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Ingleton Wood
8 Whiting Road
Norwich Business Park
Norwich
Norfolk
NR4 6DN

Application Number
PF/17/0468

Date Registered
19 April 2017

Sheringham

NOTICE OF DECISION

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Location: Formerly The Shannoaks, 1 High Street, Sheringham, NR26 8JP

Proposal: Demolition of existing hotel and erection of mixed use building comprising 10 dwellings (Use Class C3) and 4 commercial units (Use Class A1/A2/A3/ A4/A5) with associated parking and highways works

Applicant: North Norfolk District Council

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby **PERMIT** the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission is granted in accordance with the plans first submitted with the application (drawing numbers):

- 31530-IW-00-XX-DR-A-0001 Rev: P03 'Existing Site Plan';
- 31530-IW-00-XX-DR-A-0012 Rev: P06 'Proposed Floor Plans';
- 31530-IW-00-XX-DR-A-0015 Rev: P04 'Proposed Sections';
- 31530-IW-00-XX-DR-A-1001 Rev: P02 'Site Location Plan';
- 21131/002 'Existing East & West Building Elevations'; and
- 21131/003 'North and South Existing Building Elevations',

and the amended plans (drawing numbers):

- 31530-IW-00-XX-DR-A-0011 Rev: P07 'Proposed Site Plan and Ground Floor Plan';
- 31530-IW-00-XX-DR-A-0013 Rev: P08 'Proposed North and East Elevations'; and

- 31530-IW-00-XX-DR-A-0014 Rev: P08 Proposed South and West Elevations' as received by the Local Planning Authority on 19 September 2017.

Reason:

To ensure the satisfactory layout and appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 3 There shall be no commencement of demolition works until such time as a contract for the redevelopment works hereby permitted have been let and a copy of that contract has been submitted to and approved in writing by the Local Planning Authority together with details of the anticipated programme for redevelopment including demolition and site clearance.

Reason:

To ensure the site's prompt redevelopment following demolition, to avoid a detrimental impact on the character and appearance of the conservation area and visual amenity of the neighbourhood, in accordance with Policies EN 8 and EN 4 of the adopted North Norfolk Core Strategy.

- 4 There shall be no works of demolition or construction, machinery operation, nor materials delivery or disposal, pursuant to the development hereby permitted, outside the hours of 0700 and 1800 on Mondays to Fridays, or between 0800 and 1300 on Saturdays, or at any time on any Sunday, Public or Bank Holiday.

Reason:

To protect the amenity of neighbouring residents in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 5 There shall be no commencement of either demolition or construction of the development hereby permitted until such time as an Environmental Management Plan has first been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details of the following:

- Access and egress routes for all HGVs;
- On-site parking for employees and personnel during the redevelopment period;
- Wheel cleaning facilities for vehicles entering/exiting the site;
- Materials and waste storage; and,
- Dust and noise suppression techniques in relation to the redevelopment works proposed.

For the duration of all phases of the demolition and construction, all traffic and activities associated with the development shall comply with the approved Environmental Management Plan.

Reason:

To ensure the provision of adequate off street parking during the redevelopment period and to prevent extraneous material being deposited on the highway in the interests of highways safety, and to protect local residential amenity, in accordance with Policies CT 5 and EN 4 of the adopted North Norfolk Core Strategy.

- 6 There shall be no commencement of construction works beyond foundation levels within the development hereby permitted until the following details have first been submitted to and approved in writing by the Local Planning Authority:

(a) samples of all proposed external brickwork;

- (b) samples of all proposed external roofing materials;
- (c) samples of all proposed external render, including finished texture and colour;
- (d) details of eaves, verges, soffits and rainwater goods;
- (e) details (to a 1:20 scale) of window designs and specifications, including appearance, materials, colour, joinery, depth of reveals;
- (f) details (to a 1:20 scale) and samples of materials of cills and headers to door and windows;
- (g) details (to a 1:20 scale) of door designs and specifications, including colour, appearance and materials; and,
- (h) details (to a 1:20 scale) of balcony designs and specifications, including colour, appearance and materials;

The development shall be constructed in full accordance with the approved details.

Reason:

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, and to protect and enhance the character of the conservation area, in accordance with Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 7** There shall be no commencement of construction works beyond foundation levels within the development hereby permitted until such time as a sample panel of external brickwork/flintwork has been erected on or near the site and the Local Planning Authority has inspected and approved these details in writing. The development shall be constructed in accordance with the approved details.

Reason:

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 8** There shall be no use or occupation of the development hereby permitted until the refuse and recycling storage areas and appropriate collection facilities have first been provided and made available for use in accordance with the capacity and locations shown on approved plan 31530-IW-00-XX-DR-A-0011 Rev: P07, and shall be retained as such thereafter.

Reason:

To ensure appropriate refuse collection arrangements are provided and to ensure an appropriate standard of amenity for future residents in accordance with Policies EN 4 and CT 6 of the adopted North Norfolk Core Strategy.

