

Report for Resolution

Report to Planning Applications Committee
Date 21 April 2011

Report of Head of Planning Services

Subject 11/00013/F

Rosary Tavern, 95 Rosary Road, Norwich, NR1 4BX

Item
5(2)

SUMMARY

Description:	Conversion from public house (Class A4) with flat above to 3 No. one bedroom flats on ground floor with existing flat above.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Thorpe Hamlet	
Contact Officer:	Rob Parkinson	Senior Planning Officer 01603 212765
Date of receipt:	4th January 2011	
Applicant:	Mr David Smith	
Agent:	Mr David Smith	

INTRODUCTION

The Site

Location, Topography and Context

1. The application premises, the Rosary Tavern, is long-established public house with flat above, dating from the 1830s, situated on the north-east side of Rosary Road between St Leonards Road and Hill House Road in Thorpe Hamlet. The pub has been empty for over a year and was put on the market in November 2009 following the departure of the previous tenant, who is understood to have been the second of two tenants to have run the pub unsuccessfully during the three months in the run-up to closure. Prior to August 2009 there had been several intermittent periods when the pub was closed
2. The pub has two storeys with a symmetrical front elevation with central entrance door and an attractive early 20th century pub front with wide, small-pane windows and traditional fascia signage. It is built in brick with rendered and painted walls and a smut pantile roof. There were significant alterations and extensions to the pub in the 1980s, including a single-storey full-width rear wing accommodating a lounge, pub kitchen and store, a lean-to single storey wing to the northeast side accommodating a toilet block and a long single-storey conservatory (last used as a pool room) attached at the rear. There is a separate front entrance into a lean-to wing to the south east side of the pub serving an entrance lobby and stairs to the first floor flat. There is a free-standing storage shed adjoining the road to the left hand side of the pub and a side gate between the shed and the main building giving access to the raised rear garden via steps alongside the western boundary. There are mature silver birch trees on the rear and side garden boundaries.

3. The rear wing and pool room are built partly into the rising ground behind Rosary Road and the pool room is stepped up at a higher level than the main building, overlooking a raised rear garden. The pub is set back slightly from the road within a sloping hard-surfaced parking area and the raised rear garden can be reached directly via a shallow flight of steps alongside the north-east boundary.
4. The surrounding area is mainly residential with four-storey 1960s flats at Thorpe Heights to the north and a five storey block of flats at 97-99 Rosary Road (dating from 1959) immediately adjoining to the south-east. Much of the remainder of Rosary Road is characterised by more traditional Victorian terrace housing of domestic scale, and there is a two storey detached house immediately adjoining to the north-east (93 Rosary Road) which appears to be contemporary with the pub.
5. The application submission shows information within the sales procedure correspondence that the total net internal area of the main bar and conservatory is 84 sq.m. and the whole public ground floor area to be 154 sq.m.

Constraints

6. The site is relatively constrained by the sloping topography, steps and retaining walls. Although this central and southern part of Rosary Road, including Rosary Tavern itself, is outside of any Conservation Area, much of the surrounding area falls within the three Conservation Areas of St. Matthews, Thorpe Hamlet and Thorpe Ridge. The pub has no statutory protection through listing or local recognition via local listing, but is on the Council's list of protected historic and community public houses to which City of Norwich Replacement Local Plan saved policy SHO21 will apply (see below).

Planning History

Minor works to the pub:

4850652/F – Extension to provide function room. Approved 1985.

4860784/F – Erection of single storey extension at side of building. Approved 1986.

4900598/F - Erection of single storey extension at rear of building. Approved 1990.

Previous proposal for residential conversion:

7. **10/01390/F** - Change of use from public house with flat above, to three flats on ground floor with existing flat above. This proposal was Refused on 1st October 2010 under delegated powers, for the following single reason, concerning the principle of the change of use:

“Rosary Tavern is identified as an historic public house under saved policy SHO21 of the adopted City of Norwich Replacement Local Plan which seeks to retain historic public houses for their community and historic value. The applicant has failed to provide information at a level of detail sufficient for the local planning authority to assess the viability of the continued use of the Rosary Tavern as a public house. In the absence of such information it cannot be established that the pub could not be retained in its current use and operated as a successful venture. The proposal is therefore contrary to saved policy SHO21 of the City of Norwich Replacement Local Plan (adopted November 2004).”.

Equality and Diversity Issues

There are no significant equality or diversity issues. The current differences in levels around the site prevent access for wheelchair users to the rear garden, and conditions would be used to ensure level access is possible to the ground floor dwellings as proposed.

