

Item
4(3)

SUMMARY

Description:	<p>13/01536/F - Alterations to create new kitchen and WCs in existing concealed ground floor yard location. New escape route via new gateway in south boundary wall into adjacent redundant Churchyard. Reduction in level to west half of Churchyard and reinstatement of stone steps at southwest corner secured by cast iron gates. Erection of new ground to first floor staircase to the east elevation, repositioning of garage doors to accommodate stair and a new store area in garage for Coffee House use.</p> <p>13/01537/L - Alterations to create new kitchen and WCs in existing concealed ground floor yard location. New escape route via new gateway in south boundary wall into adjacent redundant Churchyard. Reduction in level to west half of Churchyard and reinstatement of stone steps at southwest corner secured by cast iron gates. Erection of new ground to first floor staircase to the east elevation, repositioning of garage doors to accommodate stair and a new store area in garage for Coffee House use.</p>
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Thorpe Hamlet
Contact Officer:	Mr Kian Saedi Planner 01603 212524
Valid Date:	7th December 2013
Applicant:	Mr Malcolm Crowder
Agent:	Mrs Janet Jury

INTRODUCTION

The Site

Location and Context

1. The Briton's Arms tea house is situated on the east side of Elm Hill at its junction with Waggon and Horses Lane. The building is timber-framed and rendered with characteristic jettied upper floors and a steeply pitched reed-thatch roof. It dates from the 15th century and is of considerable historic and architectural significance as the only original building in Elm Hill to survive an extensive fire of 1507, and one of only five thatched buildings now

remaining in Norwich city centre.

2. Formerly an inn, the Britons Arms is now used as a restaurant/café on the ground floor and rear first floor with living accommodation in the front part of the first floor and on the second floor. Elm Hill is surfaced in cobble flints with a particularly fine historic streetscape characterised by a mix of speciality shops and galleries interspersed with period houses.
3. This part of the centre is indicated in the City Centre Conservation Area Appraisal as being of very high significance: all the buildings in Elm Hill are on the statutory list of buildings of architectural and historic interest. The building is City Council-owned.
4. Access to the rear garden is currently provided from steep steps leading up from the rear of the Britons Arms. There is also a gated entrance to the churchyard from Princes Street, but this is outside the application site. It is understood that this gate is normally locked.

Constraints

5. The Britons Arms is a grade II star listed building. The site is located within the City Centre Conservation Area and an Area of Main Archaeological Interest. St Peter Hungate Church is located directly to the south of the site and is a grade I listed 13th Century former parish church, which now operates as a centre for medieval art.
6. The site is located within the City Centre Leisure Area.

Topography

7. Excavation works have already begun in the churchyard, but prior to works commencing, the land sloped down gradually from the east towards the west of the site where it then sloped more steeply close to the boundary with Elm Hill.

Planning History

4/1988/1004 - Internal alterations to first and second floors. (APCON - 14/11/1988)

08/01253/L - Complete strip of thatched roof, oak roof repairs and re-thatching with reed. (APPR - 10/02/2009)

10/00010/F - Demolition and reconstruction of external stairs to courtyard including installation of waterproof membrane. (APPR - 22/03/2010)

10/00011/L - Demolition and reconstruction of external stairs to courtyard including installation of waterproof membrane. (APPR - 07/05/2010)

13/00489/F - Reformation of window at attic level in south gable and new signage and addition of rainwater pipe at southwest corner. (APPR - 24/06/2013)

13/00490/L - Reformation of window at attic level in south gable and new signage and addition of rainwater pipe at southwest corner. (APPR - 24/06/2013)

Equality and Diversity Issues

There are no significant equality or diversity issues. The proposal does not affect the entrance to the building from Elm Hill and the alterations to the churchyard are intended for purposes of emergency exit rather than for creating disabled access.

The Proposal

8. Alterations to create new kitchen and WCs in existing concealed ground floor yard

location. New escape route via new gateway in south boundary wall into adjacent redundant Churchyard. Reduction in level to west half of Churchyard and reinstatement of stone steps at southwest corner secured by cast iron gates. Erection of new ground to first floor staircase to the east elevation, repositioning of garage doors to accommodate stair and a new store area in garage for Coffee House use.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Nine letters of representation from six persons have been received citing the issues as summarised in the table below. Several letters express support for the proposals to refurbish the Britons Arms but raise concern with the proposals for the churchyard.
- 10.

Issues Raised	Response
Opening in the flint wall that has been revealed in the south elevation should be limited to where a previous opening has been blocked	Par.28
The route of the emergency exit path should follow the historical route of the path between the Britons Arms and the door in the north porch of the church	Par.27
Retaining wall and handrail should be of an acceptable and appropriate design	Par.27
Hungate need to provide disabled access to the church	Par.44
Hungate need to expand their boiler house and toilet	Par.44
Impact on the setting of the neighbouring church once landscape remodelling has taken place	Par.31-33
Unity of churchyard is heavily compromised by the 45 degree slope that effectively cuts it in two	Par.31
Harm to the churchyard resulting from landscaping works	Par.30-33 & 39-42
Concern for remains buried in the churchyard	Par.29
Concern for future use of churchyard and possible loss of amenity for neighbouring properties if greater access is provided	Par.34-38

Consultation Responses

11. English Heritage – Originally consulted and requested more detailed plans which were subsequently submitted by the applicant. In response to the revised plans English Heritage are content for the proposals to the Britons Arms although some concern was raised regarding the choice of Sarnifil for the roof. The treatment of the re-created steps into the churchyard from Elm Hill is much improved but it is not considered that pieces of headstone should be reused as rubble walling. The railings fan beside St Peter Hungate

Church should be of a simpler design.

