

# THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

## LISTED BUILDING CONSENT

### Part 1 - Particulars of Application

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Reference No :- **06/07/0296/LB**

Submitted :- 23rd March 2007

**Development at :-**

6 - 8 George Street  
Great Yarmouth  
Norfolk

**For :-**

Wind out canopy

**Agent :-**

Mr B McCallion  
6 - 8 George Street  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr B McCallion  
6 - 8 George Street  
Great Yarmouth  
Norfolk

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice that Listed Building Consent has been granted for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

Conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is:-

Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 14th August 2007.

The reason for the condition is :-

For the avoidance of doubt.

3. A minimum vertical clearance of 2.44 metres shall be maintained between the lowest part of the blind and the pavement.

The reason for the condition is :-

In the interest of highway safety.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for alterations and extensions to Listed Buildings set out in Policy BNV4 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

## LISTED BUILDING CONSENT

### Part 1 - Particulars of Application

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Reference No :- **06/07/0340/LB**

Submitted :- 10th April 2007

**Development at :-**

10 George Street  
Great Yarmouth  
Norfolk

**For :-**

Extension to cafe seating  
area, new door through  
party wall and new disabled  
toilet facility

**Agent :-**

Mr B McCallion  
6 - 8 George Street  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr B McCallion  
6 - 8 George Street  
Great Yarmouth  
Norfolk

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice that Listed Building Consent has been granted for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

Conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is:-

Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The outside seating area shall not be brought into operation until details of the type and materials of the seats and tables to be used together with details of a means of enclosure to be installed shall be submitted to and approved by the Local Planning Authority and thereafter maintained in accordance with such details as may be approved.

The reason for the condition is :-

To ensure that the installation complies with the Council's Outdoor Seating Guide in the interests of the visual amenities of the area.

3. The tables and chairs and enclosing barrier shall be removed from the pavement when the cafe is not open for business and in any event no later than midnight.

The reason for the condition is :-

In the interests of the visual amenities of the area.

4. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 14th August 2007.

The reason for the condition is :-

For the avoidance of doubt.

5. NOTES - Please read the following notes carefully:-

The applicant is advised to refer to Borough Council's Outdoor Seating Guide 2007 with regard to the type and style of tables, chairs and barriers together with means of enclosure for such areas acceptable to the Council.

The applicant is reminded of the need to obtain the necessary Highways Amenity Licence (Street Cafe) in order to use the section of the pavement hereby permitted under Planning Legislation.

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0190/F**

Submitted :- 23rd February 2007

**Development at :-**

The Royal Oak Public House  
The Green  
Ormesby St Margaret  
Great Yarmouth NR29 3JT

**For :-**

Conversion of the old pub  
into two town houses and  
four flats. Construction of  
ten new houses

**Agent :-**

Chaplin Farrant Ltd  
51 Yarmouth Road  
Norwich  
NR7 OET

**Applicant :-**

Cripps Developments Limited  
Dencora House  
Blyburgate  
Beccles  
Suffolk NR34 9TY

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal constitutes an overdevelopment of the site which would not provide the quality of housing environment expected in new development. Moreover, in terms of layout and the design of the dwellings the proposal represents an inappropriate form of development for the centre of the village which would be lacking in adequate car parking provision and would not enhance the character and appearance of the Ormesby St Margaret Conservation Area within which the site is located. It is considered, therefore, that the proposal is contrary to Policies HOU7 (criterion (A)), HOU15, HOU16, BNV9, BNV10 and TCM17 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 24th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0469/F**

Submitted :- 24th May 2007

**Development at :-**

15 Mill Lane  
Bradwell  
Great Yarmouth  
Norfolk, NR31 8HL

**For :-**

Extensions for utility lounge  
and bedrooms

**Agent :-**

Mr J Tate  
15 Mill Lane  
Bradwell  
Great Yarmouth  
Norfolk, NR31 8HL

**Applicant :-**

Mr J Tate  
15 Mill Lane  
Bradwell  
Great Yarmouth  
Norfolk, NR31 8HL

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. The development shall be carried out in accordance with the plan received by the Local Planning Authority on the 24th May 2007.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 22nd August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0475/F**

