p> <ul style="list-style-type: none"> • Advance equality of opportunity between people who share a protected characteristic and those who do not • Foster good relations between people who share a protected characteristic and those who do not. <p>The six protected characteristics to which the general duties apply are: age, disability, race, religion or belief, sex, sexual orientation.</p> <p>In this instance the duty to advance equality of opportunity is the most relevant consideration, and is interpreted to mean that the community group in question should be given the same opportunity as other community groups in the area. It has also meant that in eliminating discrimination and harassment, we have not published a representation objecting to the application due to its content.</p>
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10. Norwich Society: We are pleased to see that this building is being retained and put to good use. It would be good to see a proper external repaint to enhance the rather splendid florid architectural style, but no more 'Earl of Leicester' demolition jobs please.

11. Campaign for Real Ale (CAMRA): Object and ask that a copy of the letter be provided to each member [it is available to read in full on the website].

Since the demolition of the Earl of Leicester and the closure of the Queen Charlotte, this relatively densely populated part of the city has become poorly served with public houses. If the Queen Charlotte closes, the nearest public houses will all be at least half a mile or more away and the choice will become very limited. Further, a walk to some of those pubs would involve crossing busy roads at night time. Whilst that may not seem far to young, able-bodied people, it is still quite a distance for the elderly and less mobile for whom their 'local' can be an important social outlet.

Norwich's cultural heritage is being lost at an accelerating rate. The city has recently received recognition as an exceptional location for characterful pubs and locally brewed ales and the recently founded 'City of Ale' is some recognition of this. This could lead to an increase in visitors, some of whom are likely to stay in B&B accommodation on Earlham Road. The Queen Charlotte is an architecturally unusual pub and has been a successful pub. With the right management, there is no reason why this could not be a thriving local, given the lack of opposition in its immediate area. The preservation of such characterful pubs as the Queen Charlotte is important for the city's heritage and it people are going to be encouraged to drink sensibly in a controlled but sociable atmosphere. Ask that all local authorities bear this in mind.

The Queen Charlotte provided local employment and the proposed change of use will result in the loss of such employment. In accordance with EMP3, should any redevelopment of the site occur, it should be a development which provides employment

for local people and add diversity of the area. We can well appreciate and respect the desire of Norwich's Muslim community for a social centre of their own but respectfully suggest that this should not be at the expense of the existing broader community when we are sure that alternatives could be found equally suitable for the intended purpose.

Consultation Responses

12. Health and Safety Executive – Do not advise against

13. Norfolk Constabulary, Architectural Liaison and Crime Reduction – The premises have been unused for some time and have gradually become vulnerable to crime and anti-social behaviour. The proposed use of the building and its curtilage should, through public use and associated natural surveillance, restore it to appropriate use. Suggests that car parking at the front and side of the premises and the rear yard should remain in view from the premises as much as possible, with rooms used to provide surveillance where possible. Recommends the use of CCTV to supervise the yard and both parking areas, to increase the security for the building, creating reassurance for users and acting as a deterrent against inappropriate use.

14. Environmental Health – No objection in principle, but suggest conditions restricting the volume of amplified music, preventing the playing of amplified music in any outside area and restricting the hours of use of the premises to prevent use between the hours of 2300-0700. An informative on construction noise is also suggested.

15. Transportation – The proposal has been assessed against the Council's parking standards for D2 Uses (Assembly and Leisure) as these appear more appropriate. On that basis, the proposed use would generate a need for 3 cycle parking spaces for staff and 6 for visitors, together with a maximum of 13 car parking spaces for the site. There are 18 car parking spaces at present, but given that the site is on Dereham Road, it would be useful to retain the existing spaces. Recommendation – no objection subject to the provision of covered cycle storage for a minimum of 9 cycles.

Following the receipt of additional information about the nature of the use proposed, it was confirmed that the numbers of people proposed to be using the premises could justify a requirement to promote and encourage sustainable travel to the premises. These could include measures to reduce single occupancy private car use and promote walking, cycling, bus use and car sharing. These could help to reduce possible parking pressure on adjacent streets, although as it is noted that these lie outside a Controlled Parking Zone, it is also recognised that it may be more effective to limit the numbers of people using the premises or restrict the use of the site, e.g. to prevent use as a place of worship. However, this is an existing premises with a previous [current] use as a public house and no scope for additional parking on site. It is well located on a frequent bus route and there is potential for increased use of sustainable travel to the site, supported by a robust travel plan. It is therefore considered that it would be difficult to refuse the application on the basis of inadequate parking provision.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Sustainable Development

PPS4 – Planning for Sustainable Economic Growth

PPG13 – Transport
PPS23 – Planning and Pollution Control

Relevant East Of England Plan 2008 policies

ENV7 – Quality in the built environment
WM6 – Waste management in development

Relevant emerging Joint Core Strategy policies

Policy 1 - Addressing Climate Change and Protecting Environmental Assets
Policy 2 – Promoting Good Design
Policy 6 – Access and Transportation
Policy 9 – Strategy for Growth in the Norwich Policy Area

Relevant saved City of Norwich Replacement Local Plan 2004 policies

SHO21 – Historic and community pubs
AEC2 – Local community facilities
TRA3 – Modal shift measures
TRA5 – Approach to design
TRA6 – Maximum car parking standards
TRA7 – Minimum cycle parking standards
TRA8 – Servicing provision
NE8 – Wildlife and biodiversity
HBE12 – High quality design
EP22 – High standard of amenity
HBE19 – Design for safety and security (to be deleted following adoption of JCS)

Supplementary Planning Documents and Guidance

Transportation

Principle of Development

Policy Considerations

16. As the pub has been closed for a period of time and there are potential benefits for its re-use as a community facility, there is considered to be no in principle objection to the proposed change of use. However, the criteria set out in policy SHO21 and AEC2 require that the impact of and need for the facility are fully assessed.
17. This public house is not listed in Replacement Local Plan Appendix 13: Public houses subject to protection. Therefore, the criteria for historic pubs do not apply. However, in policy terms, to be considered acceptable it is necessary to demonstrate that this pub is not the only remaining one serving a substantial population (3000) in a residential area.
18. The representations made which raise concerns about the loss of this facility as a pub and the need for local residents to walk further to the nearest alternative have been fully assessed. The pub has been closed for some time. The refusal of permission for a change of use would not necessarily result in its re-opening. Although its re-use for an alternative use would lead to its loss as a pub and it is recognised that there are no other pubs in the immediate vicinity of the site, there are other pubs within walking distance, with a number existing to either side of Dereham Road, closer towards the city centre. For example the Fat Cat and Alexandra Tavern are some 600m away from the site (as the crow flies), which equates to less than half a mile. Furthermore, the proposed alternative use would still provide a use for the building as a community facility, albeit one which would seek to meet the needs of the community in a different way and one which may meet the needs of different sections of the community than the previous pub use did.
19. In terms of the proposed community facility, the use of the building for this purpose is

considered acceptable subject to the criteria set out in policy AEC2. As this site is not in any centre or adjacent to an existing centre, the acceptability of the scheme will be dependent on a need for such a facility existing in the area and there being no suitable sites available in centres and edge of centre locations and the site having a high level of accessibility on foot, by cycle and by public transport for the catchment population.

20. Very little information has been submitted with the application to clarify the nature of the search undertaken to identify a suitable site for the proposal and the need for the facility. However, pre-application discussions suggest that the proposed use is one which seeks to meet an existing need within the area. It is believed that the Association currently use premises at the UEA and it is understood that a site which is more accessible to the wider community is required. Pre-application discussion indicate that the application site is considered, by the applicants, to be the most appropriate available to them in terms of its size, the facilities available within the building and its location.
21. Depending upon the precise use of the building, it is possible that the facility will have a relatively wide catchment in geographical terms. As a consequence, it may not be feasible for all future users to access the site on foot or by bike, especially if they are elderly or have young children. However, it is recognised that the site is on a main route into and out of the city, which is well served by buses. Furthermore, as part of the plans for the bus rapid transport service for Dereham Road, it would have high frequency services over most of the day and evening.
22. Therefore, in policy terms, it is considered that the proposal would meet an existing need within the area and is a site which is accessible for the catchment population on foot, by cycle and by public transport. Although it has not been demonstrated that no other sites are available within an existing centre, it is also recognised that the current use of the building can be considered to be akin to that of a community centre and that, although the loss of the pub is regrettable, others do exist within walking distance of the site. As such, the alternative use of the premises as proposed is considered acceptable in policy terms.