12. Environmental Health – No comments

13. Norfolk Landscape Archaeology – No objection to the principle of the development. A Method Statement has been produced which is acceptable but it has not been submitted with the application. Remains have been discovered at the site but an archaeological contractor is involved in the works, which have now ceased pending a license from the Ministry of Justice. Conditions to be added to planning approval.

14. Tree Protection Officer – Satisfactory provided that any planning permission is conditioned to require full compliance with the Arboricultural Impact Assessment.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Section 1 – Building a strong, competitive economy

Section 7 – Requiring good design

Section 11 – Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014

Policy 2 – Promoting good design

Policy 5 – The economy

Policy 11 – Norwich City Centre

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE3 - Tree protection, control of cutting and lopping

NE9 - Comprehensive landscaping scheme and tree planting

HBE2 – Protection of standing remains in Cathedral Precinct and other priority areas

HBE3 – Archaeology assessment in Area of Main Archaeological Interest

HBE8 - Development in Conservation Areas

HBE9 – Development affecting Listed Buildings

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

Supplementary Planning Documents and Guidance

City Centre Conservation Area Appraisal (September 2007)

National Planning Practice Guidance – NPPG (March 2014)

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has now submitted the emerging Local Plan policies for examination and considers most of these

to be wholly consistent with the NPPF. Weight must be given to the emerging Local Plan and relevant policies are listed below for context although none change the thrust of the current Local Plan policies discussed in the main body of this report:

DM1 - Achieving and delivering sustainable development

DM2* - Ensuring satisfactory living and working conditions

DM3* - Delivering high quality design

DM9 - Safeguarding Norwich's heritage

* These policies are currently subject to objections or issues being raised at pre-submission stage and so only minimal weight can be applied in particular instances. However, the main thrust of ensuring adequate design and amenity is held in place through the relevant Local Plan policies listed above.

Principle of Development

Policy Considerations

15. The NPPF requires that the planning system does everything it can to support sustainable economic growth and that the local planning authorities should do everything it can to support the development needs of businesses. The proposals will enable the Britons Arms café/restaurant to bring their kitchen facilities up to modern standards, resolve the damp issue affecting brickwork and improve access both within the building for the occupier of the upper floor apartment, but also for patrons of the business in the event of emergency.

Design and impact upon listed building and conservation area

Impact on Listed Building

16. The Britons Arms is a grade II* listed building and is listed as the following:

“Former beguinage, now restaurant. Early C15 and later. Timber frame. Rendered. Thatched roof. Brick ridge-chimney. 3 storeys and cellar, one bay to gable front with bracketed first and second floor jetties. Only a second-floor jetty on right side elevation. High rendered plinth. One step up to C19 half-glazed door to left. One C19 ground-floor window with large panes. One mullioned first-floor casement of 6-lights. Scattered fenestration on side elevation includes 3 mullioned casements, one with leaded lights. Plain barge-boards. Current repairs revealed second floor to be arcaded, which is to be left exposed on West and South elevations. Interior has door with 2-centred head and fireplaces on all floors. Reputed to be the only house in Elm Hill to escape destruction by fire in 1507 and one of the few remaining thatched roofs in Norwich.”

17. Alterations to the listed building can be broken down into two main areas, namely the alterations to the kitchen and the internal works relating to providing better access to the upper floor flat and the alterations to the adjoining garage to provide a dedicated store for the café/restaurant as well as accommodating the new stair enclosure serving the flat.

Alterations to the kitchen:

18. The new kitchen will be of flat roof construction and extend further to the west than the current arrangement. This will involve the removal of some of the 19th and 20th century walls that surround the current WC arrangement. This is considered acceptable as there is

little historic merit to these structures in the context of the Britons arms itself. The materials and samples of the new walls will need to be submitted as part of conditions attached to any approval. The way these walls interact with historic existing material will also need to be detailed.

19. It is proposed to install a new oak framed glazed screen to the kitchen face of the of the existing ground floor internal window and this is considered an acceptable compromise to satisfy Building Regulation requirements for fire separation between the back room and the new kitchen. The new fire door will be conditioned to ensure its suitability.
20. A glazed lantern will be set into the flat roof providing light to the kitchen. The design and method of fixing is considered to be acceptable, but drawings will need to be produced to demonstrate the exact method of attachment and impact it will have upon the historic fabric. This detail will be conditioned. It is proposed to cover the roof of the kitchen with Sarnafil. English Heritage have expressed concern that this may not be an appropriate material due to its poor performance as a material exposed to practical use. A condition will be added to planning approval to require detail and samples of external materials to be submitted to the local planning authority for approval. This will enable an assessment of the roofing material to be made to ensure suitability. The kitchen roof will serve as an additional seating area and this is considered to be acceptable. In order to avoid the potential for disturbance to surrounding properties from the use of the roof, opening hours will be restricted by condition.
21. It is proposed to replace the door that is located on elm hill itself that provides access to the refuse area and toilets. The new disabled WC will be located here and therefore a disabled access compliant doorway will be required. Detail of this door will be conditioned but during informal discussions with the applicant it was suggested that the door to be removed might be relocated to provide the door to the stairwell entrance to the apartment. This would be welcomed and would avoid the loss of historical fabric.

