



Planning Committee
Monday, 2nd September, 2024 at 10.00 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Presentation on Applications (Pages 2 - 123)**

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

2 September 2024

Agenda Item 9

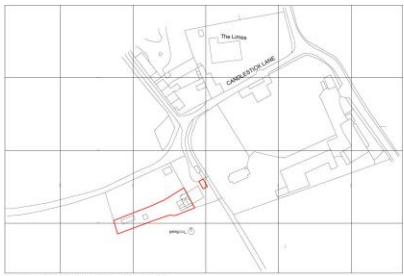
2



23/01 446/F

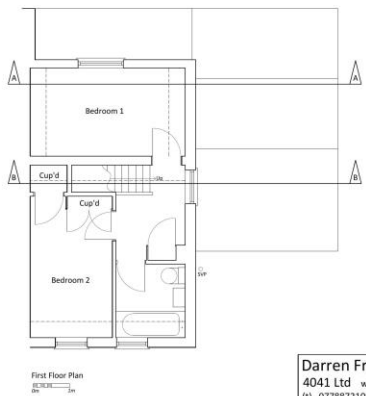
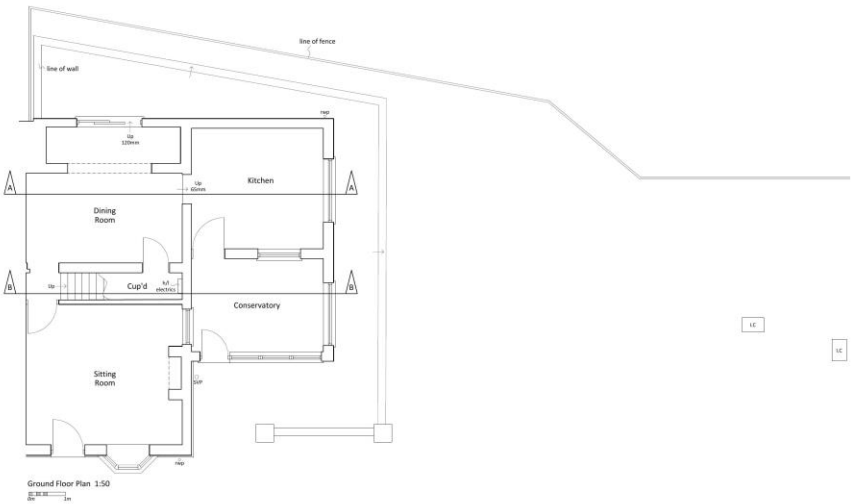
3





Location Plan 1:1250 @ a1

4



This drawing is for Planning Application purposes only - NOT FOR CONSTRUCTION.
 All measurements and boundaries must be checked (do not scale this drawing) and verified on site and all services must be established (checked for and located by contractor prior to any works being carried out).
 This drawing must be read in conjunction with other consultant drawings/calculations, any variation or construction should be raised and reported immediately.
 All construction must be carried out to comply with British Standards, Codes of Practice and HSE legislation.
 Existing building must be assessed for asbestos/fibrous containing materials, via R&D Survey and appropriate actions undertaken and measures in place to remove carefully and dispose in accordance with current standards prior to any demolition.
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Borough Council of
 King's Lynn &
 West Norfolk

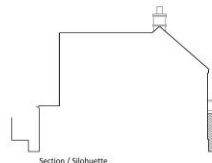
Darren French Architect
 4041 Ltd www.architect4041.co.uk
 (t) 07788721087
 (e) darren.french@architect4041.co.uk



Rose Cottage, Watery Lane, Grimston
 Existing
 Drawing No. : 4041_281/01 Rev D a1paper



Front Elevation - North (1:100)