Submitted :- 25th May 2007

**Development at :-**

219 Northgate Street  
Great Yarmouth  
Norfolk

**For :-**

Construction of four town  
houses with integral garages  
and change of use of bungalow  
from wardens acc. to dwelling

**Agent :-**

Andrew Middleton  
1 Clarence Road  
Gorleston on Sea  
Great Yarmouth  
Norfolk NR31 6DT

**Applicant :-**

Mr & Mrs P Self  
Lady Hamilton House  
Duncan Hall  
Scratby, Great Yarmouth  
Norfolk

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The application site is within an area which has been identified by the Environment Agency as being at risk from flooding. Planning Policy Statement 25 states that those proposing development within such areas are responsible for providing an assessment of whether the proposed development is likely to be affected by flooding, whether it will increase flood risk elsewhere and of measures proposed to deal with these effects and risks. The Flood Risk Assessment does not address the following issues and is therefore contrary to the above mentioned guidance:-
  - i) Flood Risk from surface water
  - ii) Tidal Flood Risk- Overtopping Analysis
  - iii) Ensuring a Safe development in respect of, People, Buildings and Access/Egress/Rescue. It is essential that the inside of all buildings should remain dry in the design event inclusive of climate change in order that the proposed development may be deemed to be sustainable in flood risk terms.
  - iv) Inadequate details have been submitted to determine the acceptability of soakways to deal with the disposal of surface water.
2. The Design and Access Statement does not adequately address the appearance and scale components of the scheme in terms of the information provided assess the acceptability of the proposal in relation to nearby buildings and the Town Wall opposite the site.

Date: 21st August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0515/F**

Submitted :- 12th June 2007

**Development at :-**

Potters Leisure Resort  
Coast Road  
Hopton on Sea  
Great Yarmouth NR31 9BX

**For :-**

Extension to Atlas Theatre and  
Laundry facilities

**Agent :-**

AAK Design Associates Ltd  
Wolseley House  
1 Quay View Business Park  
Lowestoft Suffolk  
NR32 2HD

**Applicant :-**

Potters Leisure Resort  
Coast Road  
Hopton on Sea  
Great Yarmouth  
NR31 9BX

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. The development shall be carried out in accordance with the plans received by the Local Planning Authority on the 12th June 2007.

The reason for the condition is:

For the avoidance of doubt.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement detailing how this unsuspected contamination shall be dealt with.

The reason for the condition is :-

To ensure that the proposed development does not cause pollution of controlled waters and that development complies with approved details in the interests of protection of Controlled Waters.

4. INFORMATIVE NOTE: The applicant's attention is drawn to the attached letter from Norfolk Fire & Rescue Service and the need to comply fully with their requirements.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 23rd August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0551/F**

Submitted :- 25th June 2007

**Development at :-**

Conifers, Main Road  
Filby  
Great Yarmouth  
Norfolk, NR29 3HN

**For :-**

One and a half storey side  
extension

**Agent :-**

Graham Brown Arch. Services  
Baltimore  
Main Road  
Filby  
Great Yarmouth NR29 3HN

**Applicant :-**

Mr T Gardner  
Conifers, Main Road  
Filby  
Great Yarmouth  
Norfolk, NR29 3HN

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0561/F**

Submitted :- 26th June 2007

**Development at :-**

12 Laurel Drive  
Bradwell  
Great Yarmouth  
Norfolk NR31 8PB

**For :-**

Proposed demolition of  
existing balcony and new  
ground and first floor  
extension

**Agent :-**

Chris Beckett Architectural Co  
23 Blackbird Close  
Bradwell  
Great Yarmouth  
NR31 8RT

**Applicant :-**

Mr A Martins  
12 Laurel Drive  
Bradwell  
Great Yarmouth  
Norfolk NR31 8PB

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 22nd August 2007.

The reason for the condition is :-

For the avoidance of doubt.

3. NOTES - Please read the following notes carefully:-

The applicant is reminded to ensure that the necessary agreement has been reached with the neighbour for any part of the proposed structure that overhangs the adjoining property.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 22nd August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0585/F**

Submitted :- 4th July 2007

**Development at :-**

37 Prince of Wales Road  
Caister  
Great Yarmouth  
NR30 5UA

**For :-**

Brick wall to front garden  
with decorative steel panels  
between piers

**Agent :-**

Mr M Curtis  
37 Prince of Wales Road  
Caister  
Great Yarmouth  
NR30 5UA

**Applicant :-**

Mr M Curtis  
37 Prince of Wales Road  
Caister  
Great Yarmouth  
NR30 5UA

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. No part of the proposed structure shall overhang or encroach upon highway land and no gate shall open outwards over the public footway.