Internal works relating to providing better access to the upper floor flat and the alterations to the adjoining garage:

22. Currently the flat that occupies part of the first floor and the entire second floor only has access through the tearooms. For obvious reasons this is not ideal and an independent access is desirable. It is proposed to erect a new stairwell on the east elevation in order to provide a private access/egress for the upper floor flat.
23. The proposals involve removing some brickwork to create a doorway through to an external staircase on the eastern elevation. The loss of this historic material is justified by the requirements previously indicated. Opening up has confirmed that the masonry at the head of the new staircase is not medieval. The stair 'tower' will sit comfortably in matching materials adjacent to the current protruding building. The materials and exact way the new buildings will intersect into the historic building will need to be conditioned. The stair up to the second floor is to be modified to accommodate a new doorway. This is indicated on the plans but further detail will be conditioned.
24. The garage doors on the north elevation are to be moved slightly to the east and a new door inserted to the west. This is so vehicle access can be maintained to the garage as the proposed stair 'tower' will obstruct the current door arrangement. Part of the garage will be separated off to provide additional storage which is acceptable. The buttresses that are to be adjusted need to be assessed carefully to estimate the date of construction and whether there is actually a vault behind. This will determine what takes place here. The

box gutter design between the garage and the Britons arms is a good design and should improve maintenance.

25. English Heritage have expressed contentment for the alterations proposed for The Britons Arms, which result in very little harm to the historic fabric of the listed building. It is considered that the alterations have been adequately justified by the applicant and that they are necessary for helping to secure the optimum viable use of the heritage asset in accordance with paragraph 134 of the NPPF and saved policy HBE9 of the adopted Local Plan.

Works to the adjacent Hungate churchyard and gateway to link the two sites and the resultant impact upon the setting of the listed building and conservation area

26. It is proposed to landscape the churchyard in order to provide level emergency egress from the Britons Arms leading into the churchyard. The landscaping will effectively involve dividing the churchyard into a more private space to the east and a more open space to the west. The artificially high ground at the north boundary wall of the churchyard will be reduced and improved drainage will be introduced along its length in order to assist in reducing damp issues affecting the historic yard walls of the Britons walls. Historic images show that this will return the level of the west part of the churchyard to similar levels seen in the 19th Century.
27. The new gateway into Hungate Churchyard and associated pathway will enable emergency access from the Britons Arms. Currently emergency access is via the proposed new kitchen area which will not be possible after completion. There is the possibility that the two buildings were linked at some point historically. Some archaeological investigation (17/12/2013) has revealed evidence of a chalk path leading from the Britons arms into the churchyard. It is proposed to reintroduce a path at this location leading from steps in front of the churchyard entrance to The Britons Arms as well as introducing a grassed and ramped path further to the west, which both lead to the ultimate exit at the south west corner of the site. The two paths are proposed with the understanding that visually impaired users may prefer use of the steps. The retaining wall adjacent to the path will be constructed of a flint rubble mix and will feature simple metal railings at the top as a guard from the elevated eastern part of the churchyard. The design of the retaining wall and railings are considered to be acceptable.
28. There is also a secondary inner wall (to the churchyard) that is made of flint and brick. It is difficult to determine if there has previously been an opening within this wall, but the applicant only proposes to breach the wall at the point necessary to gain access to the churchyard. The flint wall will otherwise remain in situ and no objections have been raised by English Heritage to this part of the proposal.
29. A number of undisturbed graves have been discovered in this area and a license has been obtained by the Ministry of Justice to enable their removal and re-interment to a nearby site. It is understood that a ceremony will be held with those ancestors that have been identified prior to the remains being removed.
30. Works to the churchyard also involve re-introducing the steps at the south-west corner of the site, which are shown to have previously existed as early as 1883. It is understood the steps were closed off towards the middle of the 20th Century. In re-instating the historic gateway, it is also proposed to install a cast iron security fan at the south end of the site where the overall height is less than 1.585 metres above the footpath level in order to

prevent unauthorised access to the churchyard. Existing railings are to be retained although some will be temporarily removed for refurbishment. Heritage style cast iron gates will be installed at the south-west entrance to the site from Elm Hill. English Heritage are satisfied with the design of the gates and the security fan has been re-designed following negotiations with the applicant in order to achieve a more simple and sympathetic design.

31. As already discussed the landscaping works will involve reducing the level of the churchyard back to similar levels seen in the 19th Century. In doing so, the rear elevation of the Britons Arms will be better revealed when viewed from the south. The setting of St Peter Hungate Church is largely preserved although views onto the church from the base of the steps opposite the new emergency exit from the Britons Arms may be slightly restricted owing to the reduction in the level of the land. However, the applicant has justified the reduction in the level of the site for providing adequate emergency egress from the restaurant/café and the setting of the church is otherwise unaffected. The reduction in levels has also necessitated the change in levels between the west and east areas of the churchyard, but it is considered that the churchyard will still read as one and English Heritage have raised no objection to this aspect of the proposal.
32. The western side of the churchyard the subject of this application, prior to the excavation works that have already begun, was characterised by planting that has now largely been removed. The applicant proposes to lay down turf and introduce planting around the site, which has the potential to contribute positively both to the appearance of the site and for providing a natural guarding where the path borders the steeper parts of the slope adjacent to Elm Hill. The churchyard contributes positively to the setting of both The Britons Arms and Hungate Church and it will therefore be important to ensure that the landscaping works are of a high standard. It is proposed to condition planning approval to require a detailed landscaping scheme covering both hard and soft landscaping details to be submitted to the local planning authority for approval. Subject to conditions therefore, it is considered that the proposal will avoid any harm to the setting of the grade II listed Britons Arms or the Grade II* listed St Peter Hungate Church.
33. The reinstatement of the steps at the south-west corner of the site will re-introduce a historical feature and the gates have been designed sympathetically to respect the historical significance of the site. As discussed already, the external alterations are also considered to be acceptable in design and are justified in terms of realising the optimal viable use of the building. Subject to conditions therefore, it is considered therefore that the proposal will not have any harmful impact upon the character and appearance of the conservation area in accordance with the NPPF and saved policy HBE8 of the adopted Local Plan.

