

Report to Planning applications committee

Item

8 November 2018

Report of Head of planning services

Subject Application nos 18/00062/F and 18/00063/L - Rear of St Faiths House, Mountergate, Norwich, NR1 1PY

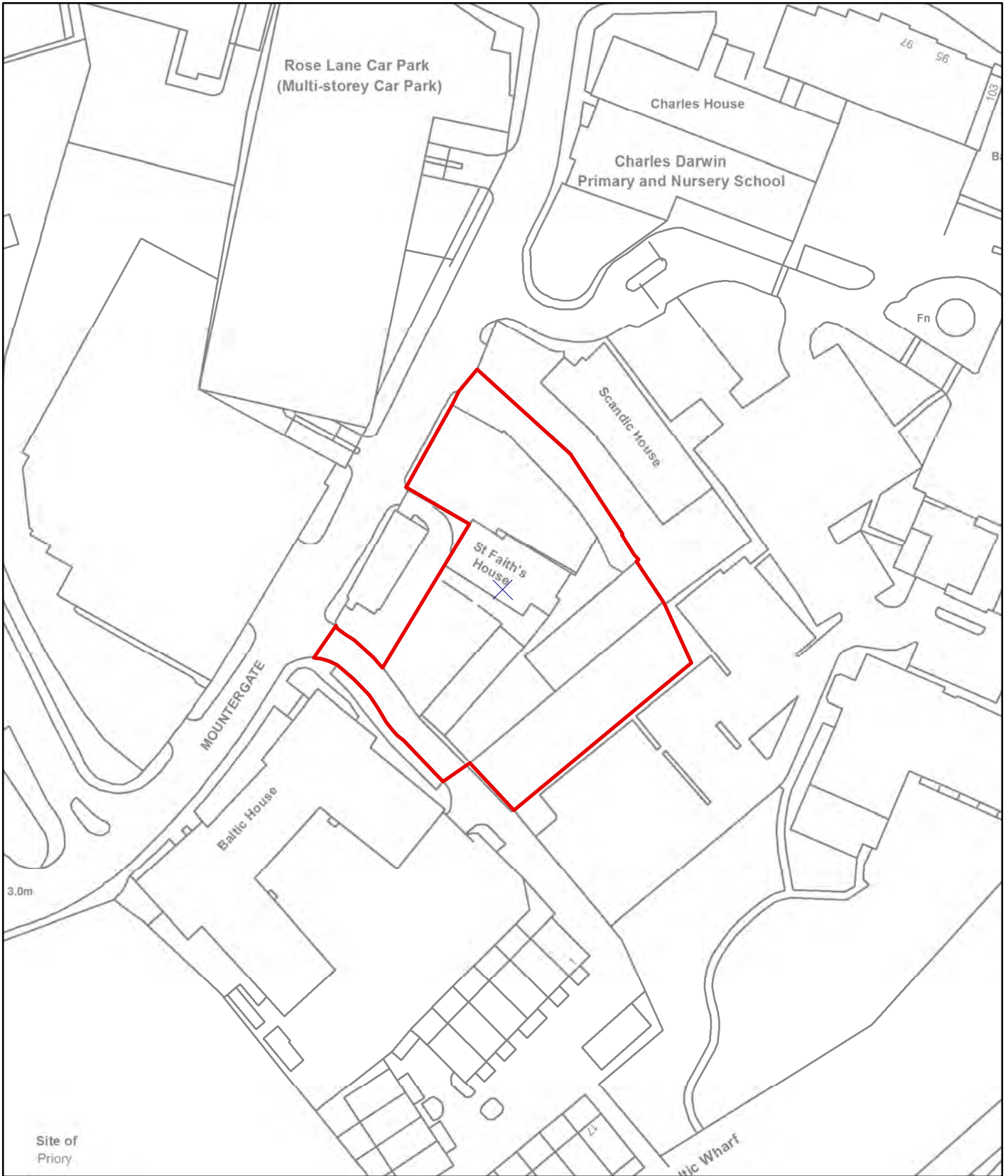
5(d)

Reason for referral Objections

Ward	Thorpe Hamlet
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Demolition of existing commercial buildings and redevelopment of site to include construction of 17 no. dwellings and commercial ground floor fronting Mountergate. Conversion and change of use of St Faiths House to 5 no. residential flats (Class C3) (revised scheme).		
Representations - original scheme (February 2018)		
Object	Comment	Support
6 (in time)	1	0
Representations - revised scheme (July 2018)		
Object	Comment	Support
0	1	0
Representations - revised scheme (September 2018)		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1. Principle of development	Adherence to site allocation, loss of business uses, use of site for residential development.
2. Design	Scale, form & details of new development.
3. Heritage	Works to listed building, impact of new development on listed buildings and surrounding conservation area.
4. Transport	Access, car parking, cycle parking, refuse storage, pedestrian routes.
5. Affordable housing	Vacant building credit, calculation for commuted sum.
6. Amenity	Sunlight, daylight, privacy, outlook, internal space, external space.
7. Flood risk	Sequential test, exception test, flood mitigation plan.
Expiry date	15 November 2018 (extended from 17 May 2018)
Recommendation	Approve subject to satisfactory completion of legal agreement to secure an affordable housing contribution



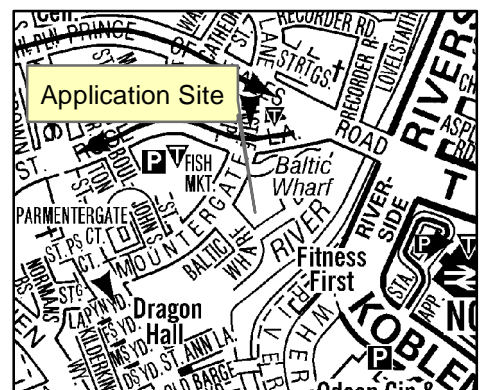
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Planning Application No 18/00062/F & 18/00063/L
 Land at St Faiths House
 Site Address Mountergate
 Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Mountergate close to its junction with Rose Lane. To the north of the site is a small modern 2 storey office building surrounded by a small car park. To the east is a portion of a hotel car park, a riverside park and the River Wensum. To the south of the site is the private road known as Baltic Wharf and a 3 storey modern office block. To the west of the site is Weavers House which is a Grade II listed building which has recently been converted to 3 flats. On the opposite side of Mountergate is the new Rose Lane car park.
2. The site itself is 0.25 hectares in size and is currently occupied by St Faiths House which is a three storey Grade II listed Georgian townhouse which is partly occupied for office use and a number of industrial warehouse buildings which have been vacant for many years. The site can be accessed from Mountergate and from Baltic Wharf.

Constraints

3. The site sits within the King Street Character Area of the City Centre Conservation Area.
4. St Faiths House is Grade II listed with the following list description:

“Former house now offices C18. Red brick and black pantiles. Set back from and at right-angles to the street. 3 storeys 5 bays. Central door with attached Doric columns supporting an open pediment. Sash windows throughout with glazing bars and rubbed brick flat arches. Bracket cornice and hipped roof.”
5. Other designations include:
 - The site is allocated within the Norwich Site Allocations Plan (2014) as part of strategic site CC4.
 - City Centre Regeneration Area (Policy DM5)
 - City Centre Leisure Area (Policy DM18, DM23)
 - Area of Main Archaeological Interest (Policy DM9)
 - Office Development Priority Area (Policy DM19)
 - City Centre Parking Area (Policy DM29)

Relevant planning history

6. None.

The proposal

7. Application 18/00062/F is for full planning permission, and application 18/00063/L is for listed building consent.
8. The proposal includes the following elements:

- a) Conversion of St Faiths House from offices to 5 flats
- b) Demolition of all industrial buildings on the site
- c) Erection of a three storey block fronting Mountergate comprising a commercial ground floor and 9 flats above
- d) Erection of 8 townhouses along the eastern edge of the site
- e) Associated landscaping and external works.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	22
No. of affordable dwellings	0 (£65,000 commuted sum to be given as an off-site contribution)
No. of storeys	3-4
Density	88 dwellings per hectare
Appearance	
Materials	Details required by condition
Energy and resource efficiency measures	Details required by condition
Transport matters	
Vehicular access	From existing access on Baltic Wharf only
No of car parking spaces	<ul style="list-style-type: none"> • Car free commercial development • 9 car parking spaces to serve the 14 flats with 3 electric charge points • One parking space per townhouse within secure garages, each served by an electric charge point
No of cycle parking spaces	<ul style="list-style-type: none"> • 20 secure bicycle parking spaces between the 14 flats and the commercial unit • Townhouses each have generous bicycle stores on the ground floor
Servicing arrangements	<ul style="list-style-type: none"> • Refuse for flats and commercial unit stored within a communal bin store within the Mountergate block • Townhouses have space within garages for bin storage. • Collections from new private road

Representations

9. The application was first advertised on site and in the press in February 2018. Adjacent and neighbouring properties were also notified in writing. Following the submission of revised plans, two additional public consultations were carried out in July and September 2018.
10. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Representations - original scheme (February 2018)		
Object	Comment	Support
6	1	0
Issues raised		Response
Concern about safety with additional vehicles using Baltic Wharf		See Main Issue 4: Transport.
Baltic Wharf/Mountergate junction is dangerous with visibility being obscured by parked cars - additional traffic using this turning should prompt a review of the parking bays on Mountergate		See Main Issue 4: Transport.
Concern that construction traffic will damage Baltic Wharf		Baltic Wharf is a privately owned road so this is a private matter to be dealt with between the Baltic Wharf Residents Association and the developer.
Concern about construction traffic obstructing Baltic Wharf - traffic should enter the site from Mountergate instead		
Request additional street lighting on Baltic Wharf		This is a well-lit area and so additional lighting is not considered necessary for safety. Baltic Wharf is a privately owned road so this is a private matter to be dealt with between the Baltic Wharf Residents Association and the developer.
Not enough electric charging points		The number of electric charging points has been increased since the first submission and is now policy compliant.
Mountergate block is out of scale and out of character and will have a detrimental impact on the listed buildings St Faiths House and Weavers House		See Main Issue 2: Design and Main Issue 3: Heritage.
Representations - revised scheme (July 2018)		
Object	Comment	Support
0	1	0
Issues raised		Response
There should be a parking plan in place for the development		Agreed. See Main Issue 4: Transport.
Any damage caused to Baltic Wharf due to construction traffic will be repaired at the expense of the developer.		Baltic Wharf is a privately owned road so this is a private matter to be dealt with between the Baltic Wharf Residents Association and the developer.
There must be sufficient space and turning areas to allow refuse lorries to access the site from Baltic Wharf		See Main Issue 4: Transport.
Representations - revised scheme (September 2018)		
Object	Comment	Support
0	0	0

Consultation responses

11. 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

12. Extensive comments on the original design which have fed into negotiations. Final comments are as follows:
13. The conversion/refurbishment of St Faiths House is beneficial to the long term preservation of the listed building. The scheme is as a result of prolonged discussion with local authority officers and returns the building to a contextual use. The works enable a viable use of the building.
14. I strongly recommend that the overall ridge heights of the new buildings are reduced to be lower than that of the adjacent primary listed building ie the town houses should be diminutive in stature to St Faiths House and the Mountergate block should be lower than Weavers House at both ridge and eaves level.
15. Irrespective of the above; due to the dilapidated nature of the site, the proposed scheme is an improvement on the existing. Thus the proposal is beneficial to the wider setting, which is a conservation area. The scheme also includes works which are beneficial to the long term preservation of a Grade II Listed building.
16. Should the applications be considered approvable on balance, I suggest that the refurbishment of St Faiths House is essential to the acceptability of the proposal. A condition should be applied stipulating the works proposed to St Faiths House must be completed and all relevant conditions discharged, prior to occupation of the new buildings.
17. With relation to the new buildings; conditions should be applied requiring use of the highest quality construction materials, in order to 'distinguish' the new buildings within the setting. Low quality and/or 'faux' materials with no context to the setting and/or unsympathetic to the listed buildings would not be permissible.

Historic England

18. Extensive comments and criticisms of the original design. Final comments are as follows:
19. Both new buildings have been significantly changed to reduce their scale and greatly simplify the designs. I can confirm that I have no objection to the Mountergate block. The riverside block does not have quite the same simplicity and the form of the building still seems a little awkward but if the Council are content with the revisions I would be content for the application to be determined.

Environmental Protection

20. No occupation of the dwellings fronting Mountergate shall take place until the habitable rooms fronting this road have been provided with windows and proprietary sound-insulating ventilators (for use when windows are closed), in accordance with The noise impact assessment 19943 R1 sections 5.10 to 5.20

21. Reason: To ensure adequate living conditions for future occupiers, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

Environment Agency

22. The original scheme attracted an objection on the basis that the proposed St Faith building would flood internally by 0.06m depth in the 1% (1 in 100) annual probability with 35% climate change flood event, and by 0.83m depth in the 0.1% (1 in 1000) annual probability with 25% climate change flood event, and the planning application plans show that there is no higher refuge available within the ground floor self-contained flats, or safe access available. Consequently, there may be an unacceptable risk to the health and safety of the occupants in a flood event.
23. Following the submission of a revised Flood Risk Assessment, the scheme was deemed acceptable if Flood Risk Mitigation Measures (FRMM) are used.
24. The Environment Agency also recommends a number of conditions to deal with contamination on site.

Highways (local)

25. The original scheme attracted a number of concerns regarding EV charging points, design and security of communal and private car parking, space identified for cycle parking and bin storage and bin collection arrangements.
26. The revised scheme has satisfied these issues, but it is advised that we request a parking management plan, details of paving and details of external lighting.

Landscape

27. The original scheme attracted extensive comments and criticisms. Following negotiations and amendments, it is considered that we are now in a position where we could condition a hard and soft landscape scheme with some confidence that the principle of the landscape scheme has been established. A number of recommendations are made to the applicant for use during the design of such a landscaping scheme.

Norfolk Historic Environment Service

28. There is a high potential that significant heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that they would be affected by the proposed development. The submitted archaeological written scheme of investigation (WSI) is not perfectly worded but can be approved. The development must be carried out in accordance with the approved WSI, and the development should not be occupied until the investigations are complete and results have been archived.

Norfolk Constabulary Architectural Liaison

29. Extensive comments received, most of which relate to detailed matters which do not fall within the remit of planning. Certain comments (i.e. gated access to car park, installation of garage doors etc) have led to design changes.

Natural Areas Officer

30. I support report recommendation (6.1) that a further survey is required to determine whether the north eastern elevation of St Faith's House is being used by bats. This is because it was not possible to view the north eastern elevation due to buildings 2 and 3. The survey can therefore only be conducted once buildings 2 & 3 have been demolished.
31. The recommendations (6.2) for Ecologist contact details for the contractor and timing in relation to bird nesting season are supported.
32. Any boundary treatments should include small mammal accesses.
33. I agree with the report recommendation for bat boxes to be built into each of the proposed properties.
34. It would also be preferable for the buildings to include some bird boxes, for example some Swift boxes high up on elevations. Both bat and bird boxes are better if designed and built into the fabric of buildings rather than separate boxes being fixed later.
35. The landscape scheme should include planting which provides benefits for wildlife.

Anglian Water

36. Objection to the original scheme on the basis that it had not been demonstrated that the surface water drainage hierarchy had been followed.
37. No comments received following consultations in June and September after revised surface water management information received.

Norfolk Fire and Rescue Service

38. Norfolk Fire and Rescue Service would like to add the following as a planning condition to this development:
39. With reference to this application, taking into account the location of the existing fire hydrant coverage, Norfolk Fire and Rescue Service will require a hydrant to be installed on no less than a 90mm main.
40. No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service
41. Reason for Condition: Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.
42. Informative: With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

Lead Local Flood Authority

43. No comments.

Citywide Services

44. Following negotiations and amendments, the final comments were as follows.
45. The townhouses are fine as they will have their own wheelie bins. For 15 flats we would recommend 3 x 1100l refuse, 3 x 1100l recycling and 1 x 240l glass bin. The location of the communal bin store looks good for crew access but will have to be enlarged to fit the bins plus commercial bins. *NB: the communal bin store has now been enlarged as suggested.*

Assessment of planning considerations

Relevant development plan policies

46. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted January 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS20 Implementation
47. **Norwich Development Management Policies Local Plan adopted December 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM8 Planning effectively for open space and recreation
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM16 Supporting the needs of business
 - DM18 Promoting and supporting centres
 - 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
48. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
 - CC4 – Land off Mountergate/Rose Lane

Other material considerations

49. Relevant sections of the National Planning Policy Framework 2018 (NPPF)

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

50. Supplementary Planning Documents (SPDs)

- Affordable housing SPD adopted March 2015
- Trees, development and landscape SPD adopted June 2016

Case Assessment

51. 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 Policy Framework (NPPF), the council's 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

52. Key policies and NPPF paragraphs – DM12, DM13, CC4, NPPF Sections 2, 5 and 6.

53. The matters to consider are the loss of the office and industrial uses and the use of the site for residential development.

