

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00573/F and 19/00574/L – The Royal Hotel, 25 Bank Plain, Norwich

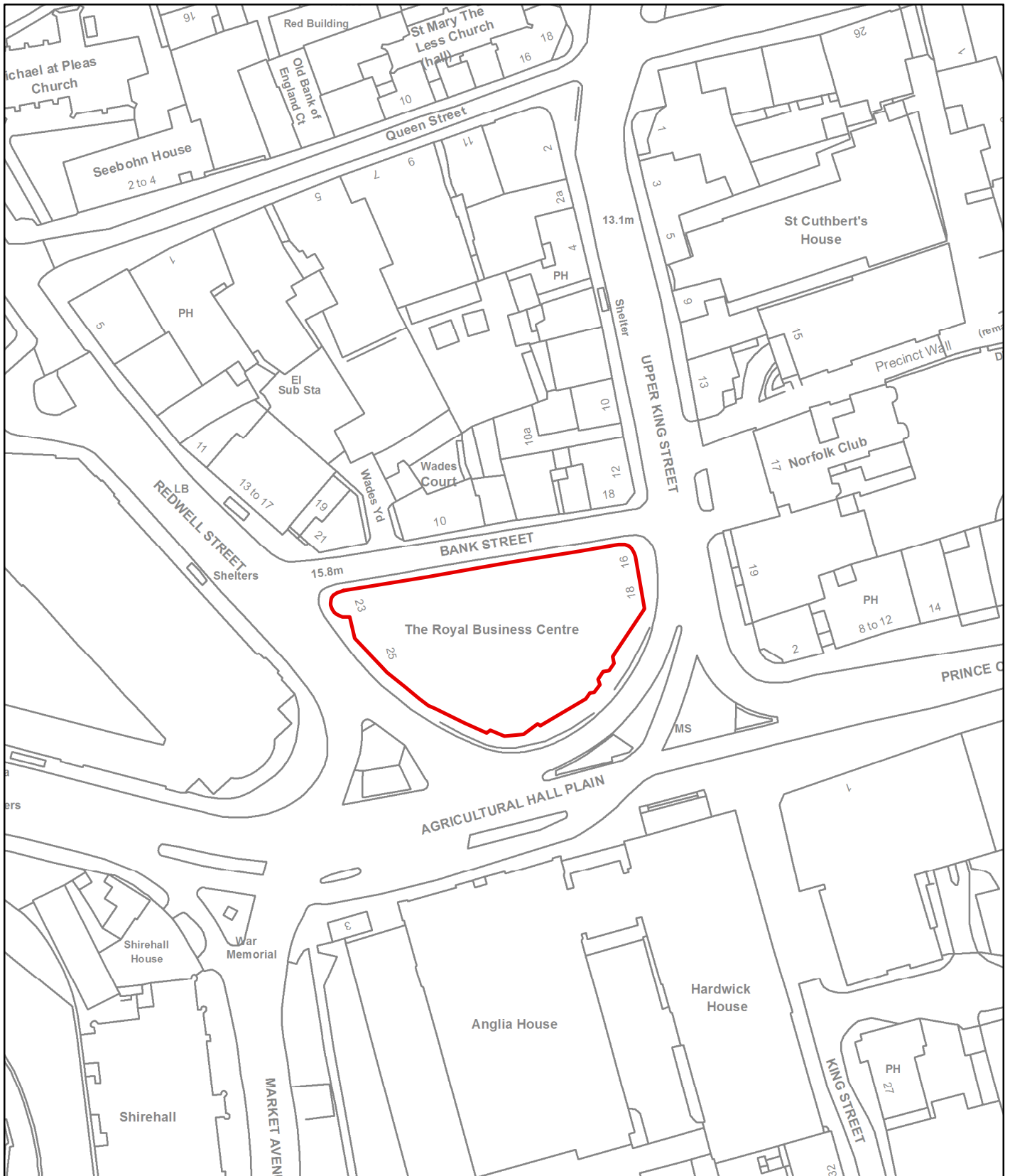
4(c)

Reason for referral Objection

Ward:	Thorpe Hamlet
Case officer	Rob Webb

Development proposal		
19/00573/F - Part change of use to hotel (Class C1), construction of rear extension and associated works.		
19/00574/L - Construction of rear extension, internal alterations and associated works to facilitate the part change of use to hotel (Class C1).		
Representations		
Object	Comment	Support
1	1	1

Main issues	Key considerations
1	Principle of development
2	Design and heritage
3	Amenity
4	Transport
5	Energy and water
6	Flood risk
7	Biodiversity
8	Contamination
Expiry date	18 July 2019 (extension of time agreed to 17 October 2019)
Recommendation	Approval



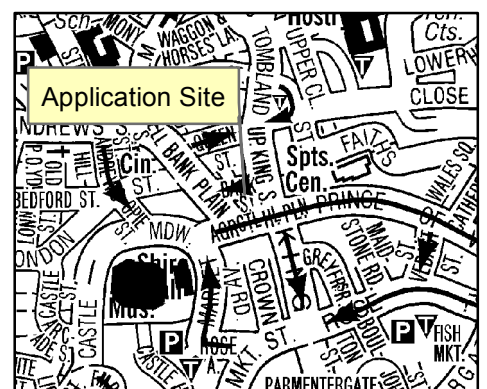
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Planning Application No 19/00573/F & 19/00574/L
 Site Address The Royal Hotel 25 Bank Plain
 Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

