

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 1500044F - 1A Oak Street, Norwich,
NR3 3AE

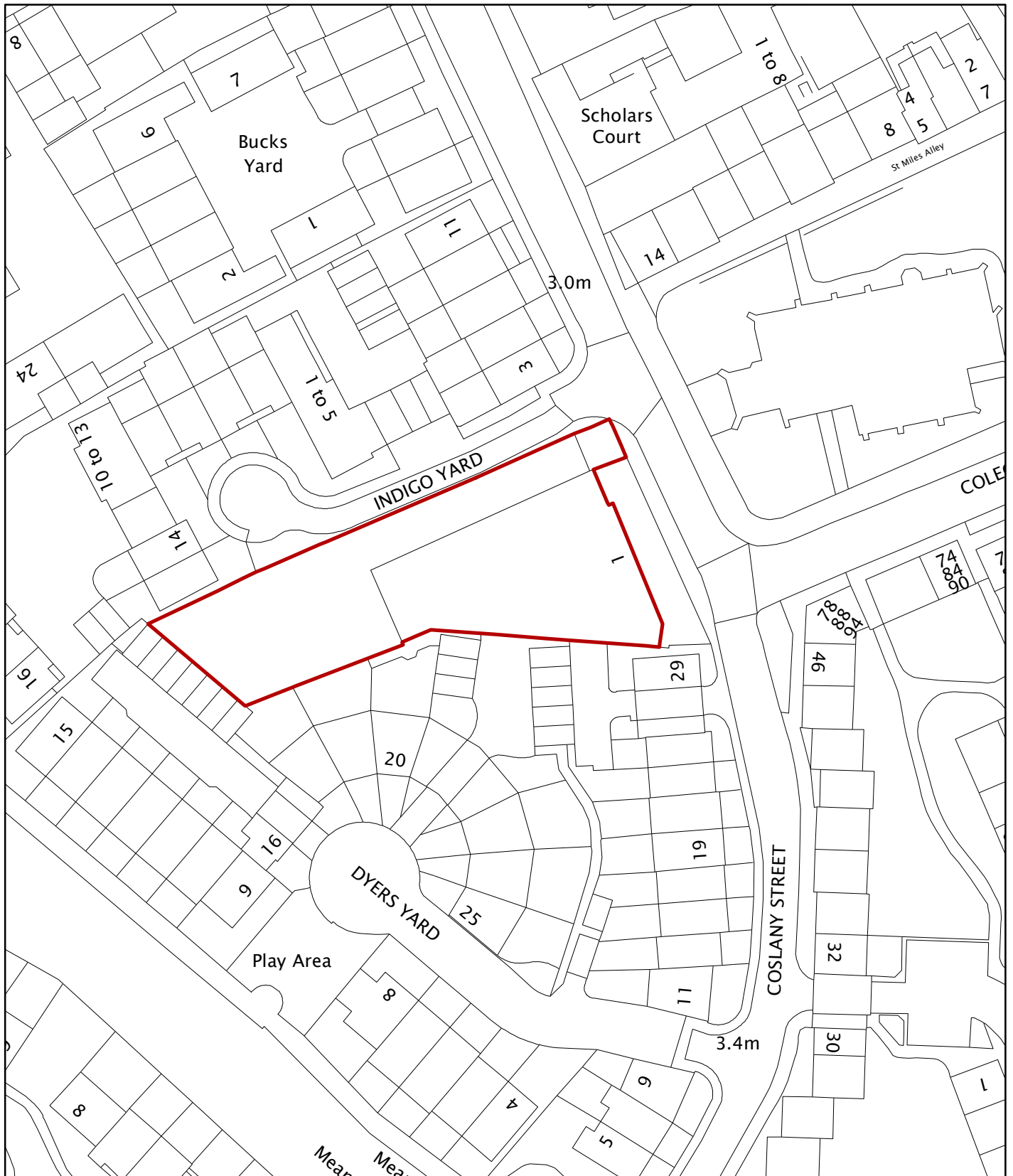
**Reason for
referral** Objections

4(J)

Ward:	Mancroft
Case officer	Caroline Dodden - carolinedodden@norwich.gov.uk

Development proposal		
Erection of new rooftop fence, ventilation units, refuse storage area and provision of cycle stands with minor associated alterations.		
Representations		
Object	Comment	Support
2	1	