54. The site forms a small part of site CC4 which is allocated for comprehensive mixed use development comprising:

- (a) mainly office-led, integrated with residential uses (in the region of 300 dwellings);
- (b) other uses such as food/drink, small scale retail and non-late night leisure uses (which should not dominate the development);
- (c) some replacement public car parking;
- (d) an enhanced public realm, including an open space and pedestrian/cycle links to the riverside walk;

- (e) development should respect the setting of on-site listed buildings and be designed as far as possible to reflect the historic building plots and streets and to recreate street frontages.
55. The rest of CC4 remains undeveloped, except for the Rose Lane Car Park which sits opposite the site. The strategic site is allocated for office-led development and there are existing small office units within St Faiths House which are proposed for residential conversion. The existing office units within St Faiths House are of poor quality and do not suit refurbishment, being located within a listed building. The proposal also includes some new commercial space so the loss of offices is considered acceptable in this case. Around 300 residential dwellings are permissible within the allocation, and since none have yet been developed, these 22 dwellings will go some way to meeting that need.
56. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed in the table below given that:
- (a) The site is not designated for other purposes;
 - (b) The site is not in a hazardous installation notification zone;
 - (c) The site is not in the late night activity zone;
 - (d) It does not involve the conversion of high quality office space; and
 - (e) It is not in the primary or secondary retail area or in a district or local centre.
57. Overall, this mixed use commercial and residential development is considered an appropriate use of the site.

Main issue 2: Design

58. Key policies and NPPF paragraphs – JCS2, DM3, NPPF Section 12.
59. The site is currently occupied by a substantial Georgian townhouse (St Faiths House) surrounded by a number of dilapidated vacant industrial buildings constructed of breeze blocks and corrugated metal. St Faiths House faces onto Baltic Wharf and is separated from the road by an area of hardstanding which is used as a car park.
60. The industrial buildings, all of which are identified as negative buildings within the King Street Character Area Appraisal, are all earmarked for demolition. The redevelopment of this underused and unattractive site is to be encouraged. The Grade II listed St Faiths House is currently split into various small office units, and it is proposed that it is converted to 5 flats.
61. The development includes the construction of two new building blocks and other associated works to the site:
- (a) A three-storey pitched roof block located at the west of the site fronting Mountergate comprising a commercial ground floor and residential flats above. This block shall be referred to as “the Mountergate block” within this report.
 - (b) A terrace of eight 3 ½ storey townhouses at the east of the site. This block shall be referred to as “the townhouses” within this report.

- (c) Landscaping works including construction of an access road running from Baltic Wharf to the rear of St Faiths House and reinstatement of a formal lawn to the front of St Faiths House.
62. The principle of this layout for the site has been accepted as the most appropriate use of the site, subject to the detailed design of each block. It is important that the new buildings respect the two nearby listed buildings by giving them enough space and by appearing subservient and respectful within their setting. Extensive negotiations have resulted in a number of improvements to the scheme which was originally submitted.
63. The Mountergate block is treated with a horizontal fenestration pattern which reflects the distinctive window detailing on the adjacent Weavers House, against which this block will be read. The block also respects the building line of Weavers House and has a fairly modest and plain front elevation so as not to detract from the historical interest of the adjacent listed building. The Mountergate block is, however, taller than the adjacent Weavers House by 0.5m, with its eaves sitting 0.1m higher. This element of the design has been identified as harmful by the council's Conservation Officer. Historic England has confirmed that they have no objection to the Mountergate block.
64. The three-storey Weavers House has a particularly shallow roof pitch and low ceiling heights so in order to achieve a lower height on the Mountergate block, the applicant claims they would need to lose a storey. Owing to the other details of the design which help the Mountergate block to appear subservient to the adjacent listed building, the overall harm identified is considered less than substantial. Indeed, the current setting of Weavers House is harmed considerably by the adjacent industrial building which has a large plain corrugated metal frontage, and overall it is considered that setting of the listed building and the wider conservation area would be enhanced.
65. The townhouses are set away from the frontage of St Faiths House, separated by the development's access road. They have 3 storeys with a set-back fourth storey within the pitched roof space. The townhouses stand at a height slightly below that of St Faiths House. Owing to the shape of the site and the desire to break up the block's west elevation, the townhouses have a staggered frontage. The Conservation Officer is not enthusiastic about the 'outdated' design of these dwellings, but again the proposal offers a significant improvement to the setting of the listed buildings and surrounding conservation area given the current dilapidated state of the site.
66. The proposals involve associated landscaping works to facilitate the redevelopment of the site. Vehicular access for all parts of the development would be from Baltic Wharf, with the access road running between St Faiths House and the townhouses, and terminating at a secured communal car park behind St Faiths House. The front of St Faiths House would have a formal lawn with two parking spaces on its eastern edge. Pedestrian access to the site is gained from both Baltic Wharf and Mountergate. The overall landscaping strategy offers a practical and secure use of the site but also enhances the setting of St Faiths House, Weavers House and the wider conservation area. A full landscaping scheme will be required by condition.
67. The use of high quality materials will be essential to the success of this development.