Section / Silhouette



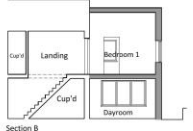
Rear Elevation - South



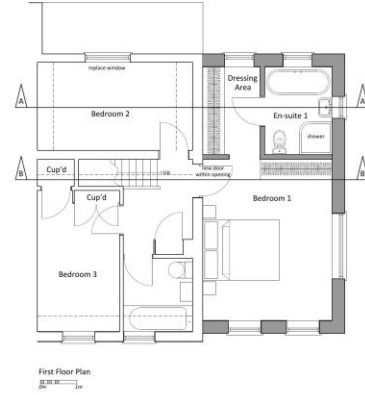
Side Elevation - West



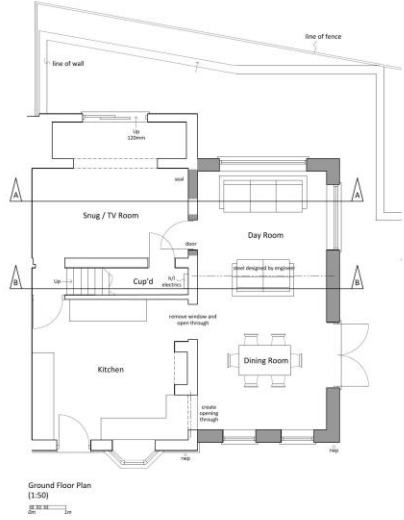
Section A



Section B



First Floor Plan



Ground Floor Plan



Site Plan 1:500

5

9



View south from access at the corner of Candlestick and Watery Lane

7



View towards Candlestick Lane



8



View towards Watery Lane

6



View towards neighbouring dwelling, their plot and application site beyond.



10



View west towards neighbouring amenity space with further land in ownership beyond and application site.



11



View south showing neighbouring dwelling, their plot/land in ownership and application site.



12



View towards application site and boundary.





View east within land in ownership of neighbour to the north of application site.





View south-east towards application site within land in ownership of neighbour to the north of application site.





Rear of neighbouring dwelling looking west towards application site.



Rear of neighbouring dwelling looking west towards application site.



17



Front elevation of dwelling.





Existing side projection to west of dwelling





View west within application site.



20



Additional view west towards further outbuilding.





View east within application site towards existing dwelling.



22



Rear of existing dwelling looking east towards neighbouring plot.



23



Rear of existing dwelling looking east towards neighbouring plot/rear amenity space.



24



View north from application site.



25



Google Maps view of site and surroundings.

