

Planning Applications Committee

19 February 2009

Section

Agenda Number:	B4
Section/Area:	Inner
Ward:	Mancroft
Officer:	Sarah Platt
Valid Date:	14 January 2009
Application Number:	08/01337/F
Proposal:	Demolition of existing buildings and re-development of site with 8 no. dwellings and 2 no. shops.
And Application Number:	08/01336/C
Proposal:	Demolition of existing buildings on site.
Site Address :	150 - 152 Magdalen Street Norwich NR3 1JD
Applicant:	M F Reeve Ltd
Agent:	Mr Kevin Cole

THE SITE

The application site is located at the most northerly point of Magdalen Street adjacent to the crossroad junction of Magdalen Street, Magpie Road, Bull Close Road and Magdalen Road.

The application site consists of a retail unit across the whole site comprising of various extensions of 2, 2.5 and 3 storeys. The adjacent neighbouring site to the South (148 Magdalen Street) is a retail unit with residential above which is a Grade II Listed Building. Adjacent, to the north of the application site lies the

remains of the City Wall, which is a Scheduled Ancient Monument, and the access road to properties off Wall Lane and Magpie Road. There is a right of access along Wall Lane for these properties. To the rear of the application site is a parking area which the current owner leases from Norwich City Council. This does not form part of the application site.

The site is situated within the City Centre Conservation Area.

Magdalen Street falls within the Northern City area of the City Centre Conservation Area Appraisal and this building is identified as having a positive street frontage. It also marks the start of the positive vista down Magdalen Street back towards the City Centre.

In the Northern City Centre Area Action Plan this is defined as a key pedestrian and cycle route into the City Centre.

The site is within a Large District Centre.

RELEVANT PLANNING HISTORY

The premises have been used as a furniture shop, with storage in the buildings at the rear, for many years. There have been no recent planning applications.

THE PROPOSAL

The proposal is for the demolition of all existing buildings on site and re-development of the site with 8 no. dwellings and 2 no. retail units. The 2 no. retail units will have a frontage onto Magdalen Street as is traditional in this area. The 8 no. dwellings comprise 3 no. 3 storey houses fronting Wall Lane and 5 no. flats (2 no flats above the 2 no. retail units fronting Magdalen Street and 3 no flats in the taller 3 storey building to the rear of the site). There is no parking because this is a car-free proposal.

CONSULTATIONS

Advertised in the press and on site and neighbouring properties have been notified in writing.

One letter of objection has been received citing the following objections:

- The environmental impacts of increased traffic, specifically on Magdalen Street;
- The effects of the proposals on car parking;
- The sustainability of the area in terms of increased support services, and;
- Loss of retail.

Norfolk Landscape Archaeology have responded and requested an archaeology condition for a watching brief on the demolition application

(08/01336/C) and an archaeological evaluation on the full application (08/01337/F).

English Heritage has been consulted out of courtesy due to the sites proximity to a Scheduled Ancient Monument. At the time of writing the report no comments have been received. Any comments received later will be reported verbally at Planning Committee.

PLANNING CONSIDERATIONS

Relevant National Policies:

PPS1: Delivering Sustainable Development.
PPS1 Annex: Planning and Climate Change.
PPS3: Housing.
PPS6: Planning for Town Centres.
PPG15: Planning and the Historic Environment.
PPG16: Planning and Archaeology.

Relevant Regional Policies:

ENV6: The Historic Environment
ENV7: Quality in the Built Environment
WM6: Waste Management in Development

Relevant Local Plan Policies:

NE9: Comprehensive Landscaping Scheme
HBE1: Protection of Scheduled Ancient Monuments
HBE3: Archaeological Assessment in Area of Main Archaeological Interest
HBE8: Development within Conservation Areas
HBE9: Development Affecting a Listed Building
HBE12: High Quality of Design
HBE13: Protection of Major Views and height of buildings
HBE14: Gateways to City and Quality Design
EP22: High Standard of Residential Amenity
EMP1: Small Scale Business Development
SHO3: Locational Conditions for new Retail Development
SHO7: Smaller Scale Expansion of Existing Retail Units
SHO11: Retail frontages in Secondary and Large District Centres
SHO12: Retail Development in District or Local Centres
HOU2: Mix of uses including housing on sites in City Centre
HOU13: Proposals for new Housing on other sites
TRA7: Cycle Parking Standards
TRA8: Servicing Provision
TRA9: Car-free Housing: Criteria
CC6: Anglia Square/St Augustine's and Magdalen Street Area

Emerging Northern City Centre Area Action Plan City Centre Conservation Area Appraisal

Introduction:

The applicant is seeking to re-develop this site as the current use as a furniture store does not make full use of the site. The applicant wishes to reinstate the traditional 2 no retail unit frontages onto Magdalen Street and use the rear of the site to provide City centre Living Accommodation.

There have been extensive pre-application discussions and the applicant has worked alongside the Council and Design & Conservation colleagues in order to achieve the best scheme possible on the application site.