The reason for the condition is :-

In the interests of highway safety.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0591/F**

Submitted :- 5th July 2007

**Development at :-**

151 Beccles Road  
(Land to rear of)  
Gorleston, Great Yarmouth  
Norfolk, NR31 8BL

**For :-**

Proposed new chalet bungalow  
with car space

**Agent :-**

Chris Beckett Architectural Co  
23 Blackbird Close  
Bradwell  
Great Yarmouth  
Norfolk NR31 8RT

**Applicant :-**

Mr Andrew David Ellis  
151 Beccles Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 8BL

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed erection of a dwelling on the rear garden of this property would result in an overdevelopment of a restricted site resulting in a lack of residential amenity and the creation of a poor quality of environment for the future occupiers of the dwelling.

The proposed development would leave the existing dwelling with very little private amenity space and would appear cramped in relation to its surroundings.

The erection of a chalet bungalow on this site would also be out of character with the surroundings and would, by virtue of its proximity to the boundary, be unneighbourly and result in overshadowing of the rear garden of the adjoining property no. 149 Beccles Road.

The proposal would therefore be contrary to Policies HOU15, 17 and Criteria (A) and (E) of Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan which seek to safeguard the character and form of settlements and protect the amenities of the occupiers of nearby dwellings.

Date: 22nd August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0608/F**

Submitted :- 10th July 2007

**Development at :-**

The Kings Arms  
229 Northgate Street  
Great Yarmouth  
Norfolk, NR30 1BG

**For :-**

Smoking shelter to rear

**Agent :-**

Mr M and Mrs L Pywell  
229 Northgate Street  
Great Yarmouth  
Norfolk, NR30 1BG

**Applicant :-**

Mr M and Mrs L Pywell  
229 Northgate Street  
Great Yarmouth  
Norfolk, NR30 1BG

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The proposed siting of the smoking shelter in close proximity to the nearby residential properties is considered by the Local Planning Authority to be an unneighbourly form of development that will give rise to additional noise and disturbance to the occupiers of the adjacent properties. Furthermore the siting of the shelter in close proximity to the dwellings in Eden Place will adversely effect the residential amenities of the adjoining occupiers by reason of overshadowing and loss of visual amenity.

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0645/F**

Submitted :- 19th July 2007

**Development at :-**

Abbotswood, School Lane  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6RW

**For :-**

Conservatory at rear of  
property

**Agent :-**

Mr Moore  
Abbotswood, School Lane  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6RW

**Applicant :-**

Mr Moore  
Abbotswood, School Lane  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6RW

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

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. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 24th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990  
Advertisements) Regulations 1992

Town and Country Planning (Control of

## CONSENT TO DISPLAY ADVERTISEMENTS

### Part 1 - Particulars of Application

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Reference No :- **06/07/0614/A**

Submitted :- 10th July 2007

**Development at :-**

11-12 Marine Parade  
(Harry Ramsdens)  
Great Yarmouth  
Norfolk

**For :-**

Shop signage

**Agent :-**

Gareth Hughes  
Widd Signs, Maserati House  
Gelderd Road  
Leeds LS12 1AS

**Applicant :-**

Harry Ramsdens  
169 Euston Road  
London  
NW1 2AE

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the above mentioned Regulations that consent has been granted for the display of the advertisements referred to in Part 1 hereof in accordance with the standard conditions 1 to 5 as set out overleaf and to the following additional conditions:-

1. The proposed sign shall not be illuminated intermittently.

The reason for the condition is:-

To preserve amenity and prevent danger to road users.

2. No light source shall be directly visible to drivers of vehicles using the adjoining highway(s).

The reason for the condition is:-

To prevent glare or dazzle in the interests of highway safety.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy BNV22, BNV25 and BNV26 of the Great Yarmouth Borough-Wide Local Plan.

Date: 20th August 2007

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Head of Planning & Development  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth