

Planning Applications Committee

8 January 2008

Section C

Agenda Number:	C4
Section/Area:	INNER
Ward:	Thorpe Hamlet
Officer:	Jo Negus
Valid Date:	14 November 2008
Application Number:	08/00954/L
Site Address :	Anglia Railways Ltd Norwich Railway Station Station Approach Norwich NR1 1EF
Proposal:	Works to the building consisting of: 1. Introduction of new automatic ticket gates 2. Extension of the existing timber fence adjacent to platform 6 3. Installation of new single security gate adjacent to platform 5 4. Installation of new staff/vehicle gate adjacent to platform 1 and 2 5. Installation of CCTV cameras
Applicant:	Mr Dave Frost
Agent:	Mr Fredrik El-Bajari

THE SITE

Norwich Train Station is located to the south east of Norwich city centre, to the south of Thorpe Road and to the east of the River Wensum. The locations of the proposed works are on the main station concourse and a section of fencing to the east of the train station building. The building is a Grade II listed building.

PLANNING HISTORY

There is no relevant planning history for the installation of ticket barriers or the new timber fence, but there have been previous applications for CCTV cameras (4/2000/0284/L and 4/2000/0283/F both approved on 24th May 2001) and the security gate adjacent to platform 5 (04/00133/L and 04/00134/F both approved on 24th March 2004). There have been a variety of other applications for the site but they are not directly relevant to these works proposed. There are currently other applications being considered for the site, for the installation of a ladder to the north east external wall of the train station, the installation of two air conditioning units on one of the retail units and the installation of two air grille vents.

THE PROPOSAL

The works proposed under this planning application include the installation of automatic ticket barriers across the main station concourse, the extension of an existing timber fence adjacent to platform 6, the erection of a new security gate in an archway adjacent to platform 5, the installation of a staff and station vehicles gate adjacent to platform 1 and customer services and the installation of CCTV cameras.

CONSULTATIONS

The application was advertised on site and in the press. One letter of objection was received from a member of the general public, expressing concerns over the impact of the works on the historic listed building and the traffic implications of preventing access adjacent to platform 5.

Norwich Society: Raised the issue of pedestrian accessibility from Thorpe Road and Lower Clarence Road, and access to public conveniences.

PLANNING CONSIDERATIONS

Relevant National Planning Guidance:

Planning Policy Statement 15 – Planning and the Historic Environment

Relevant Regional Planning Policies:

ENV6 – The Historic Environment

Relevant Local Plan Policies:

HBE9 – Listed Buildings and development affecting them

Introduction

This application is solely to consider the impact of the works on the listed building as this is only a listed building consent application. The impacts of the proposed works on the special architectural and historic interest of the building, as well as the setting of the Grade II listed building are to be considered. The proposed works were discussed at a pre-application stage along with the rationale behind the plans. The introduction of the ticket barriers would have an impact on the layout of the station concourse and the character of the current open space. However the building is a functioning building being used as a train station and as such subject to an acceptable justification the works could be acceptable. A justification was provided and detail was given as to how the works involve the least possible disturbance to the historic fabric, character and setting of the Grade II listed building. Further to this justification was given for the works being required for the safe and effective running of operations undertaken by Network Rail. The works are therefore considered to be justified.

Installation of barriers

The barriers would be of stainless steel with intervening glass panels and are considered to be lightweight in design thus having a minimal effect on the historic fabric, character and setting of the Grade II listed building. The barriers would prevent the general public from accessing the toilets in the station but there would be more control over who could use the toilets and prevent the misuse of these toilets.

Installation of fencing

The proposed fencing continues and matches an existing line of fencing with timber posts to the same height. This is considered to have a minimal impact on the character and setting of the listed building.

Installation of security gate

A single security gate is proposed in an entrance arch to the north east of the site. This location has evidence of a gate formerly being located here. The design matches an existing adjacent gate at the other end of the passageway and as such the proposed gate is not considered to have a significant adverse affect on the historic fabric, character and setting of the listed building. This would prevent the general public from accessing the station from this route, but it would only be a short walk to the main entrance at the front of the station. The route of the barriers prevented this archway from still being publically accessible but due to the chosen siting of the barriers being the least disruptive location as outlined above, the compromise of closing this side entrance was reached. A gate was previously approved at this location under application 04/00133/L and 04/00134/F but this permission will expire soon.

Installation of new staff and vehicle gate

The new staff/vehicle gate to the south of the site is considered to be justified for the functioning of the station and is in an unobtrusive location and as such would not have a significant adverse impact on the character or setting of the listed building.

Installation of CCTV

The CCTV is considered to be justified in relation to the improved safety benefits that these would entail. The CCTV is not considered to be visually obtrusive considering the proposed locations and as such it is not considered to have an adverse impact on the character or setting of the listed building. A condition has been recommended to ensure any redundant equipment is removed if no longer in use.