The Proposal

8. It is proposed to convert the ground floor of the pub to provide a one-bed flat and a bedsit in the front part of the building and a second one-bed flat in the rear wing. The existing flat on the first floor would be retained, giving a total of four flats within the building. There would be no other substantive external alterations or extensions aside from a new rear door and re-roofing of the rear extension. The existing pub front and other architectural features of merit would be retained and the existing mature silver birch trees around the site would be unaffected (although the Tree Protection Officer has recommended that appropriate conditions should be imposed on any permission to ensure their protection during construction works).
9. The conversion would involve partitioning the single-room front bar into two, with the present main entrance door giving access to the front bedsit flat and the side door into the present toilet block forming the entrance to a larger one-bed flat. The rear wing would accommodate a third flat accessed from the garden via a new door in an existing window opening, including a bedroom in the eastern end of the present function room, the remainder of which is indicated as a "garden room" for shared use.

Representations Received

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the issues as summarised in the table below. A local 'Twitter' campaign also seems to have begun, although there has been no formal submission of such details to the Council.

Issues Raised	Response
The Rosary is on the list of protected historic pubs to reflect its historic interest and value as a community pub, and was successful before the recent previous licensee, and should be safeguarded under Replacement Local Plan policy SHO21. However, the scheme does not meet the criteria of policy SHO21 so the change of use cannot be justified.	This is a 'protected pub', but the criteria against which the objector has assessed the scheme are not actually those required in policy SHO21. These are, rather, some recommendations from planning policy colleagues regarding the detailed aspects to consider when interpreting policy SHO21 criteria. Further explanation of SHO21 and its interpretation is seen at paragraphs 16-28.
The application has not demonstrated the pub was failing for some time as a commercial venture.	See paragraph 21-28.
The application has not demonstrated sustained and unsuccessful attempts to invest in the business or market the pub to attract additional trade.	See paragraph 21-28.
In disposing of the pub there had not been determined	See paragraph 21-28.

attempts to advertise the premises as a licensed outlet at a reasonable price, for a significant period of time.	
The Rosary could be a successful pub if it was allowed to be free of a tie to a specific brewery (Enterprise Inns) and given a little investment. This is reflected in the way a prospective purchaser offered more than the sold-for price and intended to run the premises again as a Real Ale pub, and the potential for success is reflected in a proposed viability assessment as put forward by an objector, which compares the possible turnovers between a 'tied' and 'free-from-tie' operation.	The restrictions imposed by the nature of a 'tie' are significant and worthy of consideration, but this is a commercial concern rather than a planning issue, and is not covered by policy SHO21. Further explanation / analysis is provided at paras. 18-28.
Refusing the application would possibly lead to the premises being used again as a pub, perhaps to sell local brewery produce, encourage tourism and retain heritage.	See paragraph 27-28.
Losing the pub use would result in a loss of jobs.	Other forms of employment at a similar level of job creation would be possible within permitted development rights anyway, under food and drink, retail or financial or professional service activities.
Loss of the pub would mean the local area loses a valuable local amenity and social hub for the residents of Thorpe Hamlet and if run as a pub it could be a valuable asset for many more years.	There are other pubs in the near area, within walking distance as required by policy SHO21. See paragraph 27.
The area does not need another high concentration of flats.	See paragraph 29-31.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development

PPS1 Supplement – Planning and Climate Change

Planning Policy Statement 3 (PPS3) - Housing

Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Growth

Relevant Strategic Regional Planning Policies - East of England Plan (May 2008):

SS1 - Achieving Sustainable Development

ENV6 - The Historic Environment

ENV7 - Quality in the Built Environment

WAT1 – Water Efficiency

WM6 - Waste Management in Development

NR1 - Norwich Key Centre for Development and Change

Relevant policies of the Joint Core Strategy (March 2011)

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 12 – Remainder of Norwich area

Relevant Saved Policies of the Adopted City of Norwich Replacement Local Plan

(November 2004):

SHO21 – Protection of Historic and Community Public Houses
EMP3 – Protection of land/premises for small businesses
HOU18 - Conversion of larger properties to multiple occupation
HBE12 - Design
EP22 - Residential Amenity
TRA7 - Cycle Parking
TRA8 – Servicing
TRA9 - Car free housing
TVA8 – Heritage Interpretation

Written Ministerial Statement: Planning for Growth (23 March 2011) by the Minister for Decentralisation, Greg Clark, MP

This statement includes, amongst other things, that when deciding whether to grant planning permission, planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.

Principle of Development

Policy Considerations

11. PPS3 sets out the main planning considerations for developments involving new housing and PPS4 seeks to encourage appropriate business development to secure sustainable economic growth, including protecting local community facilities and services where appropriate. Replacement Local Plan policy SHO21 seeks to resist the loss of identified historic and community public houses and requires developers to submit detailed supporting information showing continued use as a pub is demonstrably unviable. Policy EMP3 resists the loss of small business premises. Policy HOU15 concerns new flats.

