

## Planning Applications Committee: 9 September 2021

### Updates to reports

#### Item 4(a)

**Application:** 21/00182/F

**Address:** 20 Cowgate, Norwich

**Item no:** 4(a)

**Pages:** 11-40

#### Correction

The Head of Planning and Regulatory Services has a declaration of interest in respect of the consultancy submitting this application. The report is therefore prepared and presented in the name of the Executive Director for Development and City Services and not the Head of Planning and Regulatory Services as stated at the beginning of the report.

#### Update to paragraph 16, page 18

Further consultee comment has been received since the report was written from the Conservation and Design Officer as follows;

“Whilst I think it is regrettable that the proposals will see the loss of the locally listed public house, I understand that the applicants have provided compelling evidence that the renovation, repair and re-use of the property is not viable. The building is now a poor state of repair and I understand that it is not as old as it was first considered when the local list was compiled. Notwithstanding this, it is an interesting example of a post war public house which was well executed and features pleasing proportions.

The revised proposals have improved. I understand the number of residential units has reduced and the design of the building is now more characterful, in that it features front doors that exit onto the street, it features traditional timber framed windows and Flemish bond brickwork etc. Mansards are not prevalent in Norwich, but they do exist and are a traditional roof form. In order to ensure design quality and preserve the character and appearance of the conservation area, I think that it is imperative that we condition all external building materials for approval prior to the relevant part of the works commencing (a brick sample panel to be submitted for approval) details design of all external fenestration, dormer windows, external rainwater goods, detailed design of all external service (vents, pipe work, flues etc). I would hope that these can mostly be relegated to the rear elevations so as to ensure they remain free of clutter.

My only remaining concerns design-wise are with the slightly odd rounded gables to the rear courtyard, which appear taller than the development fronting the street and one would imagine are a feature of front elevations as opposed to rear ... also note that the rooflines look a little odd in that they are missing chimneys – even faux chimneys incorporating vents/services would be a welcome addition. I hope that bin/refuse and bike storage is well hidden

from street-views in the courtyard? I did wonder whether there is any way that we can preserve the stained glass surviving at the public house (above the door?) and incorporate it in the new proposals as some form of heritage interpretation – could we add a condition to secure this? I think this would, in a small part, help to ameliorate the loss of the public house and allow people to understand that this is the site of one of the former pubs of Norwich – which will in turn add interest to the new development. If we could resolve these points, this would improve the scheme.

Ultimately, in terms of the impact upon the character and appearance of the conservation area, this is an 'on balance' judgement. Given the existing building is not deemed a viable option, then the proposed re-design is much better and will ultimately maintain the character and appearance of the area and setting of nearby listed buildings.”

**Update to conditions** - as a result of the comments from the Conservation and Design Officer above, the list of proposed conditions should also include a condition securing heritage interpretation.

**Amended plans received**

Introducing a further window within the rear gable to provide more light to the living/dining area of one of the units within the roof.

Showing a bin collection area and changes to the arrangement of the cycle store within the rear courtyard area.