Main issues	Key considerations
1 Principle of development	Need for plant, cycle parking and servicing provision
2 Heritage	Visual impact on heritage assets
3 Amenity	Visual impact and noise disturbance
Expiry date	March 2015
Recommendation	Approve



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Planning Application No 14/01608/U

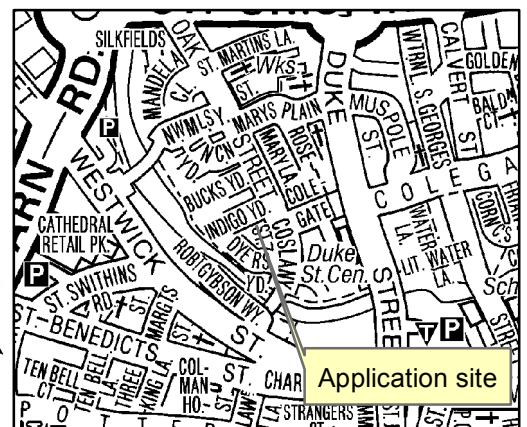
Site Address 1A Oak Street

Scale 1:750



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. No. 1A Oak Street is a flat roofed office building with a wedge shaped footprint, situated on the west side of the road. Residential dwellings within Dyers Yard and Indigo Yard bound the site to the north, south and west and the Grade I listed church of St. Michael Coslany is located on the opposite side of Oak Street on the corner of Colegate.
2. The immediate area is largely residential in nature with Barnards Yard, Dyers Yard, Indigo Yard and St. Miles Alley being the closest groups of residential dwellings. Oak Street Medical Centre is located approximately 160 metres away on Oak Street.

Constraints

3. The site falls within the city centre conservation area, being part of the Northern Riverside characterisation area, where the residential dwellings to the north and south of the building are identified as having positive frontages. The Grade I church of St. Michael Coslany, on the opposite side of Oak Street, is identified as a local landmark within the city centre conservation area appraisal.
4. The site is within the boundary of the Northern City Centre Area Action Plan, where it falls within an area of main archaeological interest, an area identified for city centre regeneration and an area for reduced parking.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/2002/0438	Conversion of first floor from manufacturing use to offices including erection of entrance lobby and external ladder.	Approve	03/07/2002
04/01214/F	Installation of new windows to first floor offices.	Approve	14/12/2004
05/00882/F	Installation of 16 air conditioning units to flat roofed area on north side of building.	Refuse	08/11/2005
06/00755/F	Retention of air conditioning units in a modified form.	Approve	06/11/2006
14/01608/U	Change of use to a non-residential institution (Class D1).	Approve	05/03/2015

The proposal

6. The erection of new rooftop fencing, ventilation units (retrospective), refuse storage area and provision of cycle stands with other minor alterations.

Summary information

Proposal	Key facts
Appearance	
Materials	Metal guardrail to lower section of rooftop. Approximate height 1.1 metres. Close boarded timber panels, 1.8 metres high, to create secure enclosure for refuse bins.
Operation	
Plant and equipment	Retention, removal and replacement of ventilation units on rooftop to match existing (Ecodan air source heat pump).
Transport matters	
No of cycle parking spaces	Additional six cycle stands proposed, which can accommodate 12 bicycles.
Servicing arrangements	New bin store enclosure provided in rear car park to house 3 no. 360L bins.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation from two households 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
The proposed alterations will impact upon the beauty of St.Michael Coslany church to its detriment.	Paragraphs 24 - 26
The provision of a refuse storage area needs to have regard to other residents, particularly if this is for medical refuse.	Paragraph 29
The ventilation units have already been installed on the roof prior to the determination of the application.	Paragraph 31

The existing cycle store is an eyesore in terms of its shape, size, construction and colour, being out of keeping with the building and the area. We object if the proposed cycle stands is to be the same.	Paragraph 28
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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. This site is within the City Centre Conservation Area and sensitively located opposite the grade I listed St Michael Coslany Church. The part of the proposal that has the potential to affect the conservation area is the removal of the existing rooftop trellis and the installation of new guardrail.
10. In order to minimise any harm it is suggested that at the east end of the building the guardrail is set back as close to the air conditioning units as possible and that the guardrail is a matt black finish.