- 1 The site is the Royal Hotel, a grade II listed building constructed in 1896-7 and designed by the renowned architect, Edward Boardman. It has a distinctive semi-octagonal plan form and rises to six storeys including a basement level. The building operated as a hotel until the 1980's when it was converted to offices. Today, only the lower floors are occupied, with a mixture of businesses including a bar, property consultancy and marketing firm. The site is within the city centre conservation area, and in close proximity to a number of important grade I listed buildings, including the Anglican Cathedral and Norwich Castle. The building stands in a prominent position on Agricultural Hall Plain, which forms one of the main gateways into the city centre and it is a landmark building which is visible from a number of key vantage points around the city.
2. The list description states the following:

TG 2308 NW AGRICULTURAL HALL PLAIN (north side) 16/5 Royal Hotel GV II Former hotel, now restaurant/bar offices. 1896-97. E. Boardman and Sons. Red brick and terra cotta panels. Slate roofs. Island site. 4 storeys plus attic storey. 6 south facing bays counted as the principal facets of the semi-octagonal plan. Square corner turrets and dormer gables to the end and central bays. The ground floor mullion and transom have semi-circular moulded brick arches with drip course. The central, south entrance had a first floor balcony above supported on consoles and extending half-way across the adjoining bays. The single-storey bay window above has brick mullion and transom windows and a crenellated parapet. Mullion and transom windows with side-hung casements throughout. Sash windows on the 3rd floor. The dormer gables each have 4 sash windows, flat rubbed brick arches and a triangular pediment above the 2 central windows. The central gable has blind reticulated tracery above the pediment. Mullion and transom stair windows in the adjoining left-hand bay at half-floor level. Contained within a ½ bay width recess with moulded brick jambs and a semi-circular head with blind tracery. The square turrets that flank the end and central dormer gables are emphasized in the facade by the windows being contained within a paired, arched rocess with moulded brick jamb and square, decorated aprons beneath the windows. The corners of the building have twisted brick pilasters terminating at cornice level, small octagonal turrets with blind tracery above. Heavy cornice with tripartite arches supporting vegetal frieze and parapet. 4 hipped-roof dormers between each corner turret and dormer gable. Pyramidal roofs with finial to turrets and lead conical roofs to octagonal turrets.

Constraints

Grade II listed building and City Centre Conservation Area (policies JCS1, JCS2 and DM9 apply)

Late night activity zone (policy DM23 applies)

City Centre leisure area (policies DM18 and DM23 apply)

Relevant planning history

Ref	Proposal	Decision	Date
4/1989/0627	Internal and external alterations including removal of entrance canopy and provision of new entrance door.	APCON	18/09/1989
4/1999/0401	Alterations to entrance on Bank Plain elevation, and minor internal alterations to ground and first floor levels.	LBC	17/08/1999
4/1999/0855	Details required relating to Condition 2 of planning permission 4/1999/0386/F "Proposed alteration to entrance on Bank Plain elevation".	APPR	29/11/1999
4/1999/0386	Alterations to entrance on Bank Plain elevation.	APPR	17/08/1999
08/01104/L	To cut in two outlets to the balcony at the front of the property facing Prince of Wales Road, installation of new downpipes.	APPR	13/11/2008
08/01105/F	To cut in two outlets to the balcony at the front of the property facing Prince of Wales Road, installation of new downpipes.	APPR	13/11/2008
11/00710/L	Internal alterations to facilitate the conversion of existing ballroom to form new office facility (including additional WC facility); replacement of suspended lighting and the installation of secondary double-glazing within reveals of existing windows.	APPR	06/07/2011
11/01071/U	Change of use of former ballroom and service rooms to offices (Class B1).	APPR	11/08/2011

The proposal

1. Planning and listed building consent is to change the use of the upper floors of the building from office use to a hotel, including interior alterations, a rear extension and the creation of a roof level bar and restaurant. The hotel would have 115 bedrooms and associated facilities. Separate businesses on the ground and lower ground floor uses currently include offices and a bar and these do not form part of the application site.
2. A number of partition walls would be inserted to create additional bedrooms, with further bedrooms being accommodated within the new flat roof four storey extension to the rear of the building. This extension would be wrapped in a "COR-TEN" (weathered steel) material which would be perforated and feature patterns, forming a distinctive feature of the proposal. A new lift shaft would be provided internally. A lightweight glazed extension would be added to the roof to create additional space for a bar/restaurant and a roof terrace would be created on top of the four storey extension allowing views across the rooftops of Tombland towards Norwich Anglican Cathedral.
3. The main ground floor customer entrance would be via an existing doorway on Bank Plain, which provides the opportunity for level access into the building. The hotel reception would be on the first floor. Access for servicing would be to the rear, on Bank Street. Storage for staff cycles and bins would be provided in the basement, with further cycle storage provided at ground floor level. No vehicle parking is proposed given the constraints of the site, which is almost entirely occupied by the built form of the listed building.