Impact on Living Conditions

Noise and Disturbance

34. The proposal involves the creation of a single-storey kitchen in place of the existing WC block, atop which seating will be provided for patrons of the Britons Arms restaurant/café. Whilst the seating area is small and large enough to accommodate only about 14 persons, it is located below a living room window of the flat above the restaurant/café and there would be nothing to prevent this room being used as a bedroom in the future. It is proposed to add a condition requiring the outside seating area to not be used between the hours of 19:00 and 09:00 in order to protect the residential amenity of neighbouring

properties.

35. Concern has been raised regarding the potential for the proposal to enable public access to the churchyard which could result in disturbance to the neighbouring row of terraced properties along the eastern boundary of the churchyard, approximately 15m from the site. Access to the churchyard is currently provided through St Peter Hungate Church itself or via the gate on Princes Street, which is usually locked except at times when the tenants of St Peter Hungate wish to make greater use of the churchyard. The proposal will involve re-instating the stairs to the churchyard from Elm Hill and concern has been raised that this will lead to uncontrolled access to the churchyard.
36. The applicant has stated that the gateway at the south-west corner of the site will not be unlocked to allow uncontrolled access to the churchyard. The tenants of St Peter Hungate may wish to make use of the western part of the churchyard (the subject of this application) on specific occasions, but future use of the churchyard gate would be managed and restricted by the tenants of the Church, as per the existing arrangement. If either the tenants of the church or Britons Arms wished to use the churchyard for any other purposes they would need to gain consent from NPS Norwich and the City Council as landowners.
37. The gate providing access from the Britons Arms to the churchyard will be lockable and emergency egress hardware will be located from within the main building. It is not the intention of the applicant to allow access to the churchyard unless emergency egress from the main building is necessary.
38. In consideration of the above and subject to conditions the proposal is considered acceptable with regards to saved policy EP22 of the adopted Local Plan.

Trees, Landscaping & Environmental Issues

Loss of Trees or Impact on Trees

39. The proposals require the removal of two trees that are identified in the accompanying AIA as being of low quality/value. The Council's Tree Protection Officer has expressed satisfaction with the proposal provided that the AIA is fully complied with to ensure the protection of those trees left on or adjacent to the site.

Landscaping

40. Prior to excavation works the churchyard featured planting adjacent to the boundary with Elm Hill, which contributed positively to the street scene. The applicant has indicated new planting and paving within the churchyard. Planning approval will be conditioned to require a detailed landscaping scheme to include both hard and soft landscaping to ensure adequate planting specification and to ensure the satisfactory appearance of the site.
41. The headstone remains that are currently leant against a wall in the churchyard will be left on site and their re-positioning negotiated as part of the landscaping details. This will provide both historic legibility and an interesting landscaping feature within the churchyard.
42. Following negotiations with the applicant, several areas previously marked with railings will now instead be replaced with planting to act as guarding. One such example of this is adjacent to the grassed path where the land slopes steeply toward the boundary with Elm Hill. This will enable a softer and more natural feel to be achieved in the churchyard as

well as contributing positively to the wider streetscape.

Archaeology

43. Norfolk Landscape Archaeology (NLA) have expressed no objection to the proposal subject to conditions. It is understood that a Method Statement has already been assessed (informally to this application) and is considered to be acceptable.

Other matters

44. Concern has been raised that St Peter Hungate Church should be improving access to the site for disabled persons as well as improving facilities for disabled persons within the church. Both of these matters would need to be addressed by a separate application submitted on behalf of St Peter Hungate Church and cannot be considered as part of this application.

Local Finance Considerations

45. The new build floor space is below the 100 sq.m threshold for minor development and will not therefore incur a fee for CIL

Financial Liability	Liable?
New Homes Bonus	No
Council Tax	No
Community Infrastructure Levy	No
Business Rates	Possible

Conclusions

46. The proposed alterations to the Britons Arms will bring the kitchen facilities up to modern standards, provide independent access to the upper floor flat and address the issue of damp currently affecting the brickwork of the retaining wall with the churchyard. The proposed landscaping works to the churchyard will enable satisfactory emergency egress from the main building, which it is currently lacking. In this respect the proposal will support the development needs of the Britons Arms in accordance with the NPPF and any harm to the fabric of the listed building is minimal and justified in terms of delivering the optimal viable use of the heritage asset.

The setting of The Britons Arms is likely to be enhanced by the proposed works to the churchyard in terms of better revealing the south gable elevation. The reduction in the level of the churchyard may restrict views onto St Peter Hungate Church when stood at the base of the proposed emergency exit steps, but views onto Church will otherwise be retained. The proposed works will not result in any harm to the character or appearance of the conservation area subject to appropriate materials being ensured by condition.