Land Use/Policy:

Overall, the current proposals are considered acceptable. The site is earmarked for re-development for mixed retail and residential in the Emerging Northern City Centre Area Action Plan. The proposal is for re-development of the site to replace the 1 no. retail units with 2 no. retail units to re-establish the traditional frontage on Magdalen Street, and 8 no. residential units (5 no. flats and 3 no. houses). This is considered an appropriate mix in this area of the city. Re-development is considered to enhance the character and appearance of the area.

Retail use in this area is supported by saved policy SHO3. As 2 no. new retail units are being created saved policy SHO11 does not apply as the 2 no. units will add to the vitality and viability of the area as a whole.

Saved policy SHO11 does apply in relation to the residential development as this will provide a beneficial and complimentary use at first floor level.

Saved policy CC6 identifies Magdalen St as a frontage where other non-retail uses, including residential, will be permitted.

Design & Conservation:

The existing buildings are of no architectural or historical merit. There is no policy objection to the demolition of all buildings (totalling 450 sq m) in order to facilitate the re-development of the site. The proposed scheme is considered to visually enhance the character and appearance of the area.

Following significant pre-application discussions the layout has been reached which reaches a good compromise between high density development whilst ensuring adequate privacy and open space provision. The height of the buildings has been kept in line with those already on site. This has been agreed so that the

setting of the remains of the City Wall will not be compromised. The design of the buildings has been kept to a very traditional design, in keeping with those buildings surrounding it. The materials to be used are to be kept very traditional to ensure that the character of the development fits in with the adjacent properties and surrounding area.

Traffic and Parking:

The proposal is for car-free residential development. Whilst it is accepted that this is not an ideal location for car-free housing as the application site is on the boundary of the City Centre Car Parking Zone, it does result in more open space provision for residential amenity. There is a regular bus route available to the City Centre and wider destinations located along Magdalen Street which will be further facilitated by the gyratory system.

Pedestrian access to the residential is via Wall Lane to access the front of the properties and via the internal courtyard to access the rear of the properties. Access to the flats is via the Courtyard only.

Cycle provision is located within the flats and in a separate cycle storage area within the rear courtyard. Both sets of cycle storage are covered and secure.

The scheme is below the threshold to attract a Transport Contribution.

Responses to letter of Objection:

The response to the issues relating to alleged increased traffic and car parking is mentioned in the above paragraph.

Regarding the concerns raised that this development will put extra strain on support services or communal facilities in the locality. The relative small size of the scheme means that it does not meet any of the thresholds from which it would attract a S106 contribution.

Whilst it is unfortunate that such a large retail space cannot be retained, policy SHO3 will apply to the 2 no. new retail units and these will maintain the vitality and viability of the street in the Large District Centre. Policy SHO11 cannot be applied to this application as the proposed retail units will have an A1 use and the retail frontage will not fall below the 70% defined retail frontage.

Conclusions:

The proposed demolition and re-development of this City Centre brownfield site is considered acceptable in principle. The Government Guidance as set out in PPS1: Delivering Sustainable development has been met. It is considered that this scheme will enhance the retail element of this part of Magdalen Street and

will also provide additional residential development to enhance the vitality of this area further.

The application is considered acceptable subject to further controls through the use of conditions.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

08/01337/F:

- 1) Standard Time Limit
- 2) Details of;
 - a. Rainwater goods
 - b. Bricks
 - c. Pantiles
 - d. External Brick Decoration
 - e. Timber Cladding (Colour and Finish)
 - f. Joinery Details (Balconies)
 - g. Access Gate
 - h. Access Gate Key Pad
- 3) Shop front design (including scaled drawings of joinery)
- 4) Details of Velux Rooflights
- 5) Archaeology Evaluation
- 6) Hard and Soft Landscaping
- 7) Details of Cycle parking
- 8) Construction Traffic Management

Reasons for Approval:

- 1) The proposed retail units are considered acceptable in this location. They will re-instate the traditional frontage of this area and improve the vitality and viability of the street. Therefore the development hereby permitted is considered to be in accordance with the objectives of PPS6 and saved policies HBE8, HBE12, EMP1, SHO3, SHO7, SHO12 and CC6 of the City of Norwich replacement Local Plan (Adopted Version November 2004).
- 2) The proposed residential development is considered acceptable in this location. An acceptable mix has been achieved of flats and houses. There is sufficient residential amenity in this location with a communal courtyard space being provided which in turn will retain the historic street pattern. Therefore the development hereby permitted is considered to be in accordance with the objectives of PPS1 and Annex to PPS1 and PPS3, and saved policies HOU2 and HOU13 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