Other Material Considerations

23. The other main issues are considered to be the likely impact of the proposal on the living conditions of local residents, particularly in terms of noise and disturbance, and the impact of the proposal in terms of parking and servicing.

Impact on Living Conditions

Noise and Disturbance

24. The current use of the premises as a pub is one which can lead to some disturbance to local residents, depending upon the exact nature of the use. In this case, the pub was also used as a music venue with a capacity of 250. It is recognised that this type and level of use is likely to lead to some disturbance to local residents in the evening. However, whilst the potential impact of the existing use does need to be taken into account, it is also recognised that the nature of the pub use can vary and it would be possible to use the premises as a public house with much less impact. It is also important that that current proposal is assessed on its own merits.
25. The potential use of the building as a community facility has been clarified to some extent and it appears likely that the Association would wish to use the building for play groups, discussion groups and the like, but not for worship. It is also not intended to use the building beyond 11pm and this, together with the nature of the use proposed, is likely to lead to less disturbance to local residents than the previous use of the premises as a music venue. However, the needs of the community and ownership of sites can change and it is therefore considered prudent to restrict the use of the site by conditions covering the precise nature of the use, the hours of use and the use of amplified music, as recommended by the Environmental Health Officer. In addition, it is also considered necessary to require details of all external lighting and security measures, including CCTV

if required, to be submitted and agreed prior to installation. Subject to these restrictions, the proposed alternative use of the premises is considered unlikely to have any significant detrimental impact on nearby residents in terms of noise and disturbance.

Design

Layout, form, scale, height and density

26. The existing premises is a prominent and imposing building, situated on a corner site and is distinctive within the street scene. It is considered that the existing building, although looking tired, contributes positively to the character and appearance of the local area and its retention would be beneficial. It is therefore considered that a re-use of the existing premises would, in design terms, be considered acceptable. The building is relatively large, being some 330 square metres gross internal floorspace, and although more substantial than the surrounding residential properties, is of an appropriate height and scale for a building in its current use. It is considered that this would also be the case if the building were to be put to an alternative community use.
27. The internal layout of the building would appear to lend itself to the proposed use without significant adaption being required. Although the site is largely occupied by the existing building and outbuildings, some enclosed outside space remains and it is considered that, subject to further details about bin storage and collection arrangements, this could be put to beneficial use in connection with the proposed use as a community centre. It is considered therefore, that the alternative use of the site would be acceptable in design terms.

Transport and Access

Vehicular Access and Servicing

28. The site is situated on the junction of a main road with a smaller, primarily residential street. The site has been in commercial use for some considerable time, although the use has not been in operation for the last two years or so. The site is clearly able to be accessed by vehicles and it is considered that servicing requirements for the proposed use are unlikely to be anymore significant than those generated by the current use. Furthermore, it is considered that sufficient space exists around the site to enable service vehicles to visit the premises without causing detriment to highway safety, the free flow of traffic or the amenities of local residents.

Car Parking

29. The number of car parking spaces on site exceeds the maximum number in the adopted Council standards. However, given the nature of the proposed use and its location this is considered acceptable in this instance.

Cycle Routes, Pedestrian Links and Cycle Parking

30. The site is within cycling and walking distance of the city centre and readily accessible by bike or on foot. Provision is proposed on site for covered and secure cycle parking. Additional cycle stands already exist adjacent to the main entrance to the building. Subject to conditions requiring the enhanced cycle parking provision to be made, the proposal is considered acceptable in transport terms.