Environmental protection

11. In order to ensure satisfactory servicing provision in the form of a secure clinical and general waste storage, a condition should be attached to require provision and permanent retention.
12. In order to protect residential amenity a condition should be attached to ensure no trade deliveries or collections including trade waste or clinical waste before 07:00 hours or after 22:00 hours, Monday to Saturday and none on Sundays or Bank Holidays.
13. A condition should be attached for the specification and maintenance of the new ventilation units.

Highways (local)

14. No objection on transportation grounds. Additional cycle parking is welcome. The premises would not be entitled to on street business permits.

Assessment of planning considerations

Relevant development plan policies

15. **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
 - JCS6 Access and transportation

- JCS11 Norwich city centre

16. 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
- DM11 Protecting against environmental hazards
- DM28 Encouraging sustainable travel
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. 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

19. Key policies and NPPF paragraphs – DM1, DM3, NPPF paragraph 56.
20. Members may recall the planning application (ref: 14/010608/U) for the change of use of the premises to a health clinic being presented to committee in February. Planning permission was granted subject to conditions.
21. This application seeks external alterations involving the removal and replacement of ventilation units on the north side of the rooftop, the provision of six additional cycle stands and a secure refuse store.
22. Given the approved change of use for a health clinic and the minor external alterations required, it is considered that the principle of the proposal is acceptable.

Main issue 2: Heritage

23. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
24. The site is situated within the city centre conservation area, where the residential dwellings to the north and south of the building are identified as having positive

frontages. The Grade I listed church of St. Michael Coslany, which is situated on the opposite side of Oak Street, is identified as a local landmark within the city centre conservation area appraisal.

25. The alterations include the removal of existing rooftop trellis and the installation of a new guardrail. Although it is recognised that this will be visible, it is not considered that this will significantly worsen the existing situation. The impact of the rail should not be great when viewed from pavement level due to it being slightly set back at rooftop level and when viewed from a distance to the north, the buildings fronting Oak Street will mask much of it.
26. However, in order to minimise any harm it is suggested that at the east end of the building the guardrail is set back as close to the air conditioning units as possible and that the guardrail has a matt black finish. This matter can be subject to a condition.

Main issue 3: Amenity

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. One objector is concerned about the design, size and colour of the existing cycle store. It is not known when this existing cycle store was installed. However, it was taken into account as part of the change of use application and as such, its legitimacy has now been approved. As the cycle store is set back within the site there is considered to be very little visual impact to the public realm in terms of the city centre conservation area and the church opposite. Consequently, there is considered to be no planning or conservation reason that would require the re-colouring of the cycle store frame.
29. Concern has also been raised about the security of the refuse store, particularly in relation to medical waste. The proposed bin store would be a 1.8 metre high close boarded enclosure with lockable doors. In addition, the vehicular access has a lockable gate which will allow the rear car park area to be secured when the clinic is closed. As such, it is considered that the proposed bin store is adequate for its needs.
30. A condition would also be attached to restrict the times of trade and medical waste collections and deliveries in order to protect residential amenity.
31. An objector is concerned that the ventilation units have already been installed. The Applicant is aware that this has been at their own risk. Enforcement action would only be taken if Members refuse the application.

Compliance with other relevant development plan policies

32. 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	DM31	Not applicable
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Not applicable
Sustainable urban drainage	DM3/5	Not applicable

Other matters

33. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Equalities and diversity issues

34. There are no significant equality or diversity issues.

Local finance considerations

35. 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.

36. 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.

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

Conclusion

38. 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.