Speaker Slides

Mark Dye

26



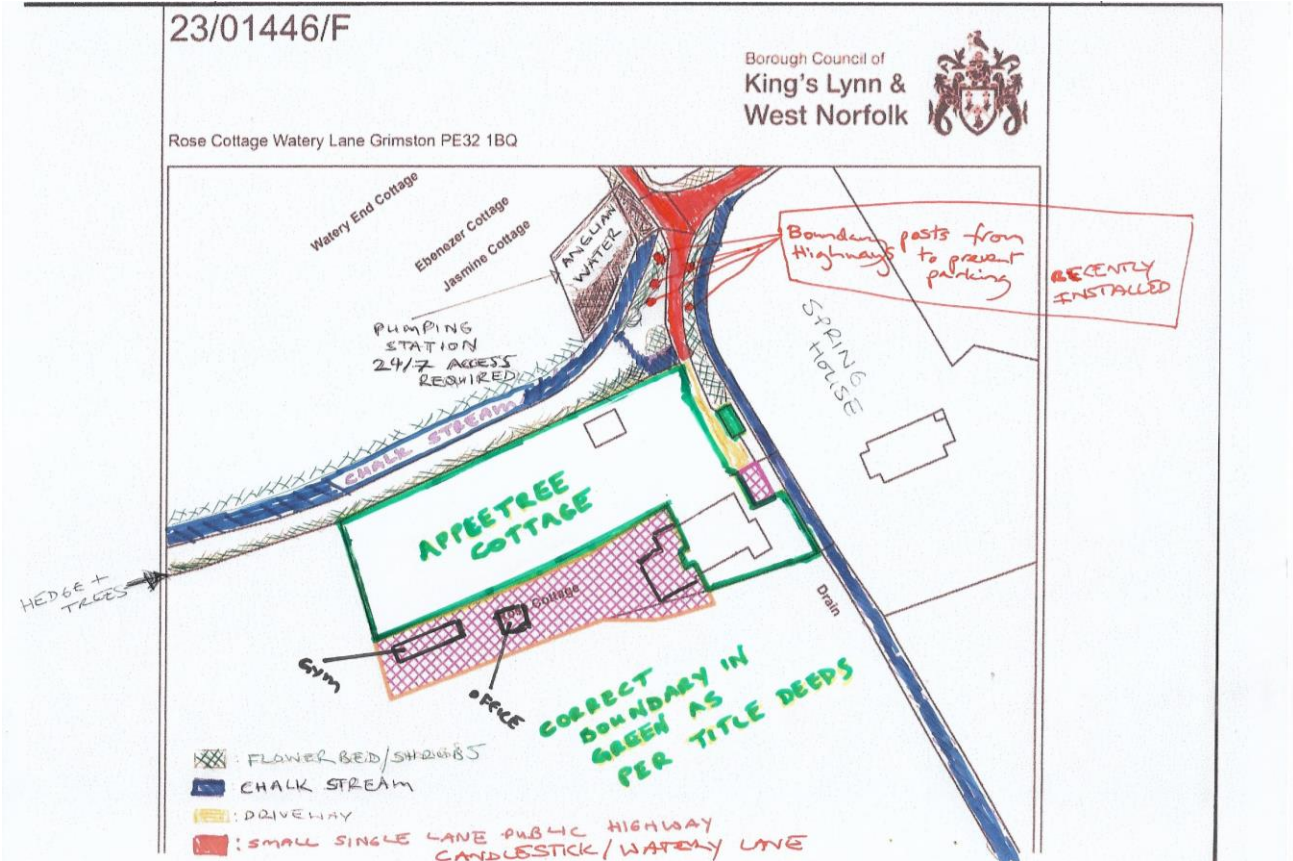
MATERIAL OBJECTIONS TO PROPOSED EXTENSIONS AND ALTERATIONS TO ROSE COTTAGE

27

**Carolyn Billingham and Mark
Dye**
Appletree Cottage



The correct layout: Appletree vs. Rose Cottage. The latter completely landlocked with no private driveway or curtilage for access.



How proposed extensions would overlook our private front garden.

29



We would lose **all existing privacy**

How our private front garden would be over



Trees to the side which provide privacy after large historical hedge removed by owners of Rose cottage



How our private back garden would be overlooked



32



How our private back garden would be overlooked



Flawed Logic: Safe Public Highways and Access

3/01446/F



View south This one demonstrates the proposed development. lestick and zoom

Borough Council of King's Lynn

34



The driveway in reality: no room for site traffic or vehicles

35



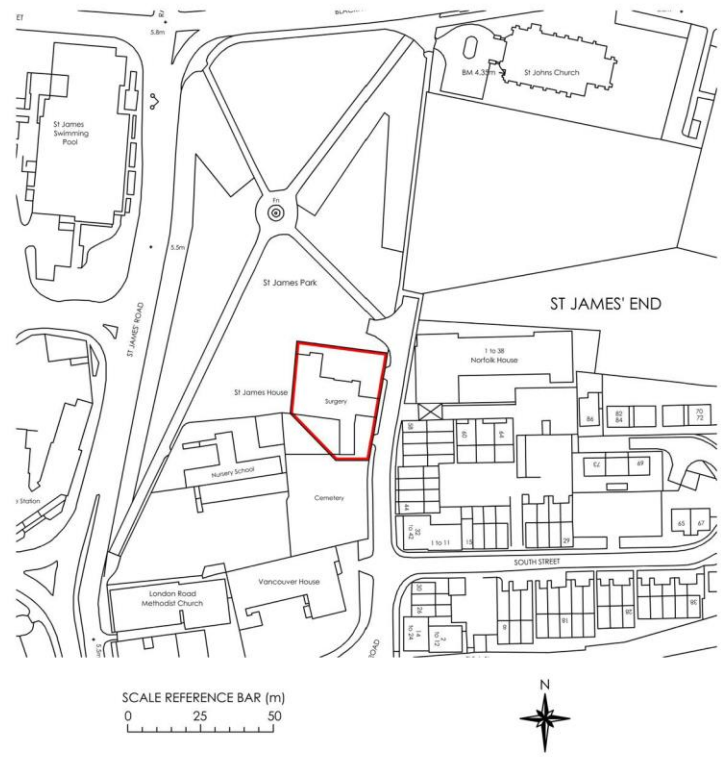
And Highways agree: No parking on the public highway either.