Representations

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation has 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
<p>OPEN Youth Trust supports the change of use to a Hotel.</p> <p>From time to time, touring bands use the parking and loading bays along the side of our building along Bank Plain, directly opposite the hotel, to unload and load. Our only concern is that any works traffic or temporary parking restrictions might narrow the street, causing a detrimental effect on our ability to accommodate bands' load ins and outs.</p> <p>We would hope therefore that a sympathetic works traffic management system will be put</p>	<p>See main issue no. 4</p>

Issues raised	Response
in place during the construction period.	
Concerns raised by the operator of Norwich Buddhist Centre about noise from construction works and from the proposed roof terrace and the impacts these may have on the Buddhist Centre as a business and place of worship.	See main issues 3 and 4
<p>Objection raised by the operator of Maids Head Hotel that the applicant should have been required to demonstrate the need for an additional mid-range hotel in the city centre, and information on how this would impact upon existing market providers. Concern that additional hotels will impact the viability of existing hotels who already face difficult market conditions.</p> <p>Also question whether the level of investment required in this instance is viable and it would be expected that the Council request viability information.</p>	See main issue 1

Consultation responses

- 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.

Anglian Water

- Conditions recommended seeking details of foul water drainage and surface water drainage.

Design and conservation

- The principle of refurbishment as a hotel is unquestionably appropriate. There is clear historic context and to re-establish use as a hotel would enhance the historic significance of the building. Provided the associated alterations required to refurbish the building to the current expected standards are not so invasive as to result in an unacceptable level of harm, then this use is arguably the optimal viable use, when one considers the likely necessary alterations required as part of refurbishment works to maintain the existing use, or another appropriate use.
- In principle the flat roof and parapet is the most appropriate form for additions to the building of this nature, but it should be recognised that this is harmful to the

character of the building and must be considered as part of the cumulative impact. The approach employed in the extension of the roof structure is simple, clean and modernist. In this instance this approach is acceptable, but careful consideration must be given to the quality and aesthetic of the chosen materials, including how the materials relate to the adjacent roof forms, how they may impact upon the perception of the Castle and the way in which light filters from the building.

Environmental protection

9. I have looked at this application for noise impacts and find that the NIA only assesses noise from the street and internal noise transferring through the fabric of the building. I have some concerns that the report states that the use of the 13 bedrooms above the bar is a commercial decision as the advised change in RW from 47dB to 74 dB a difference of 27dB could result in statutory nuisance action from the proposed use against the bar. This use should be conditioned so that the rooms cannot be used unless the bar is protected from statutory nuisance, this admittedly may include a lesser reduction than the proposed 27dB. A further assessment is required to quantify noise impacts to offsite receptors from this use (see section 4 for more information on this matter).
10. Conditions recommended to deal with the risks of contamination including from fuel tanks in the basement and asbestos which may be present in the fabric of the building.

Highways (local)

11. No objection on highway grounds subject to consideration of following matters. In principle the proposed hotel use is suitable for this location given its highly accessible location with the city centre. Fortunately two fully funded highway improvement schemes are underway that will facilitate necessary highway improvements that will facilitate the new hotel:
 - A new loading will be constructed on Bank Plain near to the proposed hotel entrance that will be suitable for taxi drop off or other loading needs.
 - Changes to waiting restrictions and traffic management on Bank Street will facilitate a loading facility on double yellow lines near the proposed rear service access.
12. On the opposite footway outside OPEN adjacent to the Agricultural Hall Plain junction there is ample extant cycle parking that will be sufficient for visitor cycle parking needs. Therefore it will not be necessary for the applicant to undertake any highway improvement work.
13. A construction management plan would be required to detail how demolition/construction work can be carried out, early engagement with our Streetworks team would be necessary. For example with regard to routing and management of demolition and construction traffic using Bank Street to avoid disruption on other main routes, footway hoardings and pedestrian diversions etc. Management of construction traffic will be challenging and we recommend early involvement with our Streetworks team. We would also expect that any damage to the highway including footways associated with the construction phase would be made good by the applicant.

Historic England

14. Initial response: Historic England has concerns regarding the application on heritage grounds. While we would not object to the proposed extension in principle we are concerned that the roof-top café would be an alien and prominent feature in views from Tombland and result in harm to the significance of the listed buildings in this area and to a highly important part of the conservation area. We would not support the application as it stands but recommend this element of the proposals is redesigned to minimise the impact.
15. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 193 and 194 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
16. Further response following receipt of additional information: Thank you very much for sending the new information about the cladding system proposed for the extension. In the original elevation drawing A116-003 the full extent of back painted glass was not marked. Moreover, in the view from Tombland both areas of glazing shown are rendered to look as if they are transparent. It is helpful to have it clarified that both the areas flanking the new roof terrace/winter garden element will in fact feature obscured glass. As the view from Tombland shows the remaining clear glazed area (marked B and corresponding to the new roof terrace/winter garden element) would not be highly prominent. In light of this clarification I would not wish to object to the application. I would suggest, however, that more muted and matt material than back painted glass is used, such as a metal cladding but will leave that to you to consider further.