The proposed gate from the Britons Arms is to be used for emergency only and access to the churchyard from the Elm Hill gate would be managed and restricted by the tenants of St Peter Hungate Church. The proposal does not involve use of the churchyard except to allow emergency egress from the main building. It is proposed to provide seating on top of the roof of the new kitchen. Hours of use of the kitchen roof will be restricted in order to prevent potential noise disturbance to the adjacent upper floor flat.

Subject to conditions therefore, the proposal is considered to be acceptable and in

accordance with the objectives of Sections 1, 7, 11 and 12 of the National Planning Policy Framework (2012), policies 2, 5 and 11 of the Joint Core Strategy for Broadland, Norwich or South Norfolk (2014), saved policies NE3, HBE2, HBE3, HBE8, HBE9, HBE12 and EP22 of the City of Norwich Replacement Local Plan (2004), relevant policies of the Development Management Policies Development Plan Document – Pre submission (April 2013) and all other material considerations.

RECOMMENDATION

To approve application no 13/01536/F and grant planning permission subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) No works shall take place on the site in pursuance of this permission until the following details have submitted to and agreed in writing with the local planning authority:
 - (a) details of all external joinery to include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2;
 - (b) details of proposed rooflights, which should be flush fitting 'conservation' type rooflights;
 - (c) details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - (d) large scale details of proposed eaves and verges at a scale not less than 1:20;
 - (e) details of external decoration to render, joinery and metalwork;
 - (f) details and samples of external materials (e.g. bricks/tiles) including manufacturer, product name and colour;
 - (g) details of brick bond and mortar;
 - (h) details of rainwater goods [which shall be cast iron or aluminium]
- 4) No use of the outdoor seating area between the hours of 19:00 and 09:00 on any day
- 5) No development shall take place in pursuance of this permission until a detailed landscaping scheme has been submitted to and agreed in writing with the Local Planning Authority to include soft and hard landscaping details and scheme for the relocation of headstones.
- 6) No demolition or development shall take place unless in accordance with the archaeological Written Scheme of Investigation
- 7) No occupation until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation
- 8) No demolition shall take place until a detailed schedule of the methods of works to the retained east wall has been submitted to and agreed in writing. The works shall be carried out in accordance with the approved details

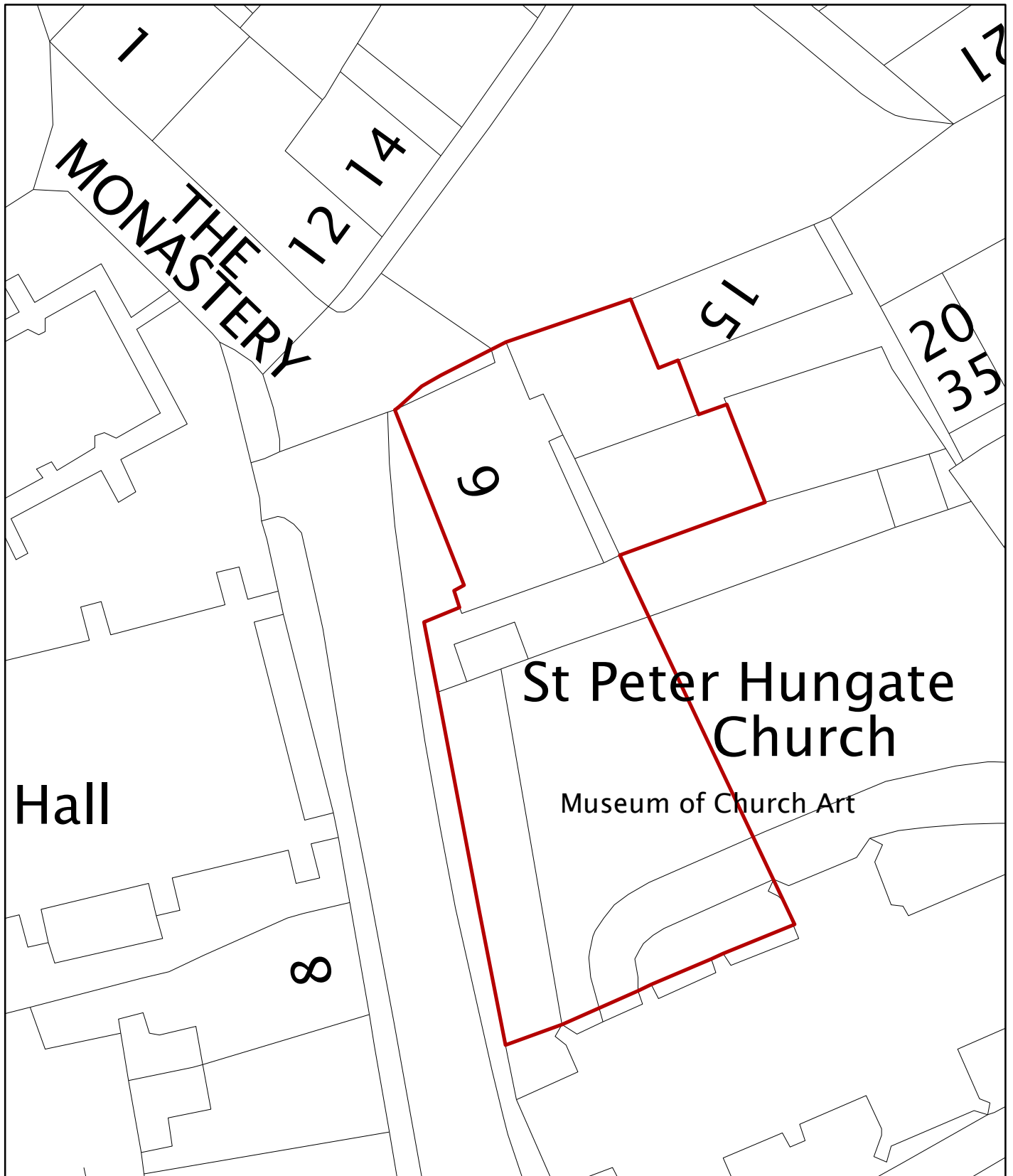
To approve application no 13/01537/L and grant listed building consent subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) No works shall take place on the site in pursuance of this permission until the following details have submitted to and agreed in writing with the local planning authority:
 - (a) details of all internal joinery at a scale of not less than 1:20 and horizontal/frame sections at not less than 1:2;
 - (b) details of proposed internal service routes;
 - (c) schedule of internal finishes to walls, ceilings and floors;