24/00622/FM

36





2583-00 Location Plan

Scale 1:1250 @ A4

St James Medical Centre,
County Court Road, King's Lynn

Ian H Bix Associates Ltd, Sandpiper House,
Leete Way, West Winch, King's Lynn, Norfolk, PE33 0ST
Tel No - 01553 844077 Fax No - 01553 844078

Ian. H. Bix Member Chartered Institute of Architectural Technologists



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Notes

- The ownership of the plans is the property of Sir Iain Beckett. They shall not be copied without the written consent of Sir Iain Beckett.
- Responsibility for the accuracy of the plan rests with the Client. It is recommended that the Client should obtain professional advice from a qualified surveyor or other professional to verify the accuracy of the plan.

Revisions

Rev.	Date	Description
A	10/11/2023	Plan updated following the IAD
B	09/01/2024	Levels and the plan details updated
C	02/02/2024	Room names added to unnumbered rooms.
D	02/02/2024	Finishing on 10 levels and the plan.

IAN · H · BIX Associates Ltd
 S C I A T
ARCHITECTURAL AND BUILDING CONSULTANTS
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 KING'S LYNN, NORFOLK PE33 0EP
 TEL: 01553 844777 FAX: 01553 844878
 EMAIL: info@ianhbix.co.uk WEB: www.ianhbix.co.uk

Project:
**Alterations
 St James Medical Practice
 County Court Road,
 King's Lynn**

Drawing Title:
Plans as Existing

Scale: 1:100 @ A1
 Date: October 2023
 Drawn: JAF

Drawing No.: **2583-01D**

39

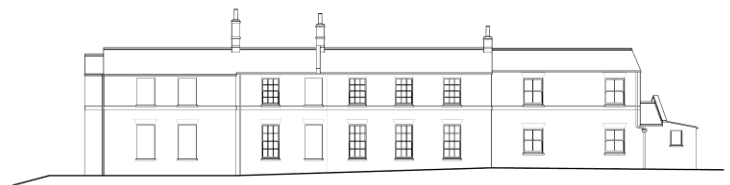


East Elevation 1:100

SCALE REFERENCE BAR (M)
0 1 2 3 4 5



North Elevation 1:100



West Elevation 1:100



South Elevation 1:100

Notes

- The copyright of this drawing is the property of Ian H Bix Associates Ltd and must not be copied without their consent.
- Responsibility for the information on this drawing rests with the Client and any third party and any third party should refer to the information on the drawing.

Revisions		
4	13/11/2023	Additional details added to elevations.
5	20/01/2024	Chimney updated. Ground level amended.

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Associates Ltd
M · C · E · A · T
ARCHITECTURAL AND
BUILDING CONSULTANTS
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Project:
Alterations
St James Medical Practice
County Court Road,
King's Lynn

