

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION

Various Properties Within Lenton Abbey Area, Nottingham

1 SUMMARY

Application No: 15/02115/PFUL3 for planning permission

Application by: Nottingham City Homes

Proposal: External wall insulation.

The application is brought to Committee because of the potential level of public interest, given the significant number of properties affected by the development.

To meet the Council's Performance Targets this application should be determined by 2nd November 2015

2 RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to:

- a) No material issues arising from any representations received beyond the Committee date until the expiry of the consultation period on 28 September 2015.
- b) The indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Head of Development Management and Regeneration.

3 BACKGROUND

- 3.1 The Lenton Abbey estate is located on the western boundary of the city with Broxtowe Borough. The estate straddles Woodside Road, a main transport corridor which runs between Derby Road to the north and University Boulevard to the south.
- 3.2 The estate was built in the post war period and is characterised by two storey red brick semi-detached or terraced dwellings with red tiled hipped roofs. Typical of this period, the estate has a distinctive road layout which to the south of Woodside Road is defined by a crescent shape (Manton Crescent) and two green squares (Enerby and Bosely Square). To the north of Woodside Road the road layout is more rectangular in form, inter dispersed with cu-de-sacs and narrow, pedestrian only access routes.
- 3.3 The dwellings have a simple traditional architectural style, with approximately 6 archetypes dispersed throughout the estate. Architectural interest takes the form of

two storey front gables, brick lintels to windows and brick porches. Dwellings are set back from road frontages which are defined by hedges and wooden fences.

- 3.4 The estate is located within a primarily residential area and is mostly surrounded by residential properties and associated community facilities. The University of Nottingham adjoins the eastern boundary of dwellings located to the east of Woodside Road.

4 DETAILS OF THE PROPOSAL

- 4.1 Planning permission is sought for solid external wall insulation to 343 dwellings within the estate. With the exception one archetype, whose front gabled elevation would remain as red brick, it is proposed to render all elevations of the dwellings. Original features such as brick soldier courses above windows and front brick porches are proposed to be retained or replicated as part of the scheme. The finish is to be a textured but smooth off white render.
- 4.2 The proposed scheme includes all rented properties managed by Nottingham City Homes (NCH) on the estate. It forms the latest phase of insulation of NCH managed social housing within the City, with insulation being successfully completed in Aspley, Bulwell and Clifton. European and ECO funding is being secured to assist with the delivery of the scheme. Green Deal Communities funding is also to be used to support the inclusion of private home owners, at reduced cost. Private dwellings are not included in the current proposal but given the interest shown by homeowners at marketing events in the area, it is anticipated that additional privately owned properties will come forward as the scheme rolls out across the estate.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

25 site notices were posted around the area with an expiry date of 28th September 2015. No comments have been received at the time of writing this report.

Prior to the submission of the planning application NCH carried out consultation with the Lenton Abbey residents, informing all tenants of the proposed insulation works to their properties, carrying out a marketing exercise of over 500 privately owned properties on the estate, and also consulting with local community groups and ward councillors. NCH have stated that Lenton Abbey residents welcomed the insulation scheme and the benefits it would bring in saving energy.

6 RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies. While planning applications still need to be determined in accordance with the development plan unless material planning considerations indicate otherwise, the NPPF is a material consideration in the assessment of this application.

The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of

the NPPF lists the core planning principles that should underpin decision taken on planning applications. Of particular relevance to this application is the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and to contribute to conserving and enhancing the natural environment and support the transition to a low carbon future.

Aligned Core Strategy

Policy A: Presumption in Favour of Sustainable Development - working proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy 1: Climate Change - development proposals will be expected to mitigate against and adapt to climate change.

Policy 10: Design and Enhancing Local Identity - new development should be designed to create an attractive, safe, inclusive and healthy environment.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- i) Design and Impact on the Streetscene;
- ii) Impact on Residential Amenity.

Issue i) Design and Impact on the Streetscene (Policy 10 of the Aligned Core Strategy)

- 7.1 This post war estate has a strong traditional character which is reinforced by all properties being built in the same red brick. The proposed scheme to insulate with a white render finish would, given the number of dwellings included in the scheme, result in a change in that character and area's streetscenes.
- 7.2 The brickwork of many properties is however in poor condition and a large proportion of the properties are plain in terms of their detailing. Additionally, there are examples of exiting properties throughout the estate that have been rendered or clad by their owners at some point in the past. It is considered that little would be lost by applying external cladding to the extensive number of properties proposed and around window and door openings the deeper reveal would add further interest to their elevations. Not all of the properties are likely to be insulated as not all private homeowners are expected to take up the scheme. This would result in varied streetscenes of both rendered and brick properties being established across the estate. Further interest would be provided by the front elevation of the most interesting archetype, with its projecting front two storey gable and tiled eaves, remaining as red brick. The scheme also ensures that original features such as brick soldier courses above windows and the raised brick banding, would be replicated within the applied insulation, to break up the facades.
- 7.3 The proposed scheme would clearly result in large scale change in the character and appearance of the estate, however much has been done to ensure that the detailing is sensitive to the differing property archetypes. The introduction of render would move away from the very traditional and entirely red brick character of the estate. However, it would also significantly refresh the character and appearance of

the properties individually and the estate as a whole, creating a variety and interest within the streetscenes that does not currently exist. Critically, it is also recognised that the purpose of the scheme is to provide significant benefit to residents through the improved thermal performance of these single brick skin properties, leading to a reduction in energy use and fuels bills. On balance, the proposal is therefore considered to comply with Policy 10 of the Aligned Core Strategy.