Sustainable Travel Information

31. Notwithstanding this assessment, it is recognised that the catchment of the community centre may be relatively large, depending upon the exact nature of the use proposed. Given the accessible location of the site, this is considered acceptable but it is also recognised that it may lead to overspill parking on surrounding streets. To reduce the likelihood of this and its impact if it does occur, it is recommended that the permission be conditioned to ensure that the applications make provision for information to be provided to future users of the facility about sustainable travel options.

Equality and Diversity Issues

Age

32. Some representations have been received which suggest that the proposal may have a disproportionate impact on local elderly residents as they may be less able to walk to the alternative pubs that are available. It is accepted that this may be a consequence for some, although not all, elderly people living locally to the site. Nonetheless it is also recognised that the pub has been closed for some time and, even if the current application were refused permission, there would be no guarantee that it would re-open. Furthermore, it is also recognised that the use of the building as an alternative community facility would meet the needs of other sections of the community, some of whom may also be elderly. It is therefore considered that, whilst the proposed change of use would have an impact on the local area, the proposal is unlikely to have a disproportionate impact on the local elderly population.

Disability

33. The details submitted with the proposal indicate that the ground floor of the premises would be fully accessible and that, in time, the first floor could be made more accessible. Whilst this is not ideal, the constraints imposed by the re-use of an existing older building are recognised and it is considered that the size and amount of facilities on the ground floor of the premises will enable those with disabilities to be able to access and use the building and benefit from the use as proposed to an acceptable degree.

Racial Group

34. There is considered to be no racial group likely to be disproportionately affected by the proposal. Contrary to some of the statements submitted as representations on the application, Islam is a faith and people who are Muslims do not come from one particular race. People in Norwich and Norfolk who are Muslims come from a range of racial backgrounds.

Religious Belief

35. The application has been submitted by the Norwich and Norfolk Muslim Association and will be run by the Norwich Muslim Centre. However, it is made explicit within the submitted details, that the centre will be open to all the local community. It is intended that the centre would be open for hire for wedding receptions, funerals, fundraising jumble sales etc. Consequently, although the proposal has been submitted by a faith group, the use of the building will be the same as many other community centres or facilities within the city run by other faith groups, such as church halls. On this basis and given the information provided, it is considered that this is not a development which would be likely to be discriminatory towards those of another faith. Indeed, the provision of a community centre primarily used by Muslim residents as proposed could be beneficial in fostering good relations between people of different faiths.

36. As with other decisions of this type, it is not recommended that permission be made personal to the applicants and, if granted, permission would run with the land and the ownership or management of the facility may change over time.

Conclusions

37. The proposed change of use of the pub to a community centre is considered acceptable in principle, will not result in an unacceptable loss of the last pub in the area, would provide an acceptable alternative community use for the building and is in a location which facilitates access on foot, by cycle or by public transport. The building is considered suitable for the alternative use proposed in design terms and the proposal is also considered acceptable in respect of equality. Subject to conditions, it is considered that the proposal would not have a significant detrimental impact on local living conditions, that adequate provision can be made on site for cycle parking and servicing and that mitigation

of the potential transport impacts of the proposal can also be made by the promotion of sustainable means of travel to the site.

38. The proposal is therefore considered acceptable and to meet the relevant policy criteria and all other material considerations.

RECOMMENDATIONS

To approve Application No. 11/00071/U Queen Charlotte 286 Dereham Road Norwich and grant planning permission, subject to the following conditions:-