Issue 1: Loss of the public house use

12. National policy PPS4 policy EC13 aims to protect local facilities which contribute to economic prosperity and community cohesion, and if proposals would result in the loss of shops, leisure uses (including public houses) and services, their effect on the economic base of the area should be considered. However, the advice applies primarily to services in villages and local centres. The Rosary Tavern is not located within a defined local centre but it is on the Council's list of protected pubs identified under City of Norwich Replacement Local Plan saved policy SHO21.

Operating history of the pub

13. First licensed in 1836, the Rosary was for many years a very successful and popular pub serving the local community and the wider area, and one of only three pubs in Norwich to pioneer real ale from the late 1970s onwards. This success and longevity influenced the Council's decision to include it on the protected pub list (originally compiled in 2001 and updated in 2004) which features in the Local Plan. In latter years the pub had been acquired by a national chain (Enterprise Inns) and operated as a 'tied' pub whereby the premises was leased to proprietors on the basis of their selling drink from the company's stock of nominated suppliers. The pub experienced competition and the departure of a successful previous tenant, and experienced a decline in its fortunes during the last three months of operation when two operators were unable to revive the pub, and it closed on 8th November 2009, although it is understood there had been several intermittent periods before then when the pub was shut. Since closure it has been subject to repeated incidents of crime and disorder.
14. The applicant purchased the freehold ownership of the premises from Enterprise Inns in March 2010. In a letter from their estate agents dated April 2010, options for rental and

further marketing were recommended, although it is not clear if this was pursued. The surveyor at the time noted the property to be dilapidated and in need of refurbishment before increased interest would be shown. The upper floor flat was refurbished but it is noted that substantial investment might be needed in the commercial side of the property.

15. The estate agent surveyor suggested the pubs rent should be £19,500 per annum, but a period of rent-free tenancy or stepped-in rents would be more likely to secure a tenant. Again, if the property was then marketed the applicant states there were no interested parties who came forward to view the premises and the applicant moved to apply for residential planning permission (for the first time) instead.

Existing Local Plan policy SHO21

16. City of Norwich Replacement Local Plan saved policy SHO21 seeks to resist the loss of historic and community pubs as far as possible, requiring prospective developers to fully justify the loss of the pub by providing evidence that the venture has been failing, that there have been sustained attempts to invest in the business and the property has been marketed for a significant period of time without success. At the time of the Replacement Local Plan being written in 2004, as the supporting text to policy SHO21 acknowledges, the policy was written with an expectation that the trends in public house use was changing due to growing competition from modern 'theme' pubs and larger newer pubs. A change in pub user behaviour has been experienced, for which there are a number of reasons, which include the restrictions on "tied" pubs. In accordance with the policy, changes of use will be accepted where the change of use would be beneficial or preferable to the proper planning of the area and where the submission included sufficient explanation for the loss of the pub.
17. When interpreting policy SHO21 certain efforts must be made by an applicant to explain and support, but not necessarily justify, a proposal for a change of use or redevelopment. **Policy SHO21 states:**

"The historic public houses (listed in Appendix 13) will be protected in their existing use, wherever possible. If a change of use is proposed, the Council will seek to ensure that:

- (i) the viability of the use as a public house is assessed before any change of use is permitted; **and**
- (ii) alternative uses will only be accepted if they retain the historic character of the building and allow for some public access; **and that**
- (iii) internal and external fixtures and fittings which contribute to its historic character are retained and proposed extensions, signs and advertising materials respect the historic character of the building.

In addition a public house in a residential area will be retained in that use, if it is the only remaining one serving a substantial residential population."

Pre-application discussions

18. In pre-application discussions at other protected pubs, and during the previous application's consideration, planning officers have provided guidance on the interpretation of policy SHO21 and its objectives. Whilst this is **guidance only**, the need for adequate supporting information to assess the proposal against the relevant development plan policy is nevertheless a material planning consideration. Essentially, officers consider that such change of use proposals would benefit from including the following:

- a) Economic assessment to show that the premises has been failing for some time;
- b) Attempts to invest in the business, and to implement a management and marketing

- strategy in order to attract additional trade; and,
- c) Determined but unsuccessful attempts to advertise the property as licensed premises at a reasonable price for a significant period of time.
19. The submitted proposal does not provide any detailed financial evidence to allow a full economic appraisal, but it is accompanied by letters from Enterprise Inns' selling agents describing the marketing process. These show that the Rosary was marketed on behalf of Enterprise Inns for four months between November 2009 and March 2010. The majority of interest seems to have been for purchasers seeking alternative uses although one inquiry was made to pursue the operation as a pub, which did not progress. The applicant themselves then received further advice in April 2010 describing the most appropriate means to continue marketing the business.
20. The submission acknowledges that the marketing effort was not so conclusive as to show there was no demand for the pub as a going concern, but it does suggest there was little interest. The correspondence from the applicant's estate agents also refers to the property condition being a constraint to the successful re-use as a pub. The applicant also contends that the local market is already well-provided with lower-priced public houses, pub user habits are changing, and pubs must have certain attractions such as parking, Sky TV and selling food. Whilst these last points are debatable, it is clear from the submission that refurbishment and substantial financial investment would be needed which could be prohibitive and financially unsustainable to any pub operation. The submission also includes some evidence of a limited promotion campaign having been undertaken to increase the pub's use by local people during its latter months of operation.