Norfolk historic environment service

17. No response received.

Norfolk police (architectural liaison)

18. No response received.

Norfolk Fire and Rescue Service

19. This authority does not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 2 – 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority.

Assessment of planning considerations

Relevant development plan policies

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
- JCS3 Energy and water
- JCS5 The economy
- JCS6 Access and transportation
- JCS8 Culture, leisure and entertainment
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

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
- DM4 Providing for renewable and low carbon energy
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM16 Employment and business development
- DM18 Promoting and supporting centres
- DM23 Supporting and managing the evening and late night economy
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM33 Planning obligations and development viability

Other material considerations

Relevant sections of the National Planning Policy Framework February 2019 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF6 Building a strong, competitive economy
- NPPF7 Ensuring the vitality of town centres
- NPPF9 Promoting sustainable transport
- NPPF12 Achieving well-designed places
- NPPF16 Conserving and enhancing the historic environment

Case Assessment

20. 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

21. Key policies and NPPF paragraphs – DM1, DM9, DM18, JCS5, JCS11, NPPF chapters 2, 6, 7 and 9.
22. Policy 11 of the Joint Core Strategy aims to strengthen the city's role as a visitor destination, with additional tourist facilities and extended leisure and hospitality uses. In addition JCS policy 5 supports the development of the tourism industry and economy generally, allied to sustainable development objectives.
23. The proposed hotel use is defined within the glossary of the NPPF as being a main town centre tourism use. Policy DM18 of the Norwich Local Plan sets out the approach to retail, leisure and other main town centre uses, as defined by the NPPF. Further guidance is provided within Appendix 4 of the Local Plan, where it is stated that for other main town centre uses besides retail, leisure and evening economy uses, the most sequentially preferable location is the city centre as a whole (as defined on the city centre Policies map inset). The site is within this area. Furthermore, supporting text to DM18 within paragraph 18.5 states:

The city centre also has distinct areas dominated by leisure and hospitality uses (pubs, bars and restaurant) areas with a focus on culture and the arts and zones of major office development. Thus the "city centre" as defined in the JCS is in fact made up of several interdependent, overlapping and complimentary functional "centres". The most appropriate location for proposed development within the city centre will generally depend on its intended function, its scale and catchment, the nature of the use proposed and how it relates to similar uses and activities.

24. This paragraph is considered pertinent and it is noted that the site is located within the designated city centre leisure area, where there is an abundance of café's, bars and restaurants. It is also within easy walking distance of tourist attractions such as Norwich Castle and Cathedral. The proposed hotel is a use that compliments these sites and activities and is considered an appropriate use in this location.
25. In terms of national policy, paragraph 80 of the NPPF states that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into accounts both local business needs and wider opportunities for development." With regard to town centres, paragraph 85 states that "Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation". Paragraph 86 states, "Main town centres uses should be located in town centres, then in edge of centre locations; only if suitable sites are not available should out of centre sites be considered".
26. An objection has been received from the operator of another hotel within the city centre, arguing that the applicant should be required to demonstrate there is a need for a further hotel in this location, due to concerns about the impact on other hotel businesses in the locality. However, there is no requirement in national or local planning policy for need to be demonstrated where a main town centre use is proposed in a town centre location. An impact assessment would not be required because the proposal is for a tourism use and not a retail or leisure development, as set out within the NPPF paragraph 89. The objection also calls into question the

financial viability of the project, but there are no grounds in policy terms to require the developer to provide viability information for this type of proposal.

Main issue 2: Design and Heritage

27. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 124-132, 184-202.
28. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise
29. In terms of external alterations, the most significant changes are at the rear, with the principal and most decorative elevations of the building which face Bank Plain and Upper King Street being largely unaffected by the proposal. The four storey flat roof extension would sit within an area originally designed as a courtyard but which is now occupied by various forms of modern plant, and would be partly screened by the existing part of the original building which fronts onto Bank Street. Given its form and modern appearance, it would read as a later addition to the building. The form of the existing building means that the extension would not be visible from most vantage points, as it would be well screened by the wings of the current building which wrap around the position of the extension. It would be visible from limited parts of Upper King Street, Bank Plain and London Street. However the introduction of a new and interesting feature to the building through the use of a distinctive design and unusual external materials of the type helps to mitigate any harm and arguably represents a form of enhancement.
30. The extension of the roof would be on the same north facing elevation of the building, and the same considerations would apply in that it would generally not be visible from the principal south, south-east and south-west facing elevations. It is a significant alteration of the original built form, and would result in a notable change to the historic rooftop which has generally been unaltered in the past. However the extension would be fully glazed and therefore would appear as a modern, lightweight addition. The flat roof projection would sit just below the pitch of the existing roof, maintaining a degree of subservience.
31. The applicant has suggested that the “topography, building density and road orientation mean that views of the building are primarily localised” and this assessment is considered an accurate one. Although longer range views would be possible, the scale of the extensions and alterations are such that it would not be prominent or unduly noticeable in long range views of the wider cityscape.
32. The roof extension would feature glazed walls, the central parts of which would be transparent to allow views of Norwich Cathedral to be enjoyed. The areas of glazing to the sides would be backpainted, preventing any internal illumination from being

visible. This is important because it is desirable to minimise the level of illumination visible from the rooftop, because this would conflict with the traditional roof forms in this part of the conservation area, which are generally dark at night. Glimpsed views would be possible from Tombland, but there would generally be other buildings in the foreground and the views would be fairly long range. Following negotiations with the applicant, the extension will have a largely frameless appearance externally, which will ensure it appears as a high quality and lightweight addition.

