

Comments of the Norwich Society Planning Appraisal Committee for August 2010.

For Norwich City Council Planning Committee.

10/01040/F - Barclays Bank, 5 - 7 Red Lion Street

Installation of 9 no additional AC condensers units at rear on roof space

These are felt to be very intrusive; they can be seen from buildings behind Red Lion Street, and may block visibility from the lantern lights on the roof of the Bank.

10/01175/F - The Canary PH, 107 Watling Road

Demolition of existing public house and erection of 25 dwellings consisting of 10 x 3 bed houses 10 x 2 bed houses and 5 x 2 bed apartments. Parking and associated landscaping.

Our previous objections still apply to this dull scheme because of the loss of public amenity value. It appears that the brewery who owns the PH is not prepared to allow it to rebuild its custom after the refusal of permission only last month. The 'revised' scheme claims to be building one extra flat but there is no indication of it on the plans. Parking and layout are as cramped as the units themselves.

10/01293/F - 15 Bracondale Court

Window replacement works

An improvement on the current windows. It is good to see the original glazing patterns being re-introduced in these iconic flats.

10/01251/L - 8 Redwell Street

Alterations to facilitate change of use from retail (Class A1) to drinking establishment (Class A4)

There is not much change to the previous application and our comments regarding the change of use still apply. The scheme is full of contradictions; will 'shoppers' really wish to go to a drinks-only establishment at lunchtime, and will constant supervision by 'doorstaff' suggest a friendly watering-hole? Roping off a section of pavement for smokers seems a very unsatisfactory solution. And claiming 'only the ground and first floors are to be used as bars, with an additional bar contained within the basement area' means there are THREE bars on THREE floors! This listed building is NOT within the 'late night activities zone', but has applied for a licence up to 1.00am on Friday and Saturday nights. Nearby residents may well be disturbed by poor acoustic control of loud music.

10/01285/A - Tesco Stores, 5 Guildhall Hill

Display of 1) 2 No internally illuminated fascia signs; 2) 2 No non-illuminated fascia signs; 3) 2 No internally illuminated hanging signs; 4) 10 No vinyl signs window/ATM signs.

We strongly object to these unnecessarily garish, intrusive, extremely bright blue signs. The present cream fascia is acceptable in this very precious historic part of Norwich, but to plaster electric blue signage across a building opposite The Guildhall is very inconsiderate. Does Tesco not have a policy concerning historic city centres? The vinyl window signs are also unsightly.

10/01124/F - 19 Riverway Court, Recorder Road

Window and door replacement works

It is important that the glazing patterns match the surrounding windows.

10/01093/F - 21 Wall Road

Erection of a single detached dwelling

This is a very large back garden development of a single-storey dwelling which entails removal of several trees, and creates a building with a footprint over twice the size of the existing house. New Government policy means that gardens are not now to be considered as brown field sites – note PPS3 Annex B:

‘Previously-developed land (often referred to as brownfield land) . . . excludes . . . land in built-up areas such as **private residential gardens**’

10/01344/NF3 - 4, 6 - 30 and 32 Joe Ellis Court

Window/door replacement works

Windows should be like for like as per design and access statement. The original windows have vertical glazing bars only.

10/01084/F - 118 Magdalen Road

Mixed development of 12 No flats, 2 No houses and a 52.6m² retail unit with associated site works

A very squashed scheme; there are too many units for the area; not enough car parking; balconies facing north; too much overlooking of other properties; there is no space to locate air sourced heat pumps and each property needs one. There is no provision for waste disposal at the retail unit

10/01208/F - Baptist Church, Silver Road

Conversion of part of Baptist Chapel to 12 self-contained apartments

There is no outside space or parking provision. Architecturally this is fine, but there are too many units and the development of the roof space is undesirable, creating apartments with no proper windows. Two storeys of flats would give much more ‘breathing space’

10/01341/NF3 -132 - 152 Barrack Street

Window replacement works

Some of these flats contain their original sash windows, although many were replaced with top-flap opening Georgian style glazing in the 1960s. The replacement windows should be like-for-like the **original** windows, otherwise the character of the building is lost. Note this is a conservation area. The new company, Connaught Partnership, who have taken over from City Care, should be aware of retaining the features which make council housing in Norwich so worthy of conservation.

10/01332/37/40/42/NF3 - Motum Road

Window/door replacement works

There are four separate applications for window replacements on Motum Road. Many of these have their original Georgian-style sash windows, though in some cases these have been replaced with totally inappropriate styles. The proposed replacement styles are **not** right; if you replace 'like-for-like' then it should be like the original style. The glazing pattern and opening method should be carefully reproduced, and glazing bars placed on the **outside** of the glass. Please try to protect the stock of extremely high-quality housing which Norwich has been fortunate to inherit.

7. City Academy (ex Earlham High School)

Although this is a County scheme MA commented on how good it looked with graded coloured panels, a curved frontage taking full advantage of the south-facing site, sharing facilities with UEA next door, etc.

MA to request that the County Council include us on any schemes which affect the city.

Contact: Victoria Manthorpe, Administrator
01603 765606
During August : 01603 492026