

**PAC Comments August 2011:**

**11/00526/U – 18 Colegate**

*Change of use from offices (Class B1) to non-residential institution (training, workshops and counselling) (Class D1)*

This is a poor application for such an important building. **Care must be taken over the use of the external areas around the building for smoking and chatting.**

**11/01011/F – 10 Castle Street**

*Alterations to shop fronts (including other external alterations) to Castle Street and Davey Place*

There is too much brash signage. The dark cladding and tinted windows and frames on the Castle Street elevation are over-bearing.

**11/01155/A – 10 Haymarket**

*Display of 1 No internally illuminated fascia sign.*

This is a crude sign on a prominent building and it does not enhance the streetscape. **We recommend refusal**

**11/01094/F – 141 Unthank Road**

*Conversion of store at rear to dwelling with erection of a replacement single storey extension*

An excellent application which positively supports sensitive design. Parking requirements are not made clear regarding the house at the back and the shop.

**11/01153/F – 304 Bowthorpe Road**

*Demolition of existing rear single storey extension and erection of two storey extension to the rear of the building and conversion of outbuilding into annexe accommodation*

The fenestration on the two storey rear elevation does not match anything else in the house or side windows. The new windows have no regularity with **the existing ones**. **No justification for the conversion of the annexe into additional accommodation is given in the application**

**11/00877/RM – Land and buildings to rear of 293 & 293A Aylsham Road**

*Reserved matters of appearance, landscaping, layout and scale for previous planning permission 08/00823/O. Proposed mixed use development comprising 88 No residences and 8,000 sq ft A2/B1 office space*

A very bland and ordinary design. The turret **feature** seems unnecessary and there is no change of window size to enhance this. **The scheme** is disappointing and a missed opportunity for a good design which would boost **the visual amenity of** this major route into the city from the airport. We understand that Chris Bennett has suggested a Building for Life Assessment and the **committee** would support this.

**11/01016/U – 10 Back of the Inns**

*Change of use from shop (Class A1) to licensed betting office (Class A2)*

We would like to comment on the signage when submitted.

**11/01174/A – Henry’s Bar**

***Application for new signage***

The signage is discreet and an improvement.

**11/00629/L – The Bethel**

***Application to carry out work to the two storey boardroom gable wall.***

The *committee is pleased to see this work being undertaken and notes* that the conditions of the planning application are being observed *in allowing limited public access to the boardroom in the future.*

**11/01231/32/33/42–Basement and ground floors of 21- 24 Royal Arcade, part rear ground floor of 18 Royal Arcade and first and second floors of 18-24 Royal Arcade**

***Change of use from shop (Class A1) to restaurant (Class A3), installation of associated plant and minor external alterations. Installation of various signs.***

The signage is discreet and seems to be of reasonable quality. We are very concerned that the architectural quality and décor of the interior is retained in this unique building. We do not approve of the external seating which will restrict pedestrian use *in the Arcade*. We are also concerned that there are adequate toilet facilities on all floors and *adequate* disabled access. *This needs to be considered further.*

***The committee note that at present the gates at either end of the Arcade are closed and locked in the evening. If the application is successful, does this mean an alteration to this procedure with possible consequences to other businesses in the Arcade?***

The “finger” signs on the *doors in the Arcade* pointing to the *main* entrance seem inappropriate and *reduce the visual amenity of the arcade elevation.*

**11/01060/F –Onley Street**

***The proposals lack any character and are therefore*** not in keeping with the surrounding properties. Was *previous* consent *given* to demolish the workshop on the site?

**11/01259/A – St Andrew’s Hall**

***It is noted that this building is grade 1 listed and a scheduled ancient monument.***

The *application gives no details of the typeface, colours etc.* We strongly recommend that this is rejected until appropriate details are available. *We hope that English Heritage will be asked to comment on the application.*

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