Report to	Planning applications committee	**Item**
Date	2 October 2014	4H
Report of	Head of planning services	
Subject	Application no 14/01002/F – 14 Mill Hill Road, Norwich NR2 3DP	

SUMMARY

Description:	Demolition of existing modern chimney, removal of flat roof, erection of replacement hipped slate roof and installation of rear access gate from Heigham Grove.
Reason for consideration at Committee:	Objections and previously considered at Planning Committee
Recommendation:	Grant planning permission
Ward:	Nelson
Contact Officer:	Lara Emerson – Planner – 01603 212257
Valid Date:	14 July 2014
Applicant:	Mr Nick Lodge
Agent:	John Jenkins Architectural Designs

INTRODUCTION

Background

1. This application was taken to Planning Committee on 4th September 2014 and members resolved to approve the application in accordance with the officer recommendation. Unfortunately, due to an error of our own, the planning committee report was not uploaded to the website and as such, we consider that although the item was listed on the agenda, objectors were not given an opportunity to read the report which may have hindered their opportunity to speak at the meeting. We also received a late representation which was not conveyed to committee members.

2. For the reasons above, the application is being considered again at Planning Committee.

The Site

Location and Context

3. The site is located on the east side of Mill Hill Road to the west of the city. The area is predominantly made up of detached, semi-detached and terraced residential dwellings dating from the 19th and 20th centuries. The site slopes steeply up from the road and the site contains many mature trees, mainly in the sloping front garden.

4. The property is locally listed and lies within the Heigham Grove Conservation Area. The neighbouring properties to the south are Grade II listed and most of the remaining properties on this road are locally listed. The property is covered by an Article 4 Direction which removes certain permitted development rights.

Planning History

5. 14/00910/CLP
   Certificate of Lawfulness for the erection of single storey timber framed conservatory.
   Refused 11th July 2014 due to the restrictions of the Article 4 Direction

6. 14/01078/F
   Erection of single storey timber framed conservatory.
   Pending consideration

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. The proposal is for:
   1) Alterations to the roof including demolition of a chimney and replacing a flat roof with a hipped slate roof. Materials are to match existing; and
   2) The installation of a rear pedestrian access gate. The gate will be 1.57m high (when measured from the rear garden), and will be constructed in vertically boarded timber. Access will be gained over the grass verge from Heigham Grove.

Representations Received

8. The application has been advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Potential for occupants to park on Heigham Grove which has a parking problem	Paragraph 15
Additional cars parked on Heigham Grove would make turning cars difficult	Paragraph 15
Concerns over the gate being used during building works	Paragraph 16
Access to the rear gate would be gained over the communal grass area and planting. Walking over this area would damage the plants, alter the look of the area and prevent residents of Heigham Grove using the area as garden/play space	Paragraph 17
The proposals would upset wildlife	Paragraph 18
Reconfiguration of Mill Hill Road would be preferred	Paragraph 19
Compensation for money spent on planting	Paragraph 20

Consultation Responses

9. Local highway authority:
   No objection on transportation grounds. Consent from NPS Norwich is required for the rear gate since it opens onto land owned by Norwich City Council Housing Department.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

- Statement 7 – Requiring good design
- Statement 12 – Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- Policy 2 - Promoting good design

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

- HBE8 – Development in conservation areas
- HBE9 – Listed buildings and development affecting them
- HBE12 - High quality of design, with special attention to height, scale, massing and form of development
- EP22 – High standard of amenity for residential occupiers

Emerging DM Policies (submitted for examination):

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:

DM2* Ensuring satisfactory living and working conditions
DM3* Delivering high quality design
DM9 Safeguarding Norwich's heritage

*This policy is currently subject to objections or issues being raised at pre-submission stage. Even where DM policies have been objected to, the objection may concern only one aspect of the policy and significant weight may be applied to that policy depending on what extent the objection relates to this proposal. For clarity, the level of weight that can be attributed to each DM policy has been indicated above.

Other Relevant policies / considerations:

Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities, in considering planning and conservation area consent applications, must have special regard to the character and appearance of heritage assets.

Principle of development

10. The provision of roof alterations and a rear access is acceptable in principle. As such the main issues to consider are design, impact on residential amenity and impact on the highway.

Design

11. The property is not visible from Mill Hill Road but it is visible from Heigham Grove to the rear of the site and from neighbouring gardens, including the garden of the Grade II listed property at 16 Mill Hill Road. The proposals replace a modern flat roof with a pitched roof and remove a modern chimney. The materials of the pitched roof are to match those of the existing roof and a condition is recommended to ensure materials match. The works to the roof are considered to enhance the appearance of this locally listed building.

12. The rear boundary wall of this property appears historic and makes a positive contribution to the conservation area. As such, it is important that the pedestrian access gate which is to be inserted is sensitive to the setting. It is proposed to be the same height as the wall and vertical timber boarded.

13. Subject to the above conditions the proposals are considered to enhance the character and appearance of the conservation area and the architectural interest of the locally listed building.

Impact on Living Conditions

14. The proposals are not near to any sensitive areas of neighbouring properties and as such no loss of light, privacy or outlook is expected to result from the works.

Transport and Access

15. A number of neighbours expressed concerns about the impact of the proposals upon the parking on Heigham Grove. The insertion of a rear access gate is unlikely to lead to additional parking pressures on Heigham Grove. 14 Mill Hill Road benefits from a driveway and garage which is accessed from Mill Hill Road. There is ample space for 1-2 cars. Both Heigham Grove and Mill Hill Road are within a controlled parking zone (CPZ) so only cars which display a permit can park here.

16. The rear access gate may be used to transport materials on and off site during the current building works and this may cause temporary inconvenience to neighbours. As such, an informative is recommended which requires contractors to operate considerately, including not obstructing the highway.

17. The rear pedestrian gate will be accessed across a grass verge from Heigham Grove. Permission must be sought from the landowner (Norwich City Council Housing Department) to use this access. It is understood that the applicant is in discussion with the landowner regarding this. In order to avoid damage to the grass and flower bed here, it is recommended that a path be laid. However, this is an issue to be dealt with by the applicant and the landowner.

Other Matters Raised

18. Wildlife is not likely to be disturbed as a result of these works.

19. Reconfiguration of Mill Hill Road is not considered necessary or practical in this case.

20. The small flower bed which has been planted on Norwich City Council land in front of the proposed entrance gate is likely to be lost as a result of these works. This is a matter between landowners and is not a planning consideration.

Conclusions

21. It is considered that the proposal is acceptable in terms of its design, would not harm the character and appearance of the parent building and surrounding conservation area, and would not impact unduly upon residential amenity, transport or car parking in the surrounding area. The application therefore accords with the relevant policies.

RECOMMENDATIONS

Grant planning permission for application No (14/01002/F at 14 Mill Hill Road), subject to the following conditions:

1) Time limit
2) In accordance with plans
3) Materials to match existing