33. In terms of internal alterations, given that the building was originally designed as a hotel, it lends itself to a conversion back to that use, although to bring it up to modern requirements a number of rooms would be subdivided and other alterations such as the insertion of a new lift shaft is proposed. The building has already undergone significant alteration internally, in particular when it was converted to offices in the late 1970's. Some notable original features survive, for example the first floor drawing room which features a decorative plaster ceiling. This room would be repurposed as the hotel reception. The details of the internal alterations can be controlled by condition to minimise impact on the historic fabric of the building.
34. The Council's Conservation Officer considers that although the development would cause a degree of harm to the fabric of the building, due mainly to the extension and alteration to the original built form, he is supportive of the approach being taken. Subject to the close control of materials and details by condition, he considers that the proposal would result in less than substantial harm, which is outweighed by the public benefits, having regard to the guidance within paragraph 196 of the NPPF, which requires this balancing exercise to be applied to such proposals.
35. The public benefits in this case are significant and include enabling the optimum viable use of the building, and the positive impact on the vitality and viability of this part of the city centre which would arise from the occupancy of the upper floors of a heritage building which has sat predominantly empty for many years. Further public benefits would arise in terms of the local economy through the provision of new jobs and new business opportunities for service industries which support the hotel sector, as well as an increased hospitality offer and choice for visitors to the city.

Main issue 3: Amenity

36. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
37. It is not anticipated that there would be a significant impact upon neighbouring amenity. The majority of the surrounding premises are in commercial use and in any event it is not expected that the development would generate significant noise or disturbance. There is the potential for impacts to arise from the rooftop bar and terrace, and therefore a condition is recommended preventing public access or trading to take place between 00.00 hours and 06.59 hours daily.
38. With regard to the concerns raised by the operator of the Buddhist Centre, it is noted these mainly relate to the potential impact of construction works, with the centre being opposite the site of the proposed extension. Whilst it is inevitable that some impacts would occur, a Construction Method Statement will be sought by condition to ensure these impacts will be managed and kept to a minimum. In addition the impacts would be for a temporary period, and overall this would not be a basis on which planning permission could be refused.

39. Concern was raised by the Environmental Protection Officer that noise nuisance could arise from the ground floor bar (Be at One) which could affect future hotel guests on the floor above and result in complaints against the bar. This could result in a situation where the Council is required to take action against the bar as a statutory noise nuisance, which would not be fair given the bar was present before the hotel use commenced. To overcome this concern negotiations have taken place with the applicant who has agreed to remove the bedrooms immediately above the bar, and replace them with office/ancillary spaces. This has resulted in a reduction of 127 bedrooms to 115. A condition is recommended restricting the use of these rooms as bedrooms unless a scheme of noise mitigation has been approved by the Council and implemented by the operator.

Main issue 4: Transport

40. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.
41. The site is centrally located within walking distance of Norwich railway station, bus station, and local bus services on Castle Meadow. It is also within walking distance of multi-storey car parks including Rose Lane, Castle Mall and St. Andrew's Street. As a result the site is well served by public transport and public car parks. It is not feasible to provide car parking on-site but also not necessary given the very sustainable location. Space is provided within the building for staff cycle parking, and there are cycle parking spaces on-street for visitors and guests. Deliveries and servicing would be carried out on Bank Street, where there is a service entrance. A new drop-off parking pay is being provided as part of improvement works to the highway on Bank Plain which are being carried out separately by the Council.
42. The proposal is considered acceptable and compliant with policy in terms of transport impacts.

Main issue 5: Energy and water efficiency

43. Key policies and NPPF paragraphs –DM1, JCS3, NPPF paragraphs 8, 148, 151-154.
44. Policy 3 of the Joint Core Strategy requires development proposals of this scale to include sources of decentralised and renewable energy providing at least 10% of the scheme's expected energy requirements, and to exceed this level if possible. The applicant has submitted an energy statement which proposes the use of air source heat pumps, a gas fired combined heat and power system, energy efficient lighting, mechanical ventilation with heat recovery, enhanced U-values and water saving technologies. Utilising these methods is projected to reduce energy consumption by 57%, with 10% of this achieved through the use of onsite renewable and low carbon technologies. A condition is recommended to secure the provision of this.

Main issue 6: Flood risk

45. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 155-165.
46. The site lies within flood zone 1, is not within the critical drainage catchment area and not at risk from surface water flooding. A flood risk assessment is therefore not required. Whilst there would be no increase in impermeable surfacing per se, a

condition is recommended requiring details of surface water drainage to be submitted to ensure this is managed satisfactorily and there is no increase to flood risk.