Analysis of objections

21. In objecting to the proposal, individual objectors and the local branch of CAMRA contend that the premises could be made viable under a willing operator. They also allege that a genuine offer to purchase the Rosary with the intention of reopening it as a pub had been accepted provisionally but later rejected, despite being an offer £20,000 higher than the sold-for price. That would suggest that there was active interest in, and at least some prospect of, retaining the Rosary Tavern as a going concern, particularly given its 170-year history as licensed premises and successful local pub until the recent past. Objectors assert that it could be easily reopened and run in the right hands as a successful venue to extend the range and choice for real ale drinkers in the locality.
22. In submitting their objection to the proposal, a number of arguments are put forward around the three guidance points suggested by officers (at para. 18 above). (1) The economic assessment has not considered the restrictions the pub faced by being on a "tied lease" and the viability explanation is flawed; (2) There has been no attempt to invest in, nor market the pub, which led to its declining fortunes; (3) The sales process attracted an offer from an experienced landlord but was sold only days later, prior to the completing the previous offer.
23. The issue of operating under 'tied' leases has generated national debate recently, and applies in this case. Enterprise Inns, as previous freehold owner, leased the premises to landlords and is believed to have 'tied' sales of beer to certain suppliers. For many years the Rosary was successful and served the local area and when a previous successful lease ended, Enterprise allegedly applied concessionary rents for new lessees but did not provide premises investment, for structural refurbishment for example. It has been argued that the Rosary could be run as a pub free from any restrictive tie, given a certain level of investment and diversification, and would not need to rely on certain assumed 'pre-requisites' such as Sky TV or extensive car parking.

24. A brief and simplified viability appraisal has been offered by objectors, in support of the suggestions made above that the pub use could return. On the face of it, this appears to show a healthy annual profit is possible which would consequently allow investment in the site. However, it should be considered very cautiously for two reasons:

- (i) There has been no comparable viability assessment provided by the applicant. Whilst this does not support the applicant's position that the pub is not viable, it does mean there is no evidence available with which to compare the figures provided by the objectors to say that a pub would be viable; and
- (ii) The objector's viability explanation has not made any allowance in its valuation figure for a new operator to purchase the freehold or remove the 'tie' restriction altogether, which is likely to involve a substantial outlay.

Assessment against Local Plan policy SHO21.

25. In assessing the proposal against the actual requirements of policy SHO21 (see para 17), the application has fulfilled almost all the necessary criteria. (i) The viability of the use as a public house has been assessed as part of this submission, although it has not necessarily been as comprehensive as officer guidance would have hoped, as it has not provided operational financial appraisals to detail the decline in fortunes and allow consideration of alternative management. However, there has been some sales marketing and some interest was forthcoming. (ii) This proposed alternative use will retain the historic character of the building (through the use of conditions), and (iii) heritage interpretation can be required by condition, to acknowledge the historic past.
26. In considering whether public access to the converted premises should be required (in line with policy criteria (ii)), given the proposed residential use it is not considered that any public access to the building would be practical, achievable or reasonable. This part of policy SHO21 may have held a much greater significance had this been a listed building where there might have been a wider public interest in preserving access to the interior.
27. In considering whether the loss of the public house will be detrimental to the area, it is considered minimal overall. Alternative pubs within walking distance include the Coach and Horses (Thorpe Road), William IV and The Quebec (Quebec Road), the Jubilee (Telegraph Lane East), Ketts Tavern and The Castle (Ketts Hill), Red Lion and Bridge Inn (Riverside Road), the Complete Angler (Prince of Wales Road), and there are various pubs at the Riverside leisure area. Policy SHO21 states that "a public house in a residential area will be retained in that use, if it is the only remaining one serving a substantial residential population [taken to mean 3,000 people]." The pubs listed here are all accessible to broadly the same catchment as the Rosary Tavern served, and are considered adequate to continue to provide for the needs of the local community. A plan showing the locations of the various pubs in the area is included as a part of this Committee Report.
28. Although these alternative venues perhaps do not operate in the same way as the Rosary once did at the height of its popularity, commercial competition, and commercial choices by pub operators, are not material planning considerations, and it is not the function of the planning system to inhibit such commercial business operations (see PPS4). It should also be noted in this regard that the pub could be legitimately re-let for another commercial use in food and drink, retail or financial and professional services without the need for express planning permission.