Main issue 3: Heritage

68. Key policies and NPPF paragraphs – DM9, NPPF Section 16.
69. The proposal involves the conversion of St Faiths House from office units to residential dwellings, which involves various internal and external works. The conservation and design officer has fully assessed these works and requested some minor amendments during the course of the application. The conservation and design officer has now confirmed that: a) the works to are minimally intrusive and are considered appropriate; and b) the scheme returns the buildings to its optimum viable use and secures the long term preservation of this heritage asset. The Conservation Officer has requested that this beneficial aspect of the scheme is secured via condition.
70. The site sits in a highly sensitive area for buried archaeology, and a Written Scheme of Investigation (WSI) has been submitted with this application. The Historic Environment Services have confirmed that this WSI is acceptable and its implementation should be secured via condition.
71. The impact of the new development on the listed buildings and surrounding conservation area is assessed in the 'Design' section above.

Main issue 4: Transport

72. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF Section 9.
73. The site sits within an accessible location appropriate for residential and commercial development.
74. The scheme makes use of an existing access from Baltic Wharf and closes up a separate access on Mountergate. This requires the reinstatement of pavement in this location, which can be secured by condition. A small turning head is provided in front of St Faiths House which makes servicing of the development possible by delivery vehicles, emergency vehicles and refuse collections. Baltic Wharf can accommodate the comings and goings of the 17 cars which can park on the site, especially since the development is utilising an existing commercial access which, if used, could expect to accommodate a similar number of vehicle trips.
75. The townhouses are provided with a single parking space in a secure garage on the ground floor of each dwelling. Each of these is provided with an electric vehicle charging point. The 14 flats are provided with a total of 9 parking spaces, which share three electric charging points. A car parking ratio of less than 1:1 is considered acceptable given the site's city centre location, but a car parking management plan will be required by condition to ensure that the limited availability of spaces is communicated to future residents, and car parking is managed properly to avoid uncontrolled parking on and off site. The commercial unit can make use of the public car park opposite the site, should parking be required.
76. The townhouses each have a large bicycle store on their ground floor and the 14 flats share 10 secure bicycle stores at the rear of the Mountergate block. Additional residents', commercial and visitors' bicycle parking will be secured via condition.
77. The townhouses each have space for storage of their own wheelie bins, and the flats and commercial unit share a communal bin store located within the ground

floor of the Mountergate block. This provision is considered acceptable, and the refuse collection arrangements are feasible.

78. Overall, the scheme provides policy compliant levels of car parking, cycle parking and refuse storage and it is considered that the development will operate well in this location.

Main issue 5: Affordable housing

79. Key policies and NPPF paragraphs – JCS4, DM33, NPPF Section 5.
80. Since the proposed development includes more than 10 homes, it is required to deliver affordable housing as set out within the revised NPPF, policy JCS4, DM33 and the Affordable Housing SPD. The site benefits from the Vacant Building Credit since there are a number of vacant buildings currently on the site.
81. When taking the Vacant Building Credit into account, the percentage of affordable housing required on the site is 1.7% (less than 1 property). The applicant has therefore offered a policy-compliant commuted sum of £65,000 in lieu of any on-site affordable units. It is proposed that this sum be secured through a Section 106 agreement.

Main issue 6: Amenity

82. Key policies and NPPF paragraphs – DM2, DM11, NPPF Section 5 & 8.
83. To the west of the site is Weavers House which has recently been converted to 3 flats. Other than that, the surrounding uses are commercial and so not subject to the same protection from overshadowing, overbearing or overlooking. The proposed building fronting Mountergate stands at a similar height to the existing industrial building and 2.2m to the north of Weavers House, but Weavers House doesn't have any windows in this elevation so there is no opportunity for impact on amenity. Overall, it is considered that the proposed development has negligible impact on the amenity of neighbouring occupants.
84. All of the proposed residential units accord with the minimum space standards set out within policy DM2, and the townhouses benefit from roof terraces and large balconies. The flats are not provided within any private external amenity space but this is considered acceptable given that: a) the units are small and unlikely to be occupied by families; b) the site is to be provided with some areas with soft landscaping and seating; and c) the site is centrally located close to a number of public open spaces. Mountergate is a relatively busy city centre road, and it will become busier once the nearby St Annes Wharf development is completed and occupied. The application has been accompanied by a Noise Impact Assessment which sets out recommendations for the protection of dwellings fronting Mountergate from excessive noise. These recommendations are required to be implemented.

Main issue 7: Flood risk

85. Key policies and NPPF paragraphs – JCS1, DM5, NPPF Section 14.
86. Most of the site sits within Flood Zone 2, but part of the site (including the eastern edge - the location of the townhouses) sits within Flood Zone 3a. Following advice

from the Environment Agency, it has been identified that the proposals require a sequential test which aims to determine whether there are any other preferable sites which are at a lower flood risk and could be used for this development. In this case, the site sits within the City Centre Regeneration Area, so policy DM5 states that the sequential test is only required to include other sites within this area. The sequential test assesses various other sites in the vicinity and dismisses them for various reasons which are accepted.

87. The applicant has proposed a flood mitigation plan which successfully protects future residents from the risks of flooding. Implementation of this plan will be required by condition.
88. The development reduces the amount of surface water runoff on the site, as long as hard landscaped areas are treated with permeable surfacing. A scheme to deal with surface water drainage is requested via condition.