Main issue 7: Biodiversity

47. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 8, 170, 175-177.
48. The Ecology Assessment submitted with the application concludes that the building has low potential to support small numbers of roosting bats. The potential roost features are considered to be of sufficiently low suitability that the works could proceed under an ecological watching brief. A condition is recommended to ensure works are carried out in accordance with the recommendations of the report and that ecological enhancement in the form of the provision of bat boxes is provided.

Main issue 8: Contamination

49. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 178-179.
50. The Desk Top Study Contamination report identified potential risks associated with fuel tanks contained within the basement level of the building. In addition there is the potential that asbestos may be present in parts of the existing building. Conditions are therefore recommended to ensure these matters are dealt with during the development process.

Equalities and diversity issues

51. There are no significant equality or diversity issues.

Local finance considerations

52. 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.
53. 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.
54. In this case local finance considerations are not considered to be material to the case.

Conclusion

55. The principle of a new hotel in this location is considered acceptable, being a main town centre tourism use within the city centre. The proposed development would lead to a degree of harm to the historic fabric and character of the listed building through the alterations and extensions proposed. The harm is classified as 'less than substantial' and is partly mitigated by the high quality of the design which is proposed. The harm is also outweighed by the significant public benefits of the scheme. These include enabling a development which would result in the optimum

viable use of an historic listed building in the city centre, helping to encourage the future maintenance and upkeep of the building, whilst also allowing for the public to access and appreciate the building from the inside. It would also contribute to increased vitality and activity in this part of the city centre, with associated social and economic benefits.

Recommendation

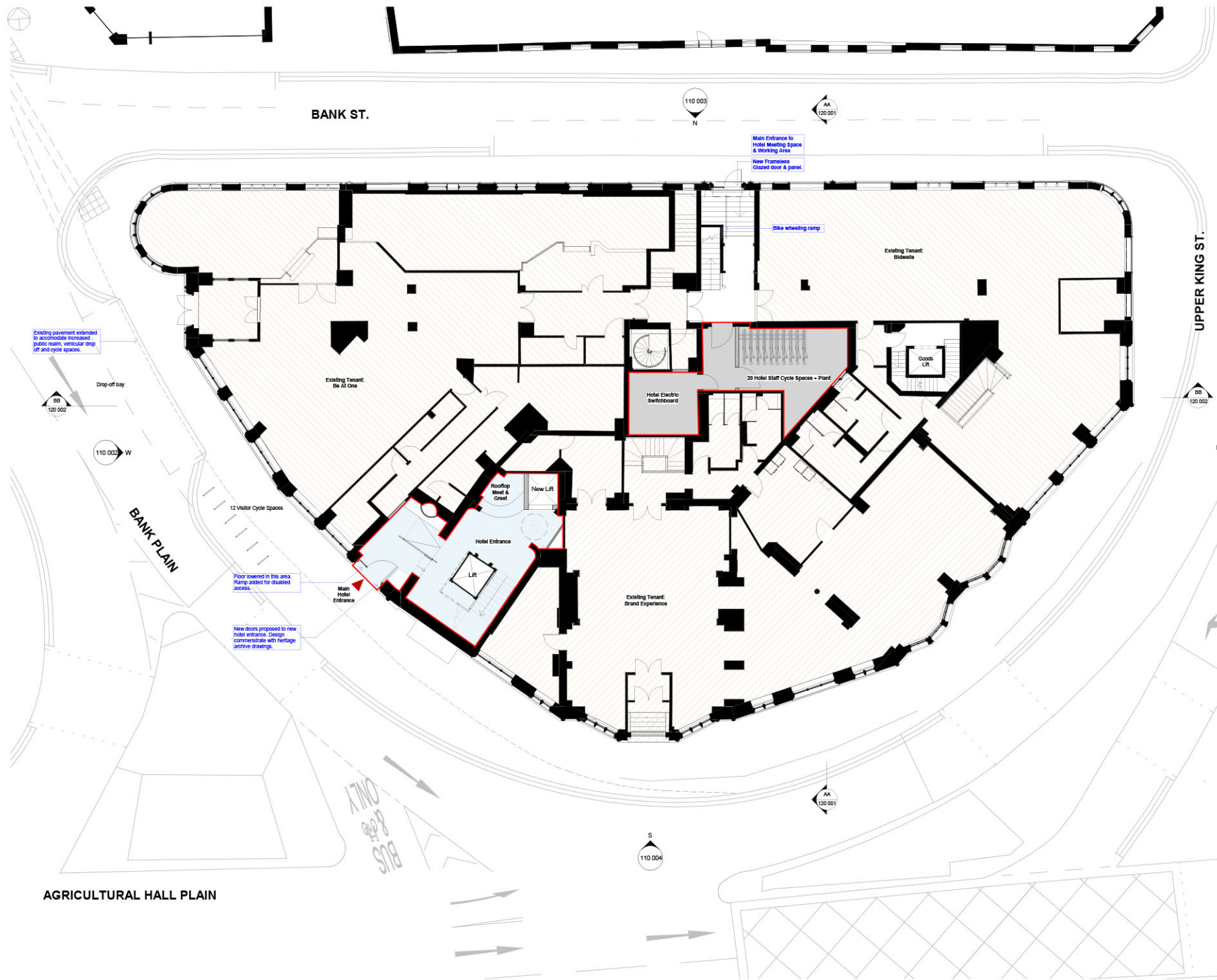
To approve application 19/00573/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials
4. Fire Hydrant
5. Surface water drainage
6. Construction method statement
7. Contamination method statement
8. Unknown contamination
9. Ecological mitigation
10. Renewable energy provision
11. Restaurant/bar – hours of operation restricted between 00.00 hours and 6.59 hours.
12. No use of rooms above ground floor bar without scheme of noise mitigation and implementation of scheme.