Issue 2: Conversion of the ground floor to create 3 new dwellings

Housing Numbers and Density

29. The proposal is a high density scheme and is considered appropriate in this area where local services and access is available and flatted developments are common.

Noise and Disturbance

30. The scheme will not introduce any further issues of noise than was the case from the previous operation as a pub.

Overlooking, overshadowing and loss of privacy

31. The new residents will not experience overlooking or loss of light or compromised privacy as the site is enclosed. Obscure glazing will be required at ground floor bathroom windows. Neighbours will not be affected as the change in levels around the site precludes overlooking or views that would cause a loss of privacy from the new flats, whereas the upper floor has been in existing residential use already.

Design, layout and form

32. The residential conversion would have little impact on the character or external appearance of the building and would improve its existing curtilage by removing or bringing back into use some underused and derelict outbuildings, and creating useable outdoor space. The existing function room at the rear is a timber-framed construction with plastic apex roof and is architecturally undistinguished, so the proposed re-roofing in more sympathetic materials will be a structural and visual improvement.
33. The upper floor is accessed from the front of the premises, using existing access service stairs and is proposed to remain in its existing arrangement as a two-bed flat with kitchen/diner. The ground floor is currently shown for sub-division into three separate dwellings: a bed-sit/studio, and two 1-bed flats. However, given the intensification of the premises to create a site with four separate dwellings the internal layout of the ground floor should be reconsidered and amended slightly to secure the best form of residential amenity for future occupants. The proposed design shows minimal internal alterations which has resulted in an awkward convoluted arrangement whereby access to the rear flat requires a circuitous route around the rear, over the raised garden, to reach an entrance furthest from the site's Rosary Road access.
34. As currently shown the scheme does not provide satisfactory access to the rear flat, which is not possible for wheelchair users. It is therefore proposed to use conditions to agree a final revised internal layout of the rear flat, to bring the entrance closer to the main access, whilst still providing a 1-bed flat with shared room and elevational treatment as shown.
35. On balance the conversion would preserve much of the architectural character of the pub and include an element of beneficial refurbishment. These are single-bed premises so the landscaping space around the site will not have such great demands placed upon it, whether communally managed or divided into private spaces. There is also a public open space opposite the site with some facilities for young children should there be such a need.

Landscaping and trees

36. The garden is of valuable quality, and will be adequate for shared or private uses. There is a relative lack of information on how the external areas and the garden would be treated, but these details can be conditioned. For example, the steps alongside the boundary wall are fairly steep and uneven and would require re-grading and/or rebuilding in order to improve standards of safety and accessibility for future residents.

37. The existing trees are not affected by this proposal, but a landscaping scheme shall be required for enhancing the spaces around the site and providing continued maintenance of the site. There are no significant arboricultural implications but there should be planning conditions that require that prior to implementation of the planning permission a tree protection plan should be agreed, including tree protection measures for the 4 no. silver birch trees on site. Conditions should ensure that the trees are retained and not pruned without permission from the Council, and that there is full compliance with the tree protection plan.

Vehicular Access and Servicing

38. The scheme has not provided a clear proposal for car-parking arrangements, but the cobbled space in front of the pub behind the pavement has traditionally been used for pub visitor parking. In practice this meant cars would park nose-in to the site, often obstructing the pavement, and needing to back out onto the carriageway. During use as a pub this would not be problematic as most manoeuvring occurred at off-peak times, when traffic on Rosary Road was reduced. However, residential use would cause more peak-time car manoeuvring and consequently possible conflict with passing traffic, particularly given the restricted view of drivers as the pub is positioned on the inside of a bend on Rosary Road.
39. Despite the Transportation Planner believing that possibly two cars could fit into the site, this is not considered a satisfactory arrangement in the interests of highway safety. Instead, it is proposed to use conditions to require both the re-instatement of the footpath, extension of existing double-yellow lines, and the addition of a boundary to the premises at the rear of the footpath as part of a landscaping scheme that designs-out car parking and makes the new dwellings car-free, and provides additional landscaped amenity space and a more attractive and softer setting to the front of the building and the neighbouring Conservation Area. The existing flat above the pub would retain its parking permit for on-street parking.
40. The site is in such a location so close to the city, local facilities, and the train station that car-free development should be considered the norm, rather than the exception, and in this instance is considered entirely appropriate. Visitor parking is available in the specific lay-by adjoining the site.

Car Parking and Refuse Stores

41. The use of the existing shed for cycle storage is acceptable, subject to final details being agreed. Conditions are also required to identify dedicated areas for bin storage within the site (separate to those areas earmarked for cycle storage).