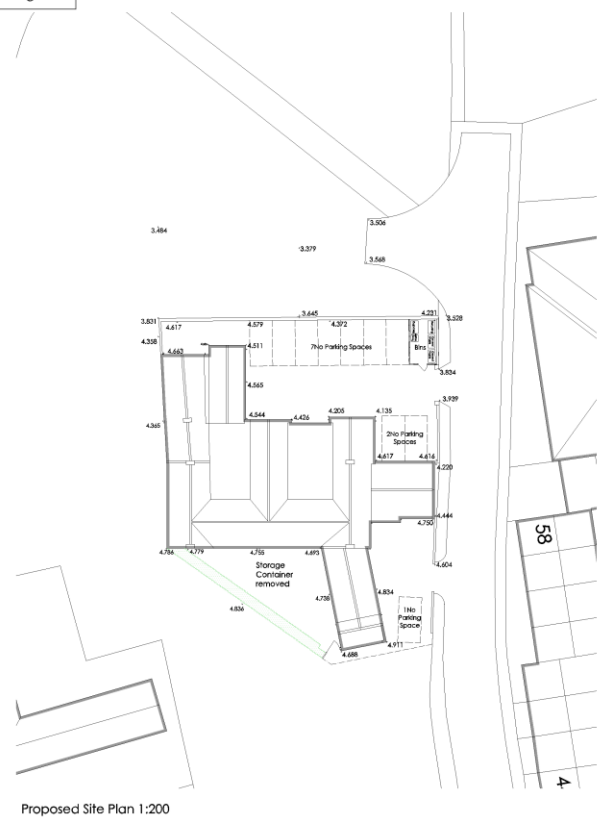
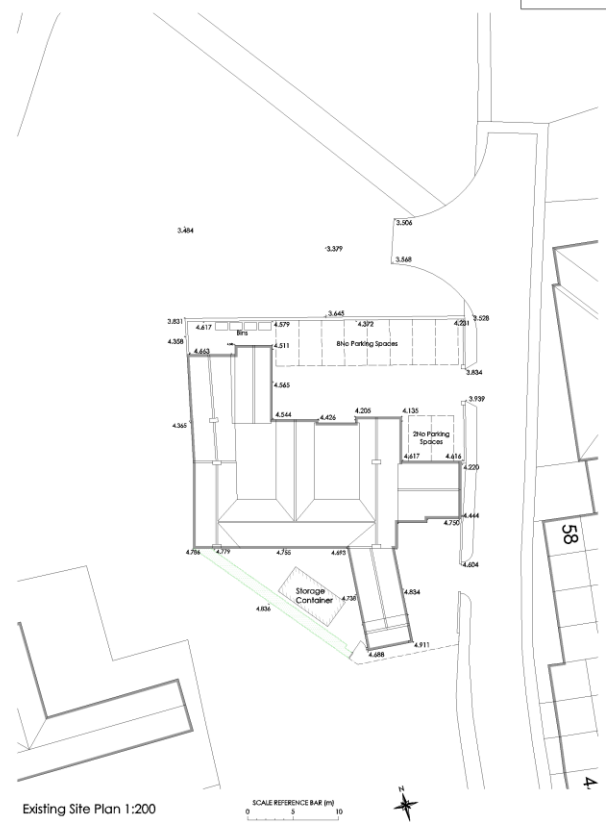
Drawing Title
Elevations as Existing

Scale: 1:100 @ A1
Date: October 2023
Drawn: JAF

Drawing No.
2583-02B

40

Existing Site and Floor Levels to remain Unchanged



Notes

1. The responsibility of the planning of the property of the 17th Floor Association. (See also 2018, 19th Floor Association).
2. Measurements to be checked on-site by the Contractor prior to commencement of any works and any discrepancies brought to the attention of the Designer.

Revisions

A	09/07/24	Proposed position of bins changed to north East corner with loss of one parking space.
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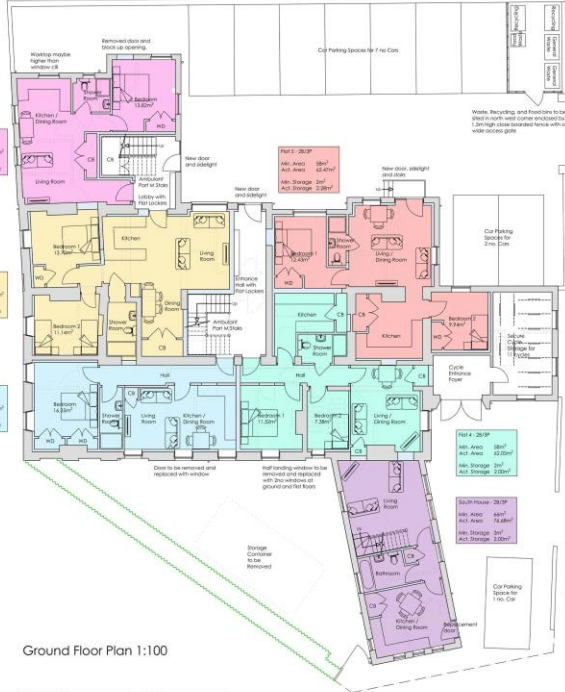
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ARCHITECTURAL AND BUILDING CONSULTANTS
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 EMAIL: IAN@IANHBIX.CO.UK, WEB: WWW.IANHBIX.CO.UK