The proposed works are therefore considered not to have an adverse impact on the special architectural or historic interest, or setting of the Grade II listed building.

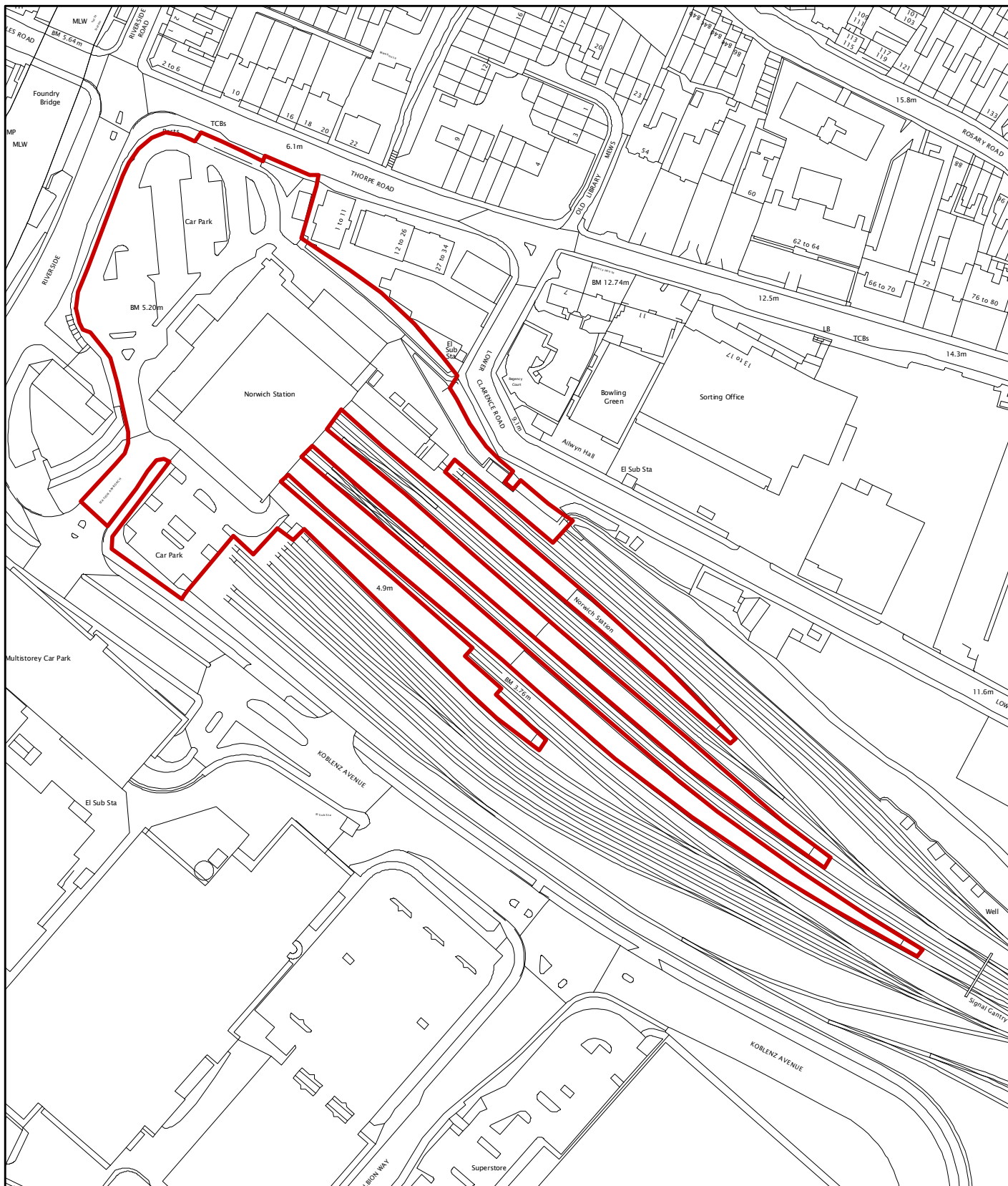
RECOMMENDATIONS

APPROVE LISTED BUILDING CONSENT subject to the following conditions:

1. Standard time limit
2. CCTV equipment to be removed if no longer required for use.

Reasons for Approval:

The proposed ticket barriers, vehicle gate, metal gate, fencing and CCTV are considered to be required for the safe and efficient operation of the use of the building. The proposed works are also considered to have a minimal impact on the historic fabric, character and setting of the Grade II listed building, by virtue of the proposed designs, uses of materials and siting of the works. The proposed works are therefore considered to be in accordance with saved policy HBE9 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policy ENV6 of the East of England Plan (May 2008) and Planning Policy Guidance 15.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No- 08/00954/L

Site Address - Anglia Railways Ltd, Norwich Railway Station, Station Approach

Scale - 1:2000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