Conclusions

42. The benefits of the residential conversion scheme can be seen in terms of bringing the building back into productive use whilst retaining much of its architectural character and heritage features, widening the range of low-cost housing in the area and addressing the problems of crime and vandalism at the property which have been evident since the pub closed. Whilst the internal ground floor layout proposed for the flats is somewhat cramped it can be improved by conditions to agree some parts of a revised internal layout. The garden area can provide sufficient external amenity space for residents, and cycle storage, bin stores and the various external works required could be adequately conditioned to make the scheme acceptable. However, these benefits must be assessed against the desirability of protecting an historic pub which has served the community for in excess of 170 years, and which is included on the Council's list of public houses protected by City of Norwich Replacement Local Plan saved policy SHO21 for that reason, and as part of which the protection of such local community facilities is also supported in principle by PPS4.

43. Whilst the loss of the pub use as a community facility and business premises is regrettable, the evidence submitted to justify the loss of the Rosary Tavern as a pub has provided adequate demonstration that attempts have been made to promote the pub, there has been some attempt to market the premises as a going concern and to operate during difficult economic conditions and the application includes some evidence that attempts were made to market the pub for continued operation. Subject to confirmation by conditions, the proposal will retain the historic features of the premises (such as they are), including the frontage, and will improve the setting and streetscape around the site by reinstating the pavement and boundary treatments and acknowledging the historic use of the site. There are a number of alternative pubs in the area so its loss as a service to the community will not be so severe as to have significant wider implications for the area. As such, the scheme is considered on balance to be satisfactory and to accord with PPS1, PPS3 and PPS4 and saved policies SHO21, EMP3, HOU18, HBE12, EP22, TRA7, TRA8, TRA9 and TVA8 of the adopted City of Norwich Replacement Local Plan (November 2004).

RECOMMENDATIONS

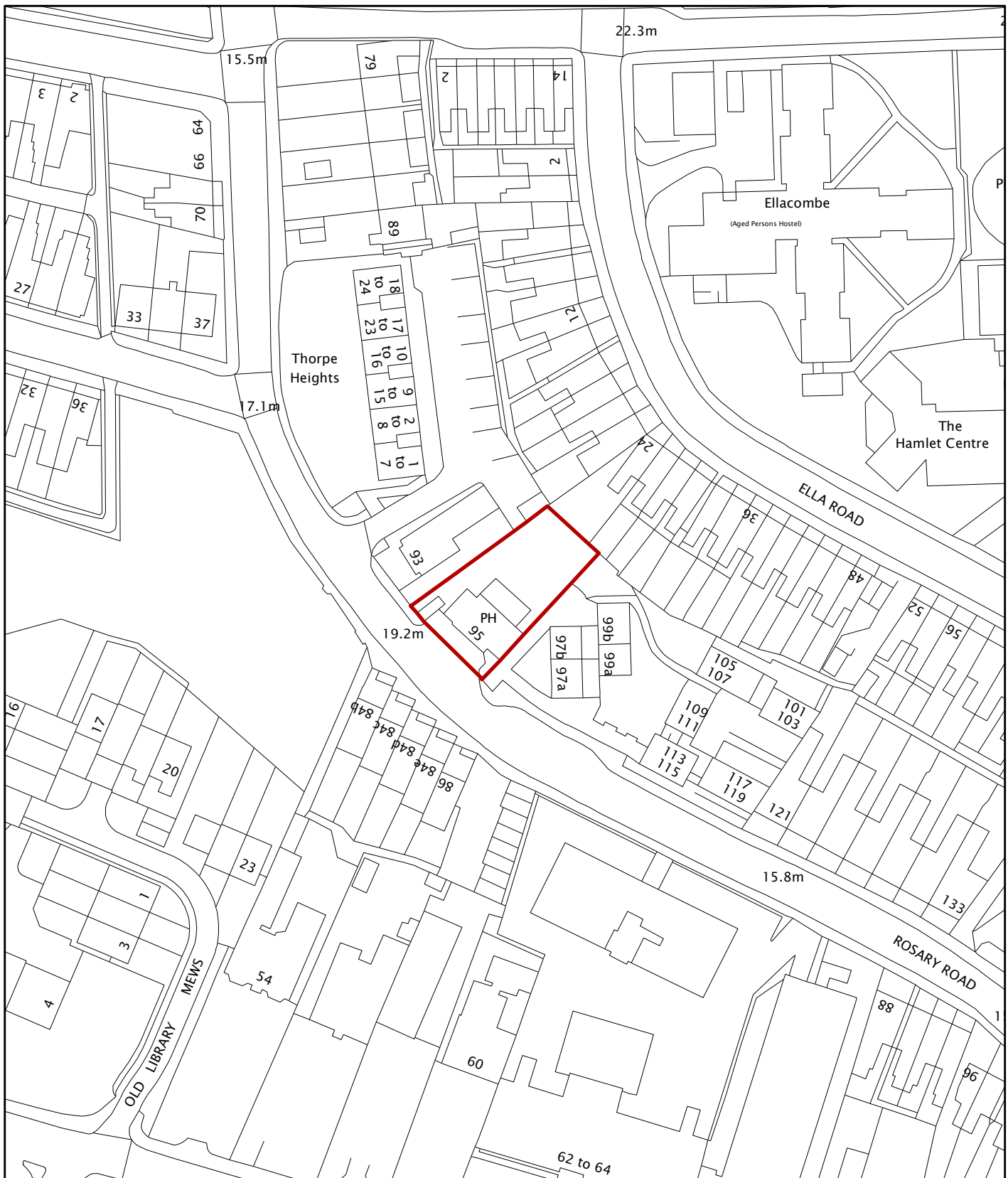
To approve Application No (11/00013/F: Rosary Tavern, 95 Rosary Road, Norwich, NR1 4BX) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development to be in accordance with the approved plans (subject to condition 4);
3. Footpath to be re-instated and parking restrictions extended;
4. Details of interior layout and revised access for rear flat and shared room area, whilst still providing 1-bed flat and being able to provide level access;
5. Details of all new doors and windows;
6. Details of external front fascia treatments;
7. Details of front garden re-instatement, to include boundary wall;
8. Details of tree protection plan and tree protection measures;
9. Details of landscaping scheme and management plan;
10. Details of water efficiency measures;
11. Obscure glazing to bathroom window in ground floor;
12. Details of Heritage Interpretation measures.