Project
Proposed Conversion of St James Medical Practice to Residential Flats
 County Court Road
 Kings Lynn

Drawing Title
Site Plan as Existing and Proposed

Scale: 1:200 @ A1
 Date: March 2024
 Drawn: JAF / IHB

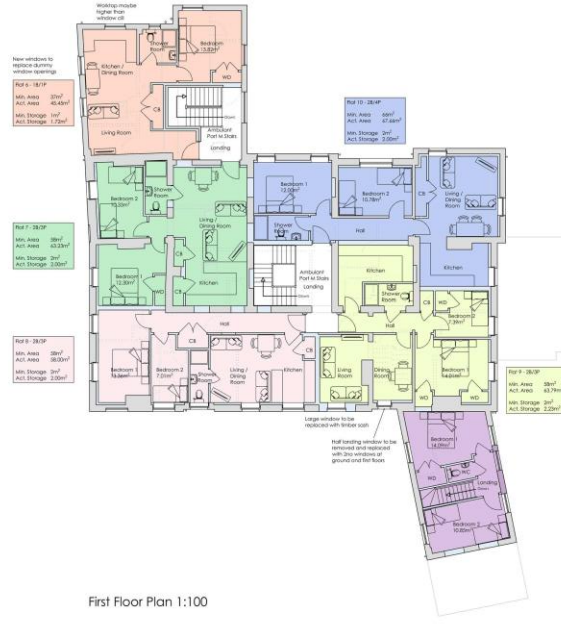
Drawing No.
2583-06A



	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6
Min. Area	576	696	476	588	492	516
Max. Area	45	140	81	83	83	83
Min. Storage	1.0	2.0	1.0	1.0	1.0	1.0



Existing Site and Floor Levels to remain Unchanged



	Floor 7	Floor 8	Floor 9	Floor 10	Floor 11	Floor 12
Min. Area	684	492	492	516	492	492
Max. Area	45	83	83	83	83	83
Min. Storage	1.0	1.0	1.0	1.0	1.0	1.0



Notes

- The photographs of the site at the property of the Association are to be used for the proposed development and the site should be checked for any other changes or variations to the site.
- Dimensions to be checked on site by the Contractor.
- The site should be checked for any other changes or variations to the site.

Revisions

- | Revised | Description |
|------------|---|
| A 17/01/24 | Windows added to the east side of flat 1 & 6 and layouts amended. Flat 3, 4, 8 & 12 Kitchen layouts amended. Flat 3 Kitchen and Shower Room layouts amended. Notes added. |
| B 06/02/24 | Project Drawing Title Amended. |
| C 22/03/24 | Extra car parking space added. Communal bins added for recycling general waste and food waste. |
| D 06/05/24 | Plans amended to show chimney breast retained. Rooms layouts amended percentage. |
| E 17/04/24 | Cycle and Bin Store amended to show Cycles only, with 1 no space per flat (11 no. bins). Bins provided externally as communal units. |
| F 08/07/24 | Position of bins moved away from both to north east corner and enclosed with henced area. One car park space removed. |

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Project: Proposed Conversion of St James Medical Practice to Residential Flats
 County Court Road
 Kings Lynn

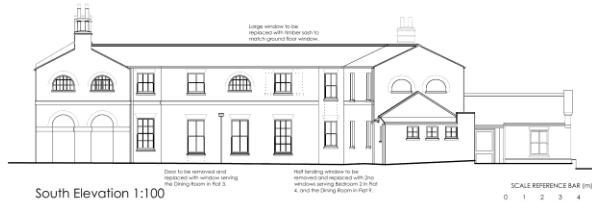
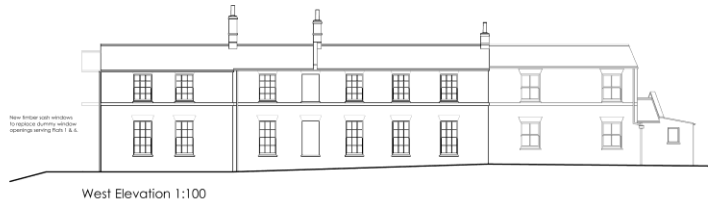
Drawing Title: Plans as Proposed