Issue ii) Impact on Residential Amenity (Policy 10 of the Aligned Core Strategy)

- 7.4 Having regard to the appearance of the proposed cladding and its relationship with adjoining properties which are not to be clad, it is considered that the proposal would have an acceptable impact on neighbouring residents. The proposal therefore complies with Policy 10 of the Aligned Core Strategy.

8. SUSTAINABILITY (Policy 1 of the Aligned Core Strategy)

- 8.1 The proposal constitutes sustainable development in terms of the significant thermal improvement that the external wall insulation would provide for a large number of properties. The proposal therefore complies with Policy 1 of the Aligned Core Strategy.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Transforming Nottingham Neighbours – Helping to support sustainable communities by meeting family needs.

14 CRIME AND DISORDER ACT IMPLICATIONS

None.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 15/02115/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NSPKX9LY00L00>

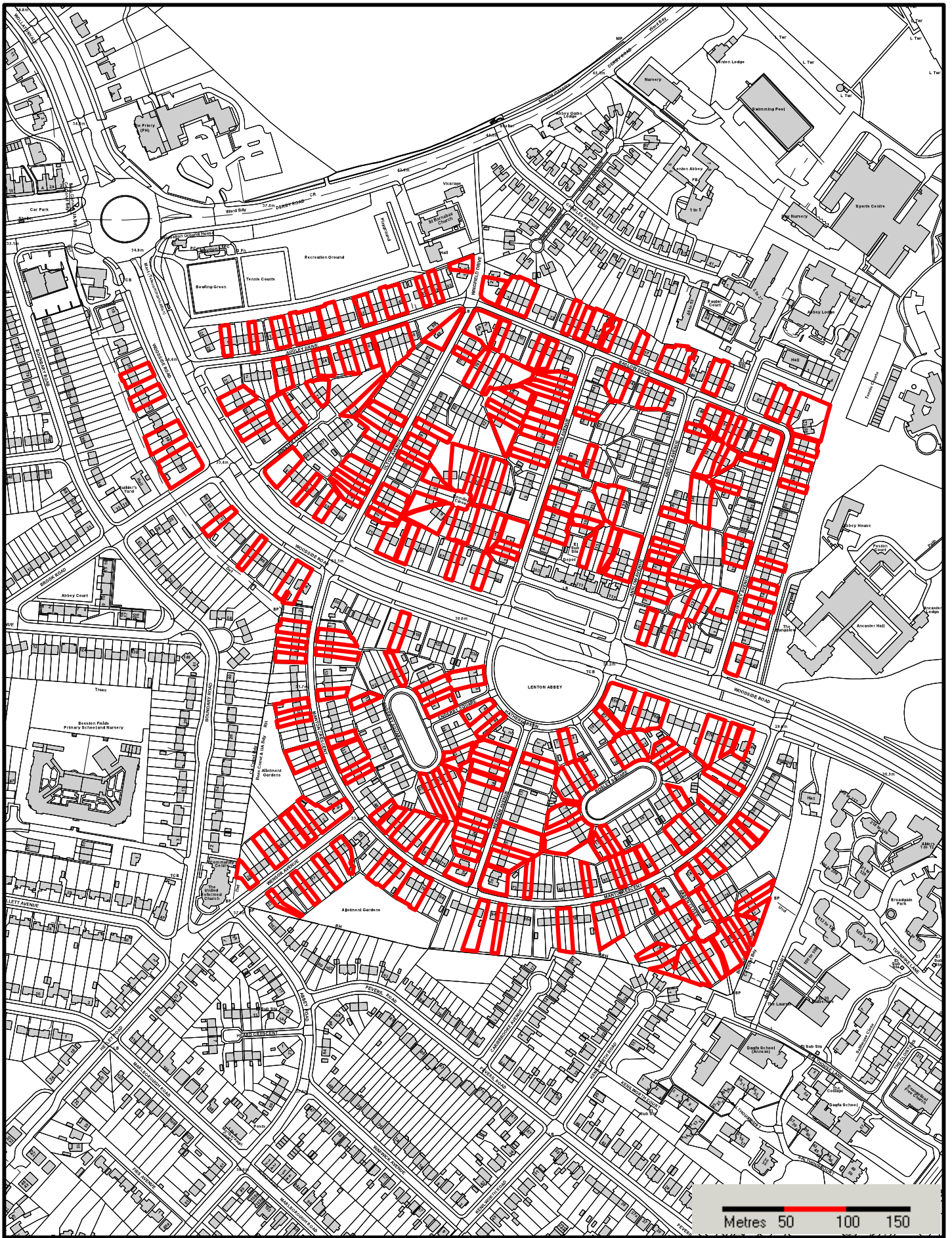
17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)

Contact Officer:

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Nottingham
City Council

My Ref: 15/02115/PFUL3

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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 15/02115/PFUL3
Application by: Nottingham City Homes
Location: Various Properties Within Lenton Abbey Area, Nottingham,
Proposal: External wall insulation.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

There are no conditions in this section.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

There are no conditions in this section.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

2. Unless the Local Planning Authority has otherwise agreed in writing to the use of alternative materials, the walls of the properties shall be insulated using PermaRock External Wall Insulation system with PermaRock K-finish through colour acrylic textured render with a cool white finish. Cill and verge flashing shall be constructed in powder coated aluminium coloured

grey RAL 7011.

Reason To ensure that the appearance of the development will be satisfactory in accordance with Policy 10 of the Aligned Core Strategy.

Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 7 September 2015.

Reason: To determine the scope of this permission.

Informatives

1. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 15/02115/PFUL3

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

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.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.