Informative notes:

1. Standard construction guidance;
2. No parking permits to be issued for new dwellings.

(Reasons for approval: Whilst the loss of the pub use as a community facility and business premises is regrettable there are a number of alternative pubs in the area so its loss as a service to the community will not have severe implications for the area. The residential conversion scheme will bring the building back into productive use whilst retaining much of its architectural character and heritage features and widen the range of low-cost housing in the area. Subject to conditions, the scheme will provide a satisfactory level of amenity and will improve the setting and streetscape around the site by reinstating the pavement and boundary treatments and will acknowledge the historic site. As such, the scheme is considered to be satisfactory and to accord with PPS1, PPS3 and PPS4, Joint Core Strategy policies 2,3,4 and 12, and saved policies SHO21, EMP3, HOU18, HBE12, EP22, TRA7, TRA8, TRA9 and TVA8 of the adopted City of Norwich Replacement Local Plan (November 2004).)



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Planning Application No 11/00013/F
 Site Address Rosary Tavern, 95 Rosary Road, Norwich NR1 4BX
 Scale 1:1,000



NORWICH
 City Council

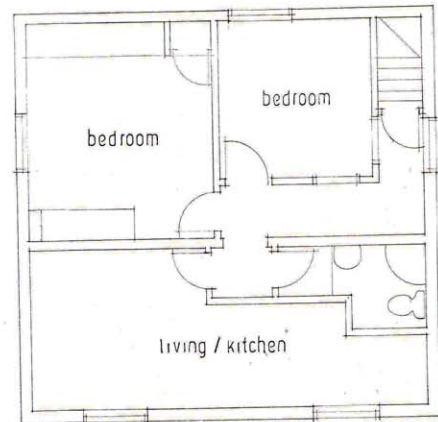
PLANNING SERVICES



1100013F



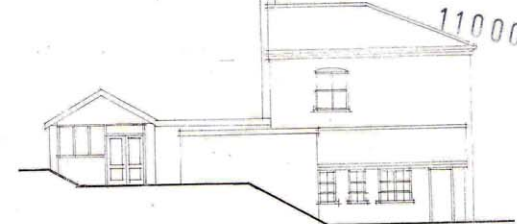
site plan
scale 1:500
of 1100013F



existing first floor plan (no alterations to first floor plan)



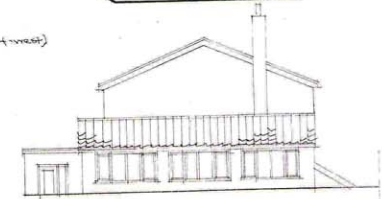
front elevation (south-west)



side elevation (north-west)