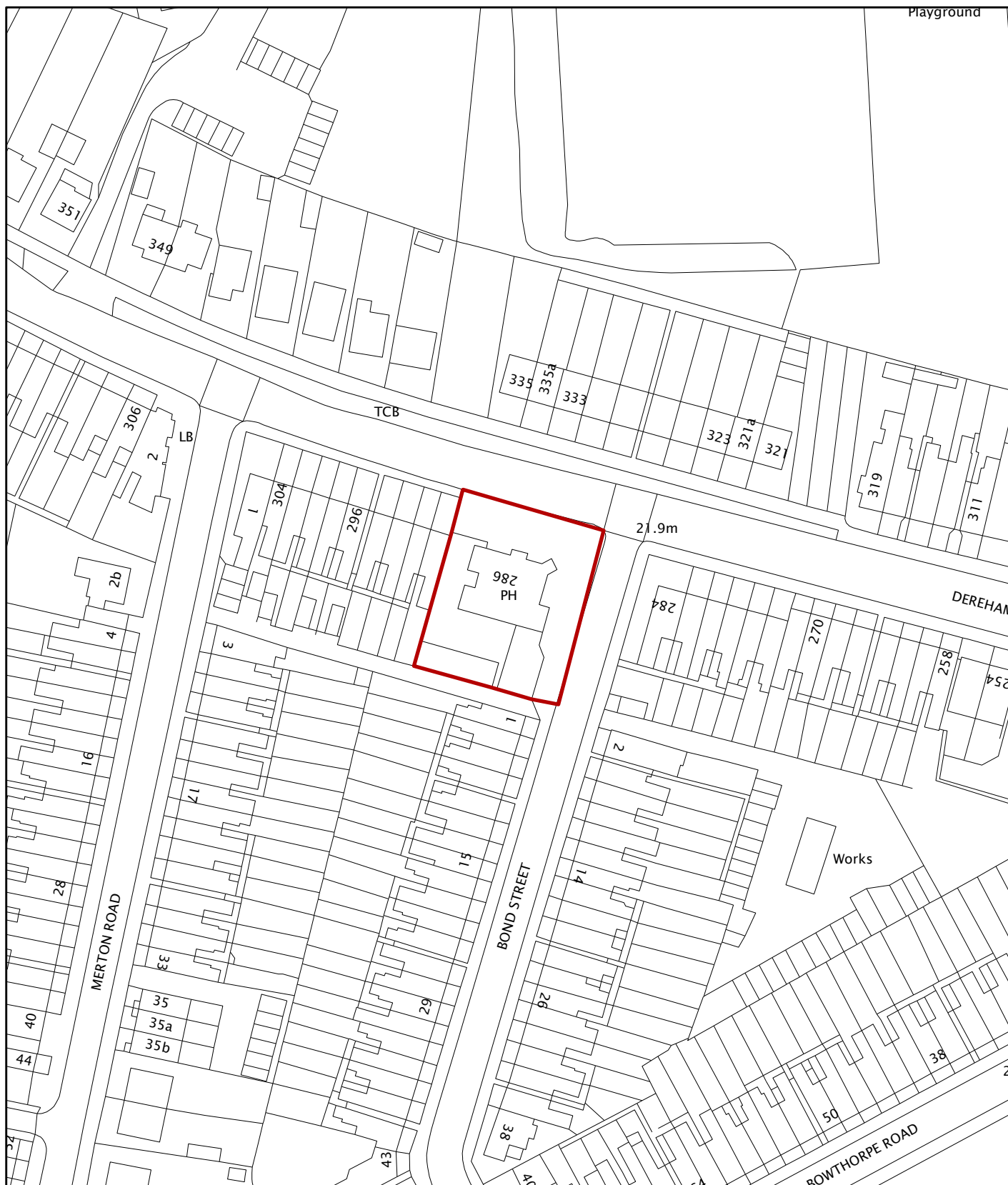
1. Standard time limit (3 years)
2. In accordance with submitted plans and details
3. Use of the premises only as a community centre, with ancillary creche, play group or day nursery and education use only; no use as a place of worship, clinic, health centre, art gallery, museum, library, law court, or non-residential education and training centre
4. No use of the premises to take place between 2300 hours and 0700 hours
5. No amplified music to be played outside
6. No amplified music to be played on the premises unless in accordance with a scheme to limit the volume of the music and ensure that doors and windows are kept shut
7. No use as approved until details of measures to provide information on sustainable transport to future users of the site have been submitted and agreed
8. No use as approved until secure and covered cycle parking has been provided
9. No use as approved until adequate provision for refuse and recycling storage on site has been identified and the details of the provision have been submitted and agreed
10. Details of external lighting and security measures proposed, including CCTV if required, to be submitted and agreed prior to installation
11. No plant or machinery to be installed on site unless in accordance with details first submitted and agreed