Other matters for consideration

89. Contamination -

The site has a history of polluting industrial uses. Subject to the imposition of a number of conditions, the land can be safely decontaminated for development.

90. Biodiversity

The site sits close to a key bat feeding corridor (the River Wensum). An ecology survey has established that the vacant buildings, which are proposed for demolition, do not offer any roosting potential for protected species. There is an area between one of the industrial buildings and St Faiths House which will not be able to be surveyed until the industrial building is demolished. As such, a condition is recommended which requires this survey to take place. The site can offer a biodiversity enhancement by providing bat and bird boxes. Details of these will be required by condition.

91. Energy generation

Specific methods for renewable energy generation have not yet been identified, but a detailed scheme will be required by condition. The development will be required to provide 10% of the required energy using on site renewable energy generation.

92. Water conservation

Subject to the imposition of the relevant conditions, the development will be built out with policy compliant water conservation measures.

Equalities and diversity issues

93. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

95. The scheme offers a comprehensive redevelopment of a site which is underused and neglected. The proposals accord with the site allocation and offer a beneficial and efficient use of this sustainably located city centre site. The proposals offer the city with 22 new homes and a policy compliant contribution to off-site affordable housing. The development returns St Faiths House to its optimum viable use which in turn secures its long term preservation. Some harm has been identified due to the height and detailing of the new development, but overall it is considered that the scheme enhances the setting of two listed buildings and improves the character and appearance of the wider conservation area.
96. 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

- (1) To approve application no. 18/00062/F - Rear of St Faiths House Mountergate, Norwich, NR1 1PY and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of an off-site contribution towards affordable housing and subject to the following conditions:
 1. Time limit
 2. In accordance with plans
 3. Works to St Faiths House required to be completed before occupation of any other part of the site
 4. All materials to be agreed
 5. All habitable rooms fronting Mountergate to be provided with windows and ventilation in accordance with the approved Noise Impact Assessment
 6. A scheme to deal with contamination to be agreed
 7. Development to stop if unidentified contamination found during works
 8. No use of piling without express consent
 9. Residential units to achieve water efficiency of 110l per person per day
 10. Water efficiency measures for commercial unit to be agreed
 11. Surface water management scheme to be agreed
 12. Reinstatement of the footway on Mountergate - scheme to be agreed
 13. Car parking management plan to be agreed
 14. Landscaping scheme to be agreed (including use of planting which provides benefits for wildlife)
 15. Development shall take place in accordance with the approved Written Scheme of Investigation
 16. No works except site clearance and demolition until a further ecological survey is carried out to determine whether the north eastern elevation of St Faith's House is being used by bats
 17. No development during the bird nesting season without consent

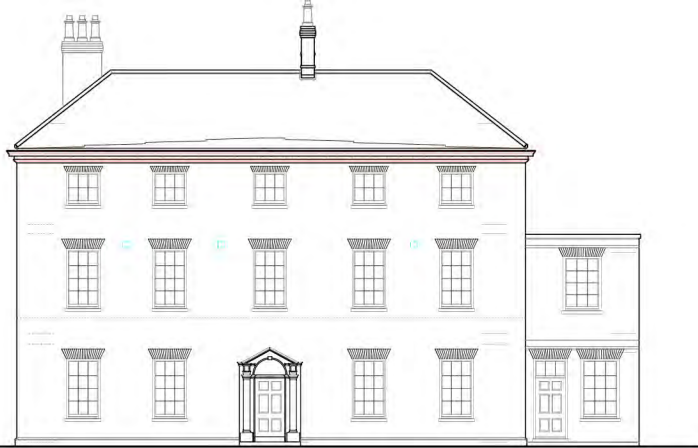
18. Ecologist contact details to be made available to site contractor
19. Boundary treatments to include small mammal access
20. Bat and bird boxes to be installed on the site - number, locations and specification of boxes to be agreed
21. Fire hydrant to be included - scheme to be agreed
22. Details of bicycle parking to be agreed, including additional provision not identified on the approved plans
23. On-site renewable energy generation - scheme to be agreed

Informatives:

1. The developer will be expected to meet the costs of supplying and installing the fire hydrant.
 2. The developer will be expected to meet the costs of reinstating the footway on Mountergate.
 3. Street naming and numbering - contact the council.
 4. New residential properties are not entitled to on-street parking permits.
- (2) To approve application no. 18/00063/L - Rear of St Faiths House, Mountergate, Norwich, NR1 1PY and grant listed building consent subject to the following conditions:
1. Time limit
 2. In accordance with plans
 3. Full photographic survey of the building
 4. An existing floor plan of St Faiths House with retention notes
 5. Details to be agreed:
 - (a) Schedule of existing and proposed finishes
 - (b) Details relating to the installation and composition of new stud partitions.
 - (c) Details relating to new windows and doors, which shall be of a style and material to match the predominant significant relevant element.
 - (d) Details relating to fireproofing and soundproofing measures required
 - (e) Plans, sections and elevations detailing the relationship of the new extension at first floor (and the associated roof structure) with the existing building
 6. Any damage caused to the building shall be made good
 7. All works of localised repair and making good to retained fabric shall be finished to match the adjacent work
 8. Any historic features not previously identified shall be retained in-situ and reported to the local planning authority

Informative:

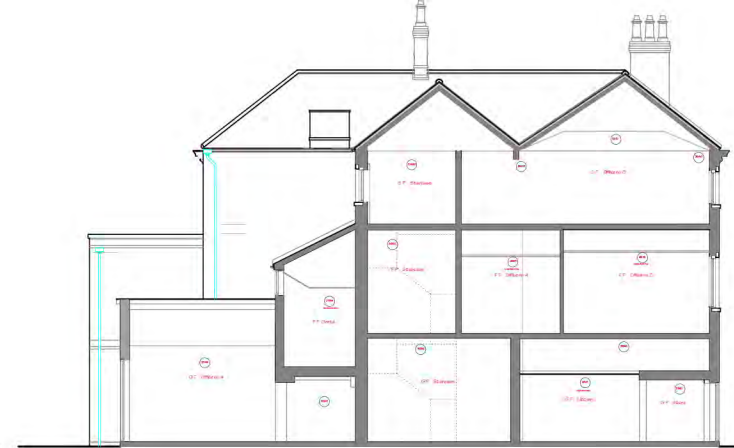
1. Only the works shown are approved



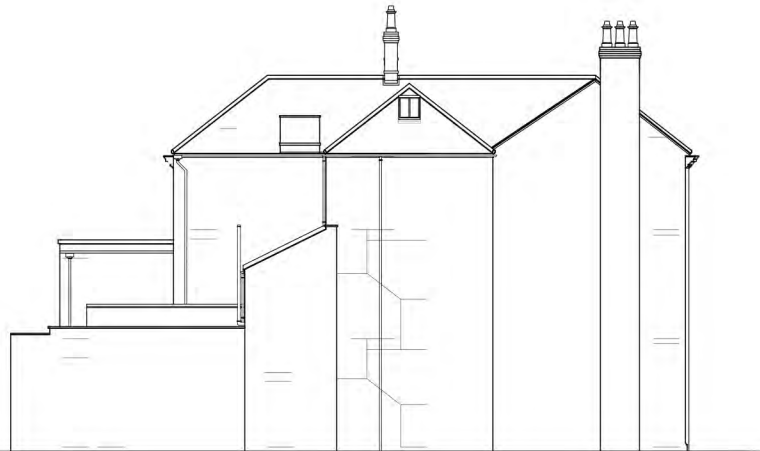
South West Elevation



South East Elevation



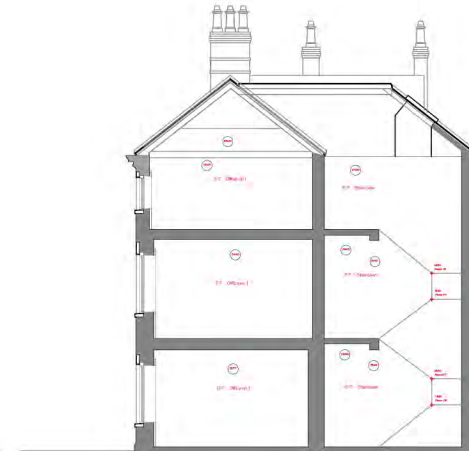
Long Section B-B



North East Elevation



North West Elevation



Section - Short Section A-A

No. Date Revisions
Revisions

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Website www.hollins.co.uk

Client
Mr Tunmore

Site
Land Off Mountergate
Norwich

Project
New Housing Development

Details
Existing Elevations-
St Faiths
Scale 1:100 @ A1 or 1:200 @ A3
Date Nov 2016

Drawn by RMF

Job Reference Drawing no. Revision

13-092-004



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Car Park Structure

Scandic House

dashed lines indicate proposed new building footprints

Extg commercial Building

St Faith's House

Weaver's Building

Extg industrial shed

Extg industrial shed

MOUNTERGATE

Baltic Wharf

Baltic House

Car Park

Fn

Premier Inn

No. Date Revisions
Revisions

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Client
Mr Tunmore

Site
Land Off Mountergate
Norwich

Project
New Housing Development

Details
Site Location Plan

Scale 1:250 @ A1 or 1:500 @ A3

Date Jan 2018

Drawn by RMF

Job Reference Drawing no. Revision

13-092- 001

Riverfront Park - amenity area
for Premier Inn Guests

RIVER
WENSUM



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MOUNTERGATE

Weavers house

Baltic Wharf



17 May 2018 Planning Amendments
 No. Date Revisions

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Client
 Mr Tunmore

Site
 Land Off Mountergate
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Project
 New Housing Development

Details
 Proposed First Floor Plans

Scale 1:100 @ A1 or 1:200 @ A3

Date October 2017

Drawn by BAS

Job Reference Drawing no. Revision

13-092- 203-C

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MOUTERGATE

Weavers house

Baltic Wharf

No.	Date	Revisions
17 May 2018		Planning Amendments

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Client
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Site
 Land Off Moutergate
 Norwich

Project
 New Housing Development

Details
 Proposed Second Floor Plans

Scale 1:300 @ A1 or 1:200 @ A3

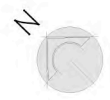
Date October 2017

Drawn by PAS

Job Reference Drawing no. Revision

13-092- 204-C

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C-9 July 2010 - Landscape Amendments
 B-17 May 2015 - Planning Amendments
 No. Date Revisions
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Client
 Mr Tunmore

Site
 Land Off Mountergate
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Project
 New Housing Development