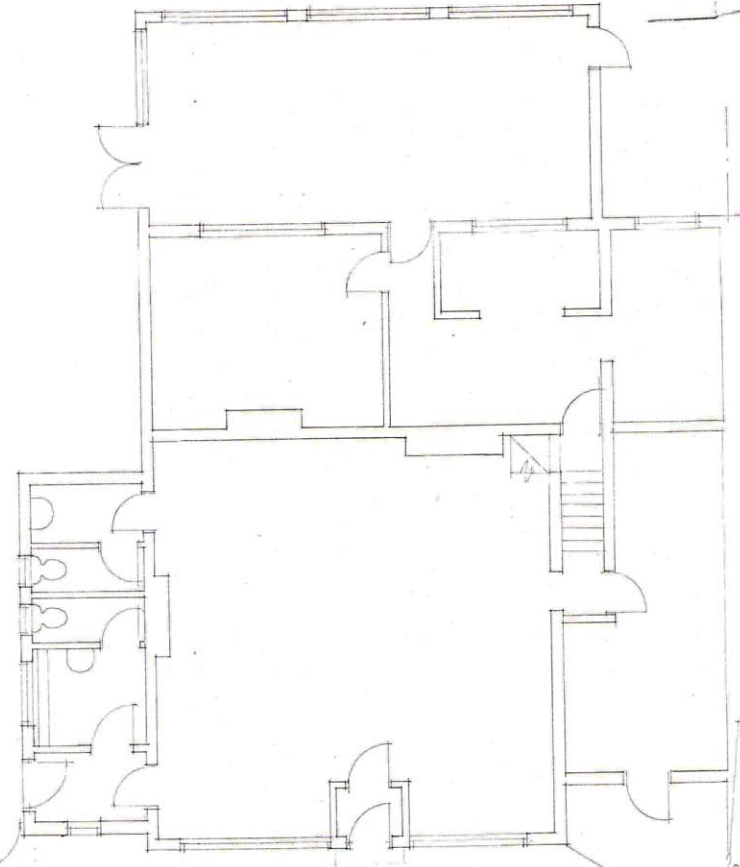


side elevation (south-east)

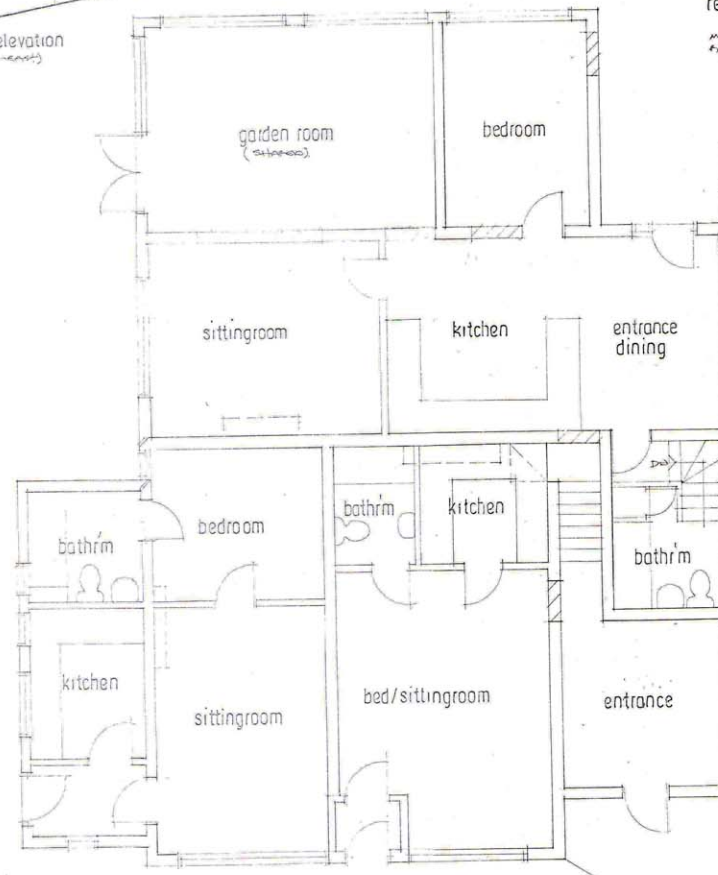


rear elevation (north-east) scale 1:100

INTERIOR: EXISTING FINISHES
REPLACED BY NEW FINISHES



existing ground floor plan
scale 1:100



proposed ground floor plan



location plan scale 1:1000

DC ADMIN.
21 JAN 2011

REVISION
CORPORATE RESOURCES
05 JAN 2011
POSTROOM

B2/10 AMEND PROPOSAL APPLICATION	
A B/10 PROPOSAL APPLICATION	
rev	date
project	
95 ROSARY ROAD, NORWICH.	
client	
DAVID SMITH	
PROPOSED ALTERATIONS	
scale	date
1:20, 1:100, 1:500	68/19 01
hector gibb architect d.a. (dundee) s.b.a.	
8 judges walk, norwich nr7 7af telephone/fax 01603 453554	
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Pubs within walking distance of the Rosary Tavern