And:

To approve application no.19/00574/L and grant listed building consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Any damage to be made good
4. Repair and making good to match existing
5. Retention of existing fabric
6. Undiscovered features
7. Details to be submitted
8. Photographic survey
9. Demolition method statement
10. Protection of significant features
11. Heritage interpretation
12. Repair to brickwork
13. Rooflights conservation style
14. Rainwater goods
15. Partitions
16. Roof terrace restrictions



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All shop drawings to be submitted to the architect / interior designer for comment prior to fabrication.
This drawing is to be used in conjunction with the architect's / interior designer's specifications, bills of quantities / schedules, structural, mechanical & electrical drawings and all dimensions and to be reported to the architect.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

GA Plans Legend

- Hotel demise
- Hotel B&H Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel F&H Areas
- Existing Tenants

1	Issued for planning	30/04/19	HE	CM
0	Issued for planning	09/04/19	HE	MM
REV	amendments	date	by	chk

dexter
moran
associates
architecture & interior design
576 jarnettown road
london n16 7ub
uk
t: 020 7267 4440
f: 020 7267 6544

architecture
project
Proposed Hotel - The Former Royal Hotel,
Norwich
client
Turnit Capital

drawing title
Proposed Ground Floor Plan

drawing status
FOR PLANNING

scale
1: 100@A1

date
02/04/19

drawn by
NS

job no.
1553

drawing no.
A-100 002

revision
P 1



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NOTES

GA Plans Legend

- Hotel Demise
- Hotel BOH Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

23 Guestrooms



1. Revise for planning
 0. Revise for planning
 00. 00/00/00

2009/10 HS CM
 2004/10 HS MAF
 0000 10/10

570
 junction road
 London NW1 7JD
 UK

architectural design partner
 design studio
 020 7267 4440
 020 7267 6044

architecture

project
 Proposed Hotel - The Former Royal Hotel,
 Norwich

client
 Tunit Capital

drawing title
 Proposed Level 01 Plan

drawing status
 FOR PLANNING

scale
 1 : 100 @ A1

date
 02/04/19

drawn by
 NS

job no.
 1553

drawing no.
 A-100 003

revision
 P1

1m 2m 4m

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NOTES

GA Plans Legend

- Hotel Corridor
- Hotel BOH Areas
- Hotel Plantrooms
- Hotel Cloakrooms
- Hotel FCH Areas
- Existing Tenants

28 Guestrooms
Including 1 Accessible Guestroom

1. Issued for planning
2. Issued for planning

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NOTES

GA Plans Legend

- Hotel Rooms
- Hotel FCH Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

24 Guestrooms
including 3 Accessible Guestrooms



1	Issued for planning	30/01/19	HE	CM
0	Issued for planning	03/04/19	HE	CM

rev: 03/04/19

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architecture
project
Proposed Hotel - The Former Royal Hotel,
Norwich
client
Tumit Capital

drawing title
Proposed Level 04 Plan

drawing status
FOR PLANNING

scale: 1:100@A1 date: 02/04/19 drawn by: NS

job no: 1553 drawing no: A-100 006 revision: P1

1m 2m 4m 10m



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NOTES

GA Plans Legend

- Hotel entrance
- Hotel BQI Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

	Guestrooms	Accessible Guestrooms
Level 01	23	0
Level 02	39	1
Level 03	27	1
Level 04	21	3
Total	110	5
Grand Total:	115 Keys	

1	Issued for planning	30/09/19	HE	CM
0	Issued for planning	05/09/19	HE	MM

Rev: 0000000000
date: 30/09/19
by: CM

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architecture

project
Proposed Hotel - The Former Royal Hotel,
Norwich

client
Tumit Capital

drawing title
Proposed Roof Plan

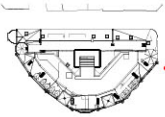
drawing status
FOR PLANNING

scale	date	drawn by
1 : 100@A1	02/06/19	NS
job no.	drawing no.	revision
1553	A-100 008	P 1



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NOTES



Materials Key

- Repair
- A. Existing Brickwork to be cleaned & repaired as required.
 - B. Existing Terracotta to be cleaned & repaired as required.
 - C. Roof Slates & Tiles to be cleaned & repaired as required.
 - D. Existing Corner Windows to be repaired & adapted as required by proposals.
 - E. Existing Windows/ Doors to be cleaned & repaired as required.
- Proposed Extension Materials
- 1. Weathered / perforated patterned metal cladding.
 - 2. Grey RAL 7005 Metal cladding.
 - 3. Mastic-jointed, capress curtain wall glazing.
 - 4. Mastic-jointed, capress curtain wall backpainted glazing.
 - 5. Flush design Conservation Rooflights.