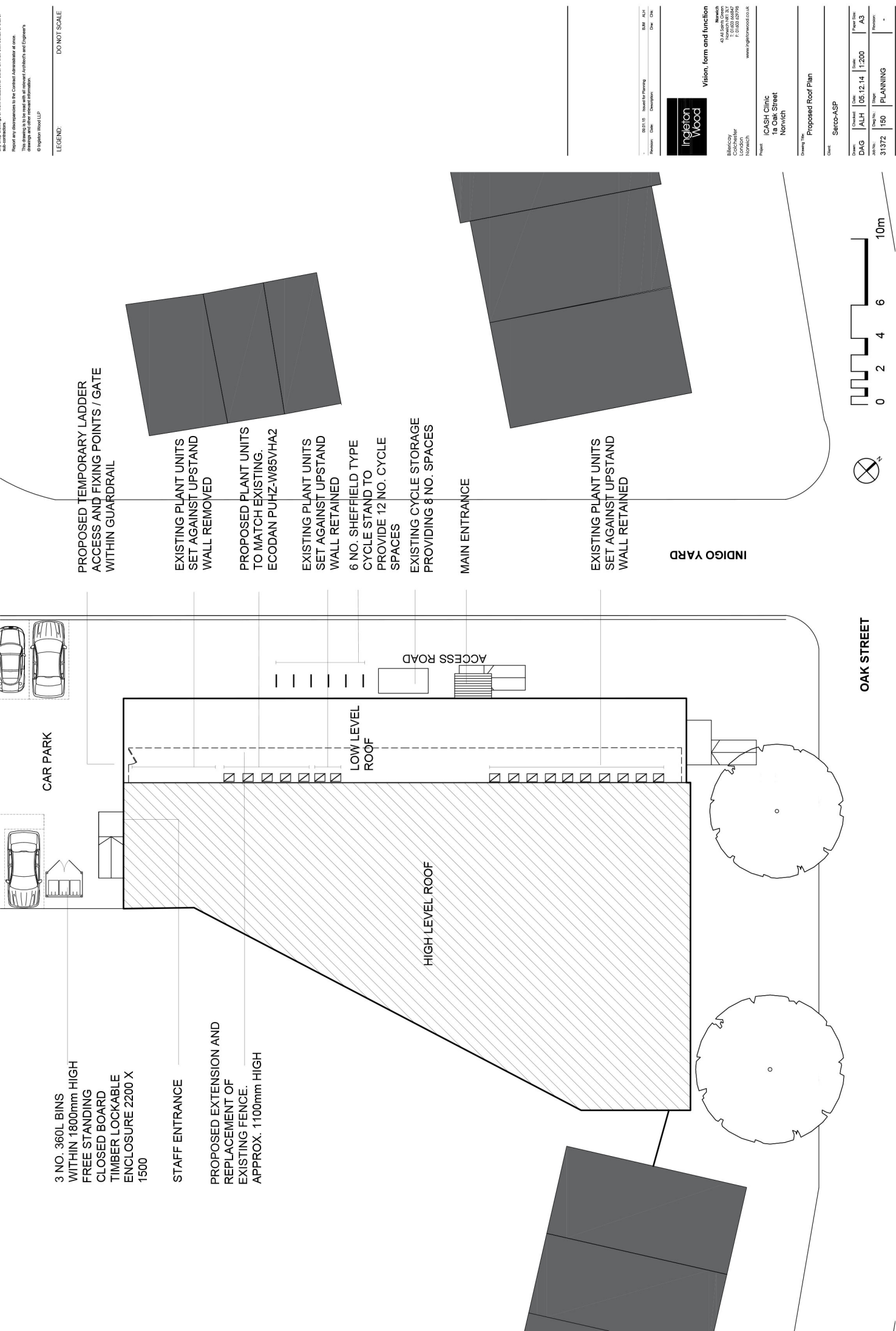
Recommendation

To approve application no. 15/00044/F - Julian Housing Support Trust 1A Oak Street Norwich NR3 3AE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Guardrail to have matt black finish;
4. Provision of cycle stands and refuse storage prior to occupation;
5. No trade deliveries or collections before 7000 hours and after 22000 hours Monday to Saturday. None on Sundays or Bank or Public Holidays;
6. Ventilation units installed in accordance with approved drawings and maintenance scheme to be submitted.

Article 31(1)(cc) 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



Report any discrepancies to the Contract Administrator at once.
This drawing is to be read with all relevant Architect's and Engineer's
Drawings and all relevant Contract Documents.
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LEGEND: DO NOT SCALE

REV	DATE	REASON FOR REVISION	BY	CHK

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Project
ICASH Clinic
1a Oak Street
Norwich

Drawing Title
Proposed Roof Plan

Client
Serco-ASP

Drawn	Checked	Date	Scale	Sheet Size
DAG	ALH	05.12.14	1:200	A3

Job No.	Draw No.	Stage	Revision
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