Informatives:

1. Change of use only; any alteration to the fabric of the building or development within the site is likely to require a further planning permission
2. Considerate construction

(Reasons for approval:

1. The proposed change of use of the pub to a community centre is considered acceptable in principle, will not result in an unacceptable loss of the last pub in the area, would provide an acceptable alternative community use for the building and is in a location which facilitates access on foot, by cycle or by public transport. The building is considered suitable for the alternative use proposed in design terms and the proposal is also considered acceptable in respect of equality. Subject to conditions, it is considered that the proposal would not have a significant detrimental impact on local living conditions, that adequate provision can be made on site for cycle parking and servicing and that mitigation of the potential transport impacts of the proposal can also be made by the promotion of sustainable means of travel to the site.
2. The proposal is therefore considered acceptable and to meet the relevant policies and guidance of PPS1, PPS4, PPG13, PPS23, East of England Plan 2008 policies ENV7 and WM6, emerging Joint Core Strategy policies 1, 2, 6 and 9 and saved City of Norwich Replacement Local Plan 2004 policies SHO21, AEC2, TRA3, TRA5, TRA6, TRA7, TRA8, NE8, HBE12, EP22 and HBE19 and all other material considerations)



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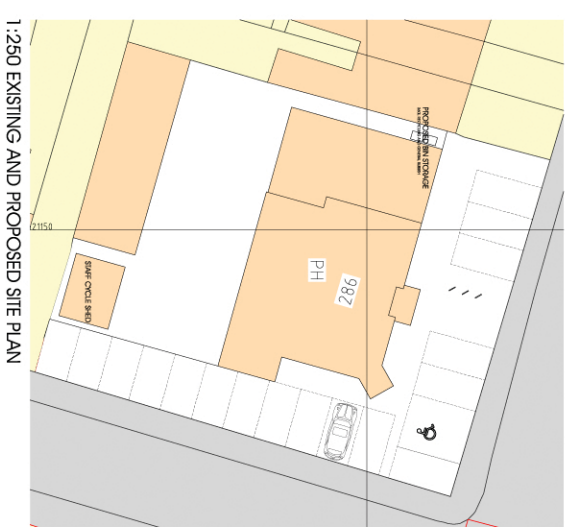
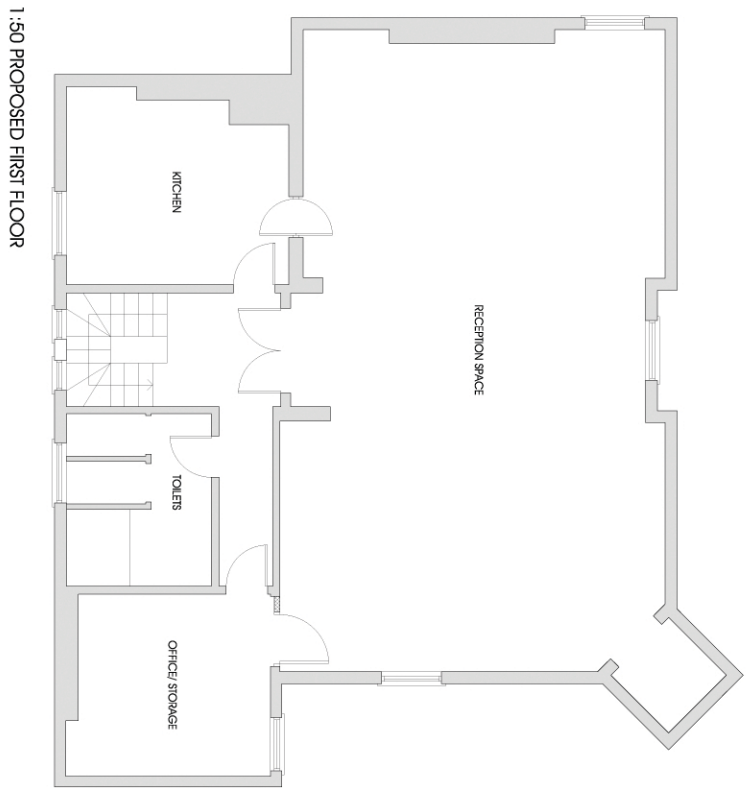
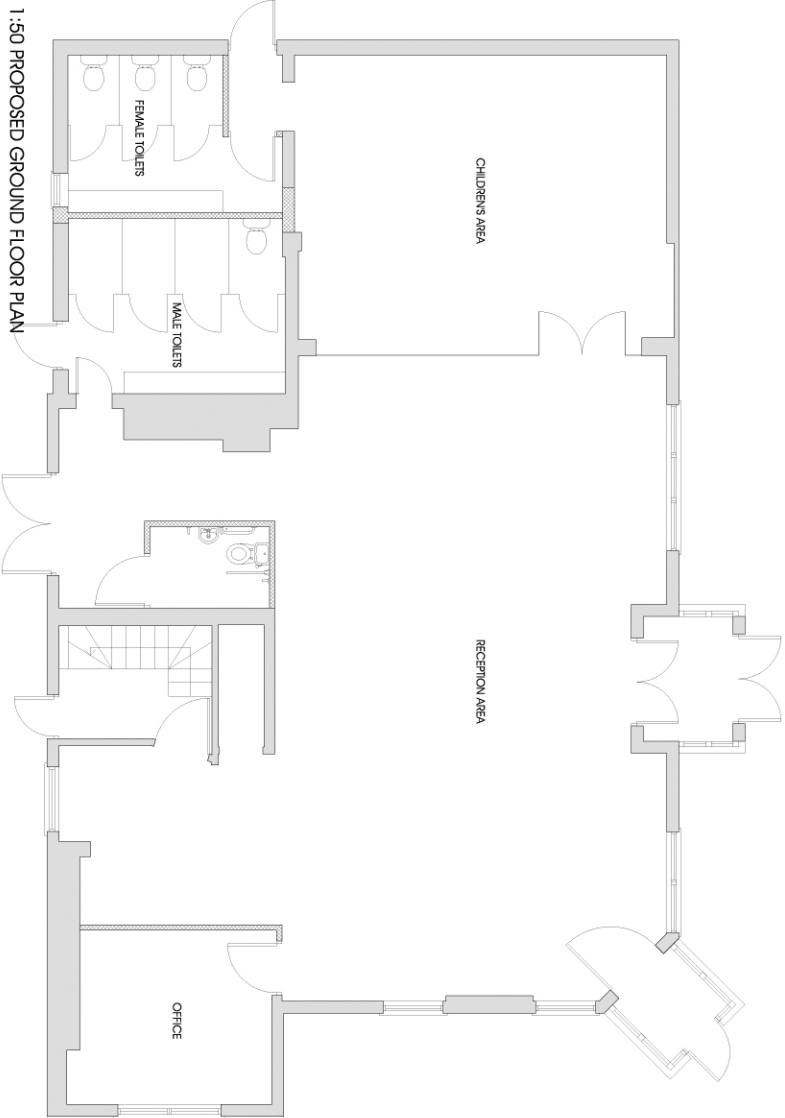
Planning Application No 11/00071/U
 Site Address Queen Charlotte, 286 Dereham Road, Norwich, NR2 3UU
 Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES





REV DATE DESCRIPTION

Anglia Design

architects · surveyors

30 Robin House, Newcourt Street, London NW8 7AD
tel: 020 77229568 fax: 0870 1313804

JOB TITLE

286 DERHAM ROAD, NORWICH
NR2 3UU

CLIENT

NORWICH & NORFOLK MUSLIM
ASSOCIATION

DWG STAGE

PLANNING

DWG TITLE

PROPOSED PLANS & PHOTOS

SCALE

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DRAWING NO

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