

**The Planning Appraisal Committee's comments on Planning Applications for October 2012**

**11/01525/F – 58 & 59 Hudson Way**

*Erection of new porch and cladding of building with external insulating render*

The colour of the insulating render should blend in with the brickwork of surrounding houses. An excellent energy saving scheme.

**11/01586/RM – 46 Harewood Road**

*Erection of two detached dwellings from existing shared vehicular access*

The Committee is concerned that the two planned houses have not been approved as the previous application was for outline planning only. This report is an arboricultural one, not a detailed plan for the houses, which appear to be bland and featureless, and seem to be lacking in bathroom facilities. NB. The site deserves better.

**11/01491 – 58 Magdalen Street**

*Conversion of part of ground floor, first floor and second floor from retail storage (Class A1) to provide two flats, including the installation of a new roof window and fire escape door at the second floor*

Modern double glazed timber sash windows, (as in other buildings on this historic street) on the front elevation would improve the whole aspect of this long-neglected building and give it a lift.

**11/01523/A – 22A White Lion Street**

*Installation of 1) 5 high level, non-illuminated name signs on boards (fronting White Lion Street); 2) 1 high level, non-illuminated name signs on board (fronting Red Lion Street); 3) 1 non illuminated sign above doorway on board (fronting Red Lion Street).*

The gable end signage is too prominent and distracting to motorists.

**11/01668/F – 199 Newmarket Road**

*Erection of single storey side extensions at ground floor level, rear extension at first floor level and lean-to garage.*

These extensions detract from the 1930s architecture of the existing house and visually debase the current building. The whole plan is lacking architectural merit, with insufficient contemporary 'pzazz' to justify filling the whole width of the plot.

**11/01540/U – 78 Upper St Giles' Street**

*Minor alterations (including glazed link and new external staircase) and change of use from financial and professional services (Class A2) top language school (Class D1)*

If it is not possible to demolish this sore thumb of a building, this will be a good use for an ugly eyesore in this beautiful historic street.

**11/01615/L – City Hall**

*Installation of 151 No. photovoltaic panels on flat roof below parapet wall.*

Sustainability and excellent use of flat roof. Will our Council Tax now be reduced?

**11/01641/A – St John’s House, 33 King Street**

*Display of 1) 1 No externally illuminated gable and sign; 2) 3 No non-illuminated projecting banner signs.*

The proposed signage is loud, gaudy and not appropriate in this area which is adjacent to several listed buildings. It will distract motorists.

**11/01464/F – Queen Charlotte, 286 Dereham Road**

*Windows and render replacement works.*

This building was recently locally listed. The proposed replacement windows are completely wrong with no attempt to keep the original glazing pattern; the existing windows are one of the most important features of this building giving its unique character, and must be retained. Secondary glazing would certainly be possible and considerably cheaper. The architectural character of the building needs emphasizing to the present owners before all the interesting detail is removed in a flurry of ‘improvements’. Local listing must give some protection.

**Any Other Business** - MA mentioned the many applications from Norwich City Council to replace windows in its properties. There seems to be no recognition of the style of the older properties, with modern plastic casements with unsuitable glazing patterns replacing (in some cases) original 30s sashes. It seems a scandal that the **historic council housing of Norwich** is allowed to deteriorate without maintenance until replacement of all natural timber parts becomes inevitable.

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