

## PLANNING APPRAISAL COMMITTEE

July 2010

### Plans Inspected

#### **10/00795/F - 17 Old Grove Court**

*Demolition of existing building to provide a development of 4 No one bedroom flats and 6 No two bedroom flats with associated open space, landscaping and parking*

No information was provided as to what is being demolished. Old Grove Court itself is a Grade 2 listed building. The proposed new development is too high and too close to these older buildings.

#### **10/01081 - AEW Systems Ltd, 4 - 6 Mason Road**

*Change of use from general industrial (Class B2) to place of worship (Class D1), non-residential education centre (Class D1) and associated office space (Class B1)*

A positive use for an empty building, providing essential facilities for the Church

#### **10/1002/F - 177 Newmarket Road**

*The construction of a new 2 storey dwelling and associated landscaping. The construction of a new driveway.*

Could do better. This is a very ordinary scheme which doesn't take advantage of its setting in a premier part of Norwich. The block construction seems rather dated and unimaginative, but at least it cannot be seen from the road.

#### **10/01022/F - 34 Bracondale**

*Alterations to convert building from 1 house and 2 flats to 2 semi detached houses including demolition of existing external staircase and landing to first floor flat.*

This good-looking building is in an important conservation area. The kitchen/bathroom two-storey extension on the right hand side of 34A needs redesigning. A pitched roof and windows in keeping with rest of the building i.e. sash windows in similar proportions, would improve the appearance.

#### **(Quote 3.45)**

A shame that a Georgian sash window is being lost from the main elevation for the insertion of a new doorway; we suggest a door inserted into the side elevation in front of the kitchen extension instead. We are a little concerned about 'flying freehold' problems with third storey bedrooms from 34A above second storey rooms in the main house, no. 30.

#### **10/00907/F - Land at the corner of St Saviour's Lane and Blackfriars' Street**

*Redevelopment of site to provide for 37 No dwelling units (16 No one and two bedroom flats and 21 No three and four bedroom townhouses) with offices (201.75sqm) and associated car parking spaces*

We would like to have seen these plans sooner and feel it is an opportunity missed. This is a very dull, repetitive, unimaginative scheme which has no context or contact with adjacent buildings and does not take advantage of the surrounding area. It claims to be echoing the previous industrial building's features, but these 'features' are so muted as to be unrecognizable. Norwich-over-the-water is the oldest part of the City, and has a rich heritage of buildings from different eras which contribute to its lively atmosphere. This scheme has a suburban feel in a city centre setting. At least it does not overlook Gurney Court so much, which is what scuppered the last scheme.

**10/01104/F - West End Retreat, Browne Street**

*Partial demolition of existing boundary wall and the formation of 5 No new dwellings; comprising of 2 No two storey and 3 No three storey, each with private gardens. Proposed vehicular crossover into the site from Goldsmith Street with 5 No associated car parking spaces (1 No per dwelling). Proposed new boundary wall to enclose the site from the West End Retreat pub*

A good looking contemporary design which should be commended. We like the variation in height and the clever use of the site to gain maximum advantage for each dwelling. Good materials and finish which will enhance this building. Maybe this firm should be employed to redesign the Blackfriars site.

**10/00968/F - Harbour House, 126 Thorpe Road (Alan Boswell Insurance)**

*Replacement of existing single pane metal windows with double glazed white PVC windows*

It was built as the AA regional headquarters in the 1950s using the best designers of the time, and is an excellent example of post-war new building. The windows are exactly the same design as those on the John Lewis store on All Saints Green. The Committee is dismayed to hear that the metal windows, which are the key architectural element of the building, are proposed to be replaced with double-glazed uPVC windows with a different glazing pattern and different opening system.

We feel very strongly that the original windows must be retained. It is high time that Critall windows were protected rather than torn out in the name of 'carbon footprint reduction'. The current windows with their slim glazing bars and unusual glazing pattern appear to be in good condition; they have recently been painted, but in places the putty has deteriorated and needs replacing. We could not see signs of corrosion as claimed in the application. Could not secondary double glazing be installed, for which there is no need for planning permission?

**10/00525/F - 105 Trafford Road**

*Erection of two storey side extension to dwelling house (Class C3)*

We object to this plan submission which is very unclear. The erection of a new extension protruding in front of the main façade creates problems with joining of the roof. It should be subservient to the main building and there is no reason for the gable to be on the front which is fussy and architecturally unnecessary. Please note no.103 next door.

**10/01025/F - 498 Earlham Road**

We considered this submission at our April 2010 meeting, and noted that it was an overdevelopment of the site, but that the other side of the semi (no.500) had already been extended in this fashion. To back up our objection, we note the floor area will be extended from 99 sq metres to 268 sq metres which is nearly three times the size. This means that together, nos. 498 & 500 Earlham Road will provide 18 separate units of accommodation. We ask whether permission would be given for a new Student Hostel on this site; is this an approved area for such accommodation?

**10/01082/F - UEA, Earlham Road**

*Installation of modular building for use as a cycle workshop*

Not the best situation for this facility, on a direct pedestrian route to the Congregation Hall and other major buildings. Could it not be installed in a less intrusive position?

**10/01123/F - James 1<sup>st</sup>, 29 Drayton Road**

*Demolition of existing timber and brick single storey outbuildings, conversion and extension of existing building to form 4 No residential units and construction of 1 No residential dwelling together with associated site works.*

The whole character of this pretty Georgian pub will be completely lost by this clumsy utilitarian conversion, with its inappropriate new windows and modern porches. This totally destroys the façade with its 12-light Georgian sashes, larger etched glass bar windows and nice diagonal entrance door. The building should probably have been listed but it is too late now. **We urge Councillors to stop this unauthorised demolition which is taking place prior to planning permission being given.** If it were to be replaced by something with architectural merit the Committee would be more sympathetic, but to squeeze four units into this space is blatant exploitation of the site. The centre unit (no. 2) will have virtually no natural light, and because of the proposed new (5<sup>th</sup>) unit in the back yard, there will be hardly any garden space.

**10/01035/F - 34 Trory Street**

*Conversion of storage building to single dwelling*

It is good to see this pretty old workshop being renovated and reused in such a sympathetic scheme.

**10/01121/F - Gybson's Conduit, Anchor Quay**

*Installation of new railings around the restored St Lawrence's Well and cutting back the modern concrete and brick plinths on either side of the monument.*

IW showed the plans for this together with photographs; it is an excellent piece of work. PMT are to be congratulated for undoing previous repairs with inappropriate cement mortar.

**10/01045/F - 21B Silver Road**

*Demolition of part of existing shop, erection of 2 No new townhouses and change of use of ground floor shop (Class A1) to one residential unit (Class C3)*

This development completely fills the site. It does not follow the street line, there is no garden space or parking, which is only permit parking in that area. It is too tall – 3-storey in a two-storey area. Removal of the shop reference, i.e. the typical Norwich corner diagonal entrance, is a loss to the street scene.

**10/01219/CF3 – replacement for The City Academy**

The Committee needed further time to discuss this, and will try to get more information for the next meeting

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