The development shall be carried out in accordance with the detail as approved.

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



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Planning Application No 13/01536/F & 13/01537/C

Site Address Britons Arms
Elm Hill

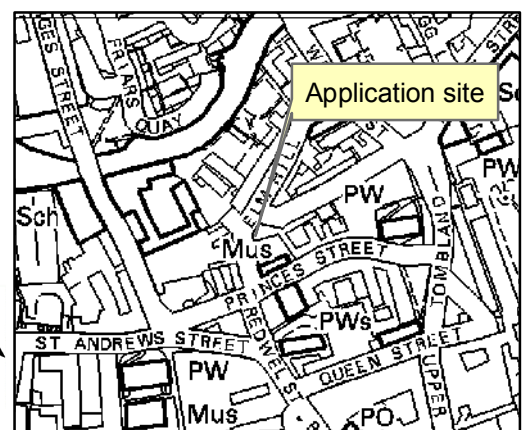
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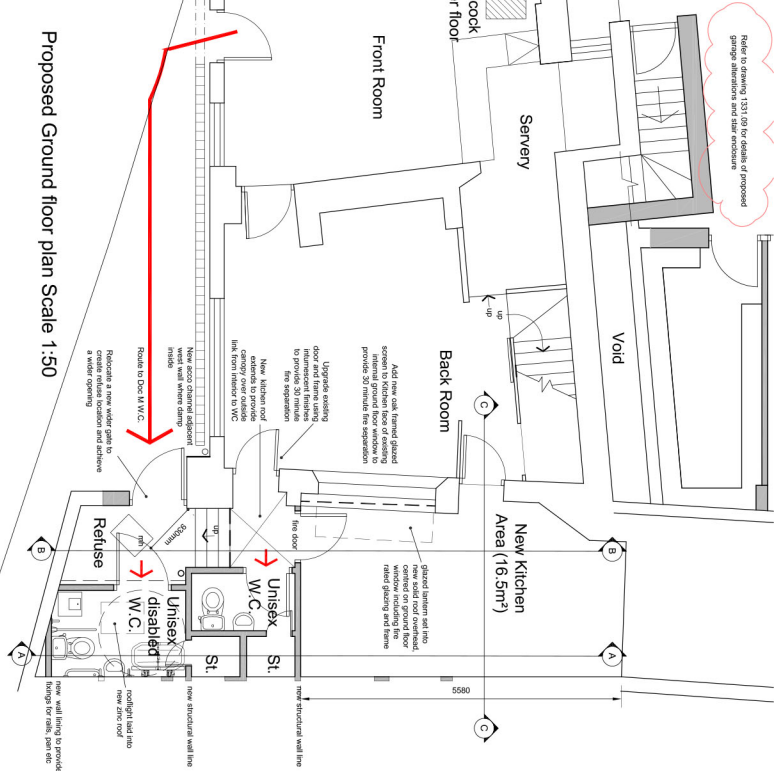
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NORWICH
City Council

PLANNING SERVICES

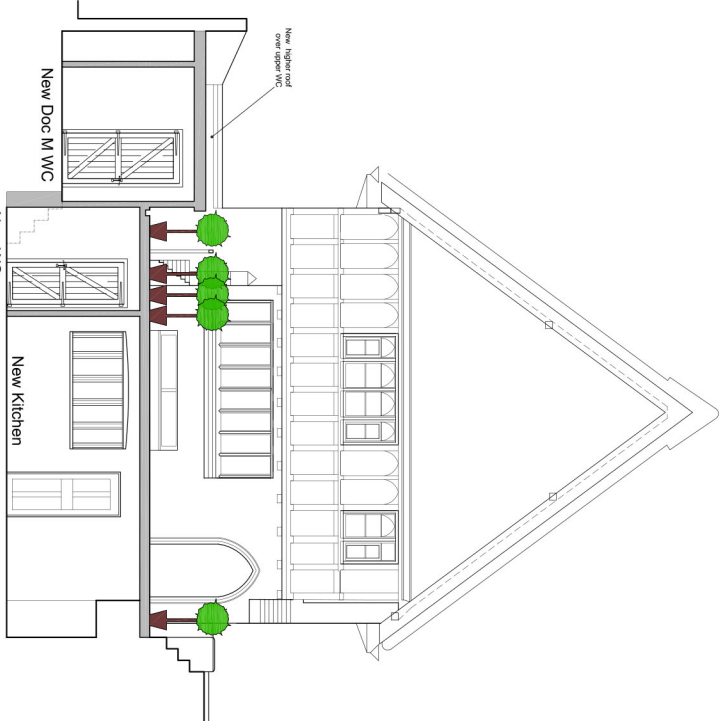




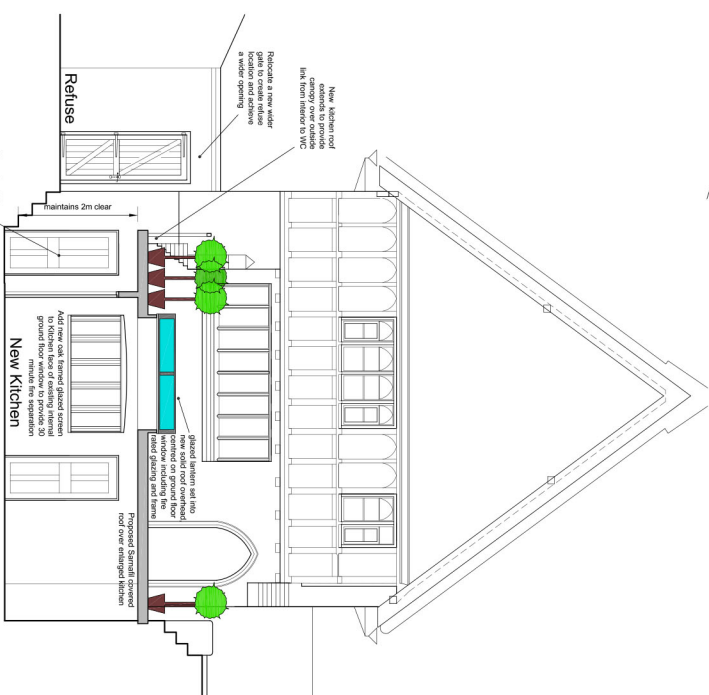
Proposed Ground floor plan Scale 1:50



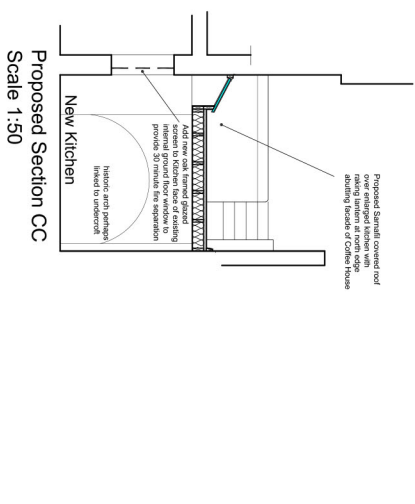
Proposed First floor plan Scale 1:50



Proposed Section AA Scale 1:50

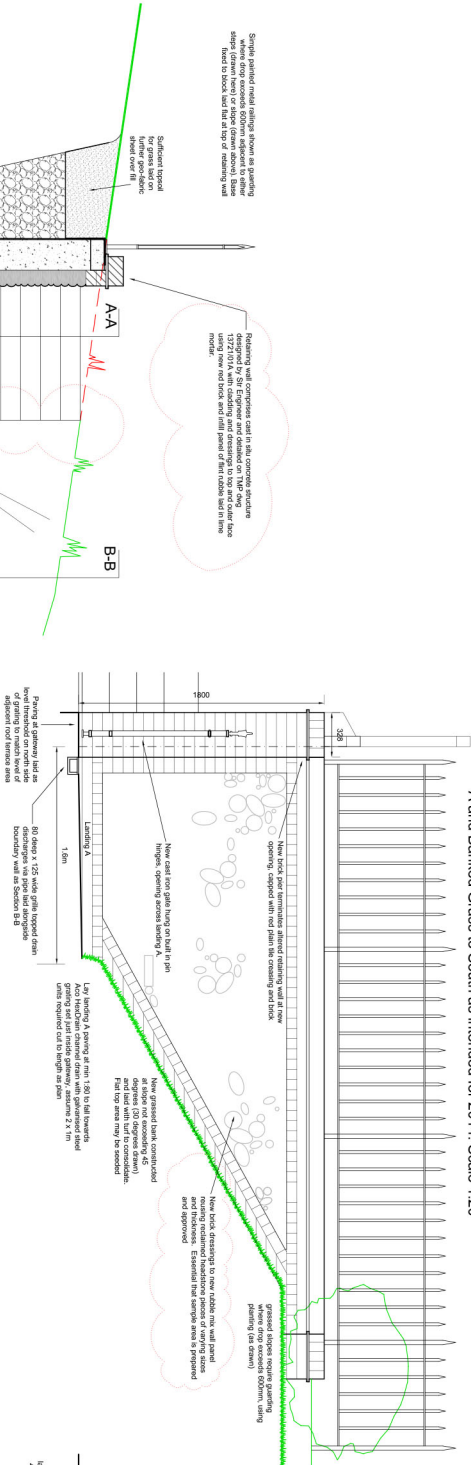


Proposed Section BB Scale 1:50

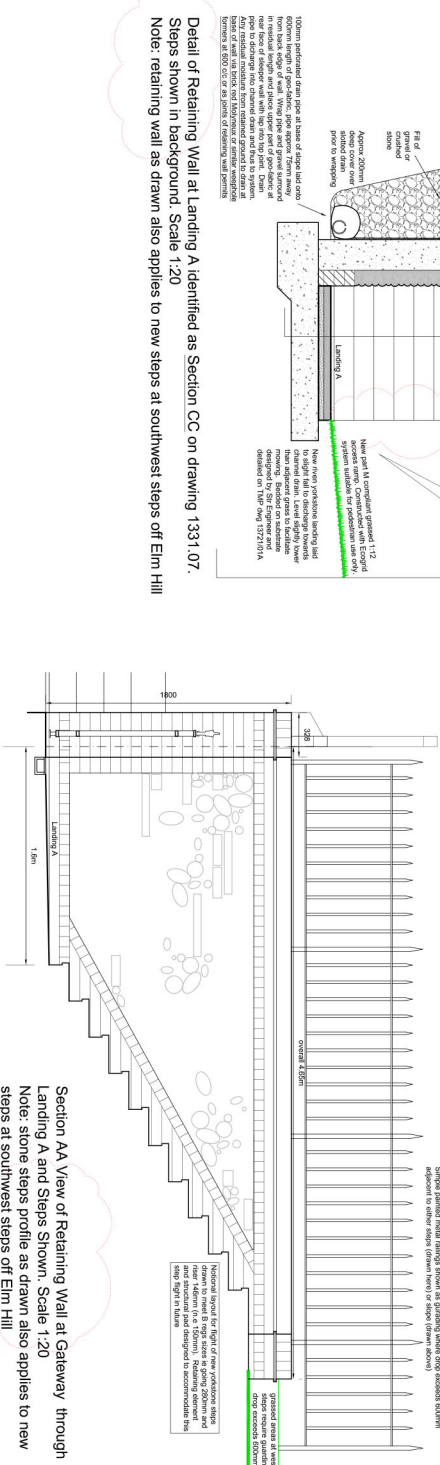


Proposed Section CC
Scale 1:50

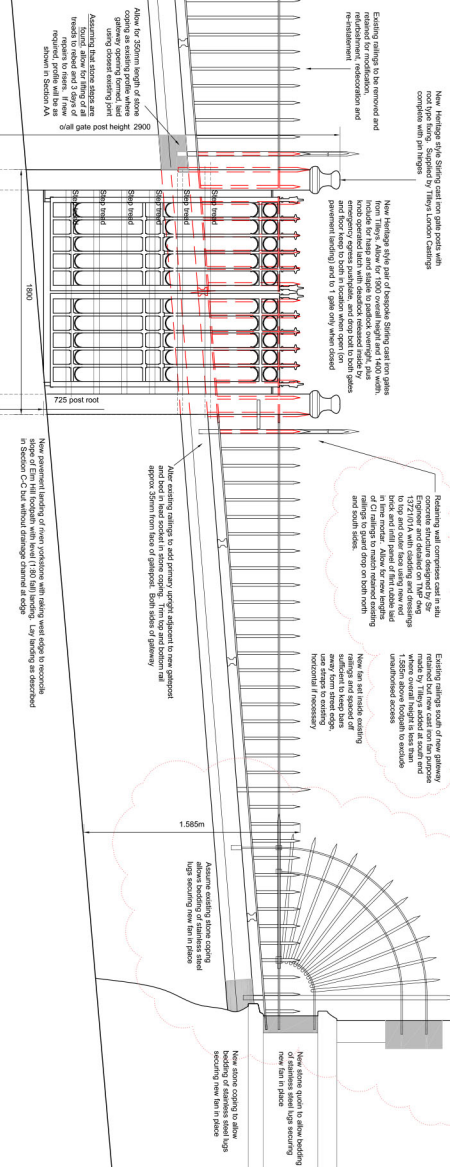
A and Banked Grass to South as intended for 2014. Scale 1:20



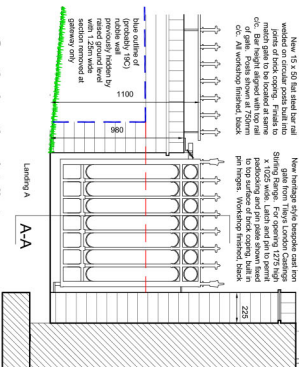
Section B-B through rising path and decreasing height bank-detail common to both grassed bank and steps proposals.
Scale 1:20



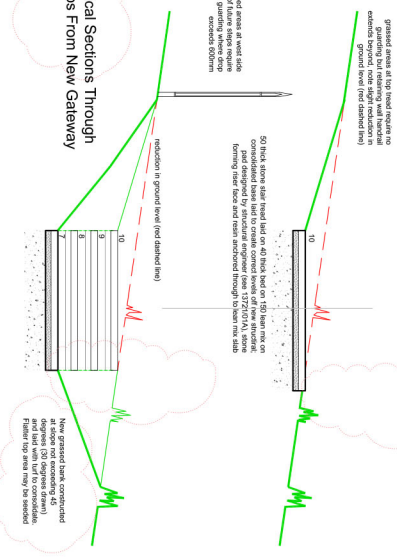
Re-instatement of historic gateway and new security fan adjacent Church wall: Scale 1:20



South elevation detail at gate. Scale 1:20




Typical Sections Through Steps From New Gateway



See drawing 1331.07 for section line locations

LBC and planning

CLIENT	NAME	DATE	VERSION	DESCRIPTION
PROJECT NAME	The Housing and General Repair of Broom Barn, Merston			
PROPOSED TITLE	As Proposed Plans to Site 2, Highgate and Merston			
DRAWING DATE	19.01.2007	BY	DEANAY BY ACHU	DATE
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