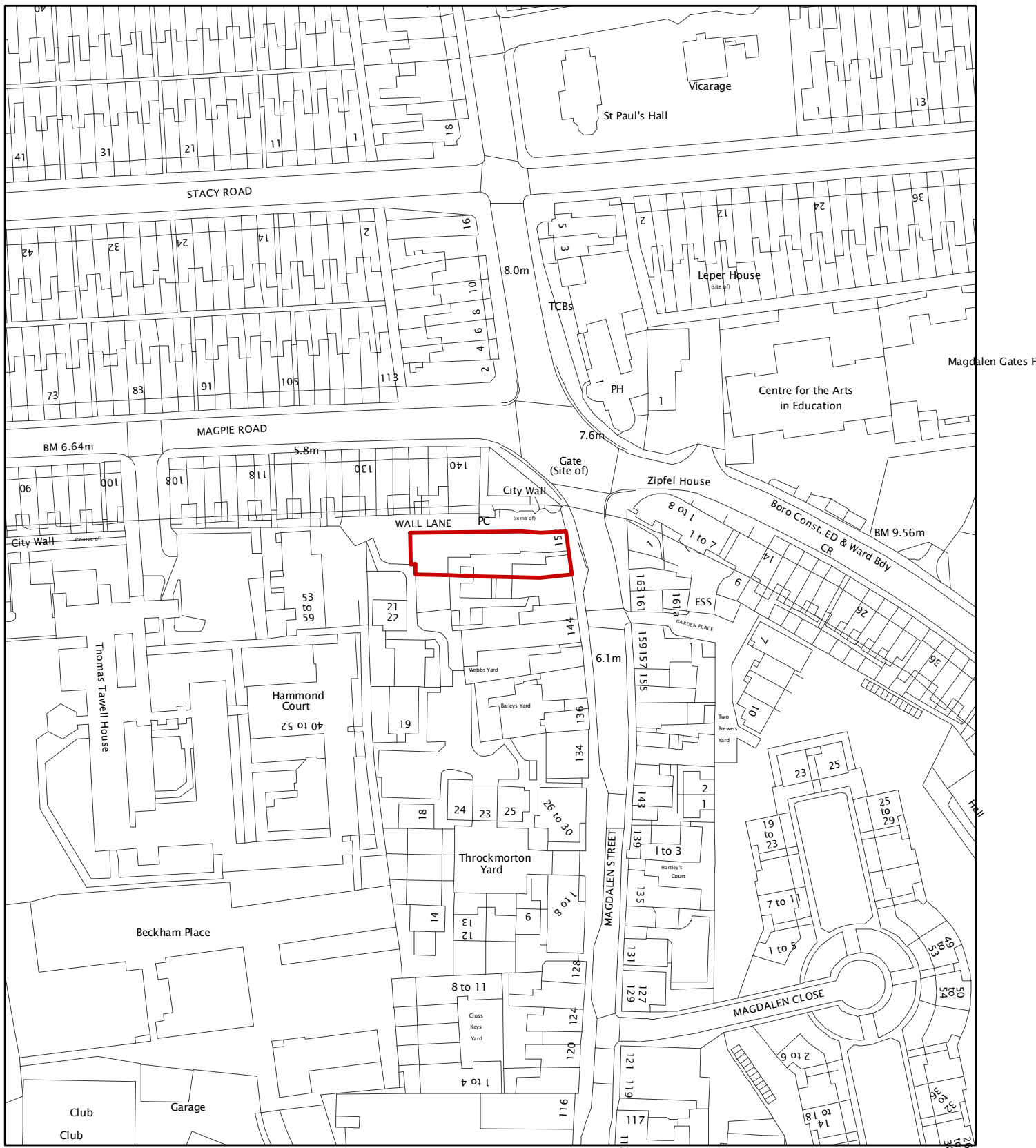
- 3) The design, height, scale and massing has had careful consideration so as not to have a detrimental impact on the setting of the Scheduled Ancient Monument, surrounding street scene, gateway to the City Centre and key vistas. The traditional design of the residential and retail units is in keeping with surrounding buildings and sits comfortably in the wider Conservation Area. A high standard of residential amenity is achieved through development of the courtyard. Therefore the development hereby permitted is considered to be in accordance with the objectives of PPG15 and PPG16, Policies ENV6 and ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE9, HBE12, HBE13, HBE14, and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

08/01336/C:

- 1) Standard Time Limit
- 2) Contractual Agreement for the re-development of the site
- 3) Method Statement for the demolition of the building adjoining the Listed Building at 148 Magdalen Street
- 4) Damage to Listed Building and Scheduled Ancient Monument are made good
- 5) City Wall remains will be protected during works to our satisfaction
- 6) Archaeology Watching Brief.
- 7) Construction Traffic Management

Reasons for Approval:

- 1) The proposed demolition is considered acceptable in this location. The existing buildings are of little architectural or historical merit and the demolition is required in order to facilitate the re-development of the site. Therefore the demolition hereby permitted is considered to be in accordance with the objectives of PPG15 and PPG16, Policy ENV6 of the East of England Plan (May 2008) and saved policies HBE1, HBE3, HBE8 and HBE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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Planning Application No- 08/01336/C and 08/01337/F

Site Address - 150-152 Magdalen Street, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