- 9** There shall be occupation of the development hereby permitted until such time as the covered cycle parking spaces have first been provided and made available for use as shown on approved plan 31530-IW-00-XX-DR-A-0011 Rev: P07. Cycle parking shall be retained as such thereafter in accordance with this detail.

Reason:

To ensure appropriate sustainable travel facilities are provided for future residents in accordance with Policies EN 4 and CT 6 of the adopted North Norfolk Core Strategy.

- 10** Prior to the first occupation of the development hereby permitted, vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number) 31530-IW-00-XX-DR-A-0011 Rev: P07 and in accordance with the highway specification (Dwg. No. TRAD 1). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not

discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

- 11** Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking, cycle parking and manoeuvring areas shall be laid out, demarcated, levelled and surfaced in accordance with the approved plan (drawing number) 31530-IW-00-XX-DR-A-0011 Rev: P07 and retained thereafter available for that specific use.

Reason:

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety, in accordance with Policy CT 6 of the adopted North Norfolk Core Strategy.

- 12** Prior to the installation of any external lighting, details shall first be submitted to and approved in writing by the Local Planning Authority. The designs of any external lighting shall be proposed to a bat-friendly specification, and shall thereafter be installed in accordance with the approved details.

Reason:

In the interests of protecting the visual amenity and character of the conservation area, to protect the residential amenity of neighbours, and to minimise the impacts on existing and enhanced foraging and roosting habitats for bats, and to avoid light pollution in accordance with Policies EN 4, EN 8, EN 9 and EN 13 of the adopted North Norfolk Core Strategy, as amplified by paragraph 3.3.70 of the explanatory text.

- 13** No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas shall be constructed until works have been carried out in strict accordance with the approved surface water drainage strategy, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure that satisfactory drainage is provided for the development in accordance with Policy EN 10 of the adopted North Norfolk Core Strategy.

- 14** Prior to the first use of the ground floor commercial premises hereby permitted, full details of any ventilation, air conditioning, refrigeration or mechanical extractor systems or any other plant and equipment to be installed as part of the approved development, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall specify measures to control noise/dust/odour from the equipment. The use of the ground floor commercial premises hereby permitted shall not be commenced until such time as the equipment has been installed in full accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). The equipment shall be maintained in accordance with the approved details thereafter.

Reason:

To control the noise, dust or odour emitted from the site in the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy as amplified by paragraphs 3.3.66-3.3.72 of the explanatory text.

- 15** Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the highway improvement works as indicated on drawing number 31530-IW-00-XX-DR-A-0011 Rev: P07 have been

submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

- 16** Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition number 15 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway network is adequate to cater for the development proposed, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

NOTES TO APPLICANT

1. The Local Planning Authority considers that it has worked positively and proactively with the applicant to address any arising issues in relation to determining this planning application, to secure a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity, in accordance with the requirements of the National Planning Policy Framework (paragraphs 186 & 187).

2. The applicant/agent is advised that no person should begin demolition of any building that has a cubic content of more than 49.55m³ (1750 cubic feet) unless the Local Authority has first been given notice in accordance with Section 80 of the Building Act 1984, and, either the Local Authority has given notice under Section 81 of the Building Act 1984 or the relevant period has expired. The details to be submitted with the notice shall include a scheme for the method of demolition and means of controlling noise and dust during demolition.

Further advice regarding demolition can be sought from the District council's Environmental Protection Team (telephone 01263 516085).

3. The applicant/agent is advised that any removal of asbestos from the site should be in accordance with the Control of Asbestos Regulations 2006, under which the applicant/agent has a duty of care. Holders of this duty must prevent escape of the waste whilst it is under their control. For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 (www.hse.gov.uk/asbestos).
4. This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Darren Mortimer telephone (01263)

516145.

If required, street furniture will need to be repositioned at the applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

5. The applicant's/developers attention is drawn to the advice provided by Anglian Water that an application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking / washing / repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Act 1991.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Decision Date 06 February 2018



Nicola Baker, Head of Planning
Acting under Delegated Authority
On Behalf of the Council

Please Note:

Please be aware that if dischargeable conditions have been imposed on this permission a fee will be payable in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008. At the time of print the fee for each request is £97.00. However, there is no limit to the number of conditions which can be discharged in any one request. Applications can be submitted on a form available on the website or by letter. If you require any further clarification please telephone (01263) 516150 or e-mail planning@north-norfolk.gov.uk

Notes relating to decisions on planning applications

1. This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

2. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development

as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*

- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* some of the above may not apply to this application

3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of part IX of the Town and Country Planning Act 1990 and as amended by part III of the Planning and Compensation Act 1991

(a) The statutory requirements are those set out in Section 78 of the Town and Country Planning Act 1990.

Please Note:

The designation of addresses, or any changes to existing addresses, must be approved by the Council. Please contact the Corporate Property Data Unit at the Council's Cromer Headquarters in this connection - telephone 01263 516048 /516013 or e-mail : llpg@north-norfolk.gov.uk