UPPER KING ST.

1	Issued for planning.	30/08/19	NS
0	Issued for planning.	05/09/19	NS

REV	DESCRIPTION	DATE	BY

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architecture
project
Proposed Hotel - The Former Royal Hotel,
Norwich
client
Turnit Capital

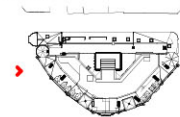
drawing title
Proposed East Elevation

drawing status			
FOR PLANNING			
scale	date	drawn by	checked by
1:100@A1	02/08/19	NS	MM
job no.	drawing no.	revision	
1553	A-110 001	P 1	



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Specifications, bills of materials, schedules, structural, mechanical & electrical drawings and all dimensions are to be applied to this drawing.
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NOTES



Materials Key

Repair

- A. Existing Brickwork to be cleaned & repaired as required.
- B. Existing Terracotta to be cleaned & repaired as required.
- C. Roof Slates & Tiles to be cleaned & repaired as required.
- D. Existing Corner Windows to be repaired & adapted as required by proposals.
- E. Existing Windows/ Doors to be cleaned & repaired as required.

Proposed Extension Materials

- 1. Weathered / perforated patterned metal cladding.
- 2. Grey RAL 7005 Metal cladding.
- 3. Mastic-jointed, capless curtain wall glazing.
- 4. Mastic-jointed, capless curtain wall backpainted glazing.
- 5. Flush design Conservation Rooflights.



BANK PLAIN

1	Issued for planning	30/08/19	NS
0	Issued for planning	05/06/19	NS

REV	DESCRIPTION	DATE	BY
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project
Proposed Hotel - The Former Royal Hotel,
Norwich

client
Turnit Capital

drawing title
Proposed West Elevation

drawing status

FOR PLANNING

scale	date	drawn by	checked by
1:100@A1	02/25/19	NS	MW

job no.	drawing no.	revision
1553	A-110 002	P 1



Scale 1:100

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All drawings must be submitted to the architect for approval before construction.
This drawing is to be used in conjunction with the architect's written instructions and specifications. It is not to be used for any other purpose without the architect's written consent.
Drawings shall be the property of the architect and shall remain confidential.

NOTES



Materials Key

- Repair
- A. Existing Brickwork to be cleaned & repaired as required.
 - B. Existing Terracotta to be cleaned & repaired as required.
 - C. Roof Tiles & Tiles to be cleaned & repaired as required.
 - D. Existing Dormer Windows to be repaired & adjusted as required by proposals.
 - E. Existing Windows/ Doors to be cleaned & repaired as required.
- Proposed Extension Materials
- 1. Weathered / perforated perforated metal cladding.
 - 2. Grey RAL 7006 Metal cladding.
 - 3. Multi-paned, copper curtain wall glazing.
 - 4. Multi-paned, copper curtain wall glazing.
 - 5. Flush design Conservation rooflights.



1	Issued for planning	2019-10	10
0	Issued for planning	2019-10	10
REV	approved	2019	10

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client
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drawing title
Proposed South Elevation

drawing status
FOR PLANNING

scale
1:1000 A1

date
02/04/19

drawn by
NS

checked by
MW

job no.
1553

drawing no.
A- 110 004

revision
P1

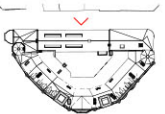


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Only the original drawing should be used. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.
All shop drawings to be submitted to the architect / interior designer for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's / interior designer's specifications, bills of quantities / schedule, structural, mechanical & electrical drawings and all dimensions are to be approved by the architect.

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NOTES



BANK ST.



0	Issued for planning	05/04/19	NS
Rev	amendments	Date	By

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project
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Norwich
client
Turnit Capital

drawing title
Existing North Elevation

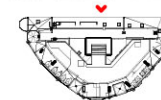
drawing status
FOR PLANNING

scale	date	drawn by	checked by
As indicated@A1	02/06/19	NS	MW
job no.	drawing no.	revision	
1553	A-025 010	P0	

All shop drawings to be submitted to the architect / interior designer for comment prior to fabrication.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

[illegible]

- Proposed Extension Materials**
1. Weathered / perforated patterned metal cladding.
 2. Grey RAL 7005 Metal cladding.
 3. Mastic-jointed, capless curtain wall glazing.
 4. Mastic-jointed, capless curtain wall backpainted glazing.
 5. Flush design Conservation Rooflights.

18 months and 1 month of age

1. Weathered / perforated patterned metal cladding.
2. Grey RAL 7005 Metal cladding.
3. Mastic-jointed, capless curtain wall glazing.
4. Mastic-jointed, capless curtain wall backpainted glazing.
5. Flush design Conservation Rooflights.

nr	associates	date	ty
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project

drawing title
Proposed North Elevation

FOR PI

scale	date
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Scale 1:100