Details
 Proposed Ground Floor Plans

Scale 1:300 @ A1 or 1:200 @ A3

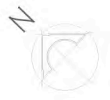
Date October 2017

Drawn by BAS

Job Reference Drawing no. Revision

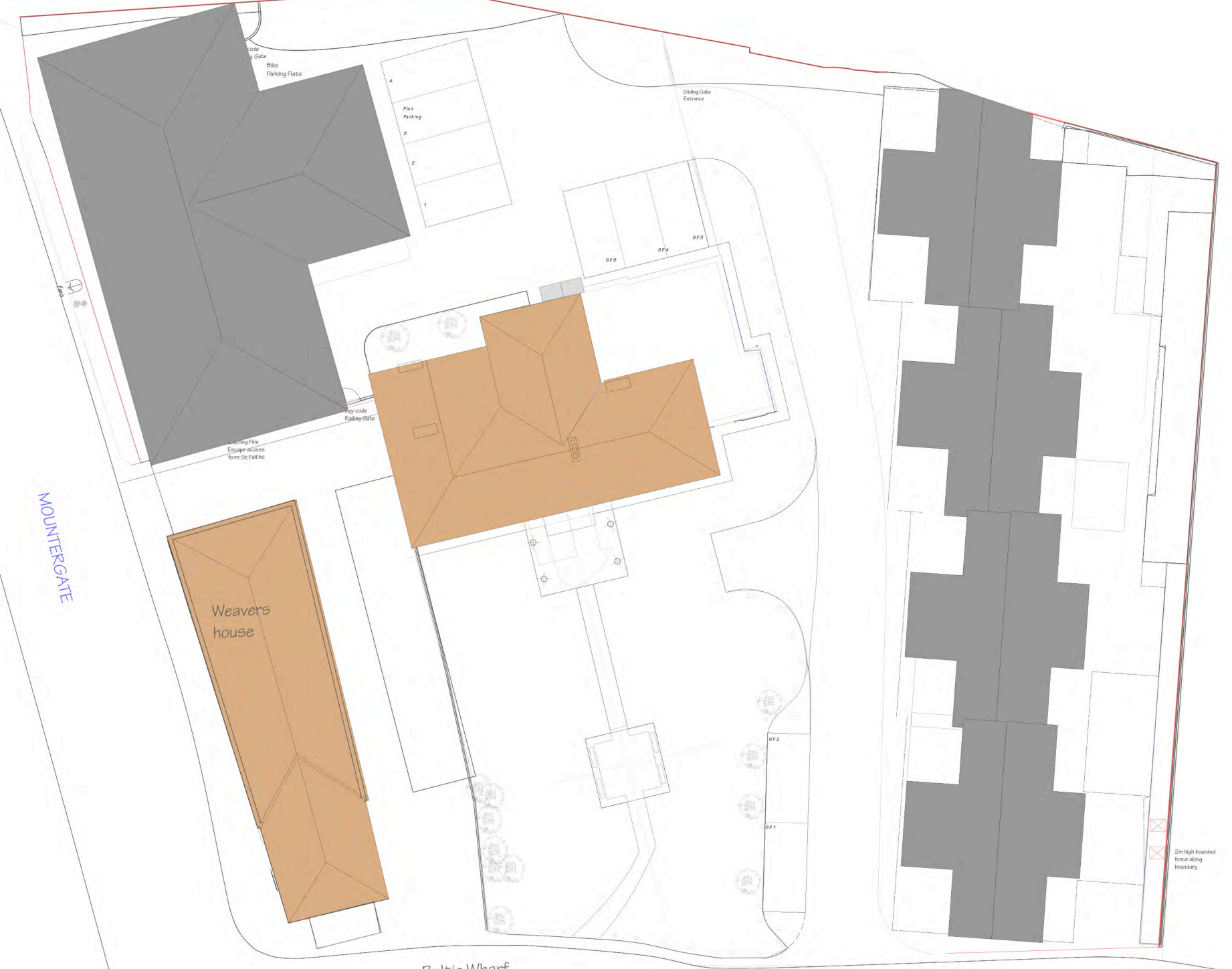
13-092-200-E

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MOUNTERGATE

Baltic Wharf



17 May 2018 Planning Amendment

No. Date Revisions

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Client
Mr Tunmore

Site
Land Off Moutergate
Norwich

Project
New Housing Development

Details
Proposed Roof Plans

Scale 1:100 @ A1 or 1:200 @ A3

Date October 2017

Drawn by BAS

Job Reference Drawing no. Revision

13-092- 202-D

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South Elevations Along Baltic Wharf



West Elevations Along Mountergate



North Elevations Across site

B - 6 June 2016 - Planning Amendment
 A - 17 May 2016 - Planning Amendment

No.	Date	Revisions

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Client
 Mr Tunmore

Site
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 Norwich

Project
 New Housing Development

Details
 Site Context Elevations

Scale 1:100 @ A1 or 1:200 @ A3

Date October 2017

Drawn by BAS

Job Reference Drawing no. Revision

13-092-222-E

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B - 6 June 2016 - Planning Amendment
 A - 17 May 2016 - Planning Amendment
 No. Date Revisions
 Revisions

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Client
 Mr Tunmore

Site
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 Norwich

Project
 New Housing Development

Details
 Townhouse elevations

Scale 1:100 @ A1 or 1:200 @ A3

Date October 2017

Drawn by BAS

Job Reference Drawing no. Revision

13-092-232- D

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Mountergate corner



St Faiths Front Courtyard



Overall context massing

B - 6 June 2016 - Planning Amendments
 A - 17 May 2016 - Planning Amendments
 No. Date Revisions
 Revisions

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Client
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Site
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 Norwich

Project
 New Housing Development

Details
 Context Views

Scale none
 Date May 2016

Drawn by BAS

Job Reference Drawing no. Revision

13-092- 240-D

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