Scale	Date	Drawn
1:100 @ A1	December 2023	JAF

Drawing No: 2583-03F



Existing Site and Floor Levels to remain Unchanged



Notes

- The background of the elevations are the property of Ian H Bix Associates Ltd and shall not be cleared without their consent.
- Responsibility for the architectural style and construction shall remain with the client and any modifications shall be agreed in writing with the client.

Revisions	
A	17/01/24 Windows added to the east side of Refs 1 & 2. Large window serving Ref 1 replaced with half to match existing ground floor window. Extensions in the background greyed out.
B	04/02/24 Project Drawing file Amended

IAN · H · BIX Associates Ltd
 ARCHITECTURAL AND BUILDING CONSULTANTS
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 TEL: 01553 844577 FAX: 01553 844578 EMAIL: info@ihbix.co.uk WEB: www.ihbix.co.uk

Project: Proposed Conversion of St James Medical Practice to Residential Flats County Court Road Kings Lynn

Drawing Title: Elevations as Proposed

Scale: 1:100 @ A1
 Date: December 2023
 Drawn: JAF / JFB

Drawing No: 2583-04B

43



Front (eastern) Elevation fronting County Court Road



44



45



Front (eastern) Elevation fronting County Court Road

46



Side and rear - facing westwards

47



South-west (rear) elevation



48



South-west (rear) elevation



49



South-west (rear) elevation



50



South-western boundary

51



52



53



South-western elevation and adj. cemetery



54



55



Western elevation



56



Western elevation



57



Western elevation in context with nursery school



58



North elevation from The Walks



59



North elevation



60



North elevation



61



North boundary wall adj. County Court Road flats



62



63



Parking area within the site to the north



64



24/00349/F

65





66



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Unit 12, Drove Orchards, Thornham Road,
Holme-next-the-Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
The Cedars
Hamilton Road West
Old Hunstanton

Title:

Location Plan
Existing

Scale(s): As Shown@A4 Date: 08/03/24

Drawn: SS Checked: RS

Drawing issued for: PLANNING

Dwg No. 699-S101 Rev: -

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Location Plan Scale 1:1250

Rev.	Date	Description
A	20/01/24	Original
B	20/02/24	Changes after Planning
C	20/03/24	Changes after Planning Officer Comments
D	20/04/24	Revised planning consent



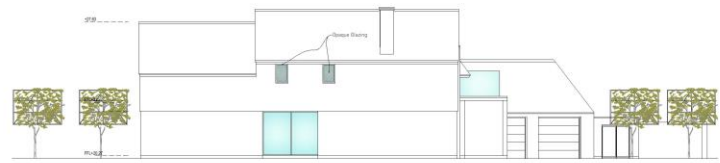
West Elevation - As Proposed
Scale 1:100



North Elevation - As Proposed
Scale 1:100

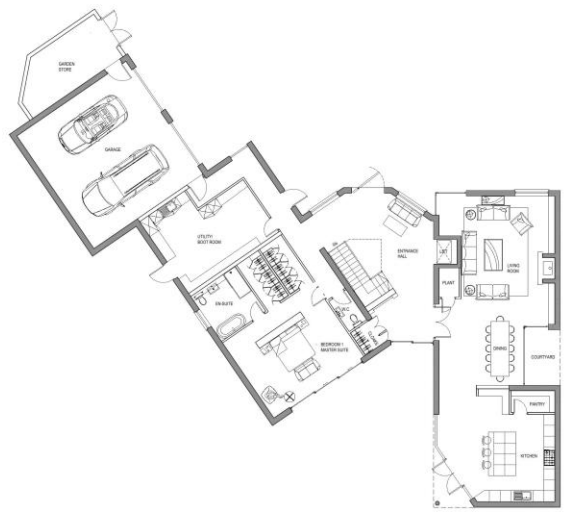


South Elevation - As Proposed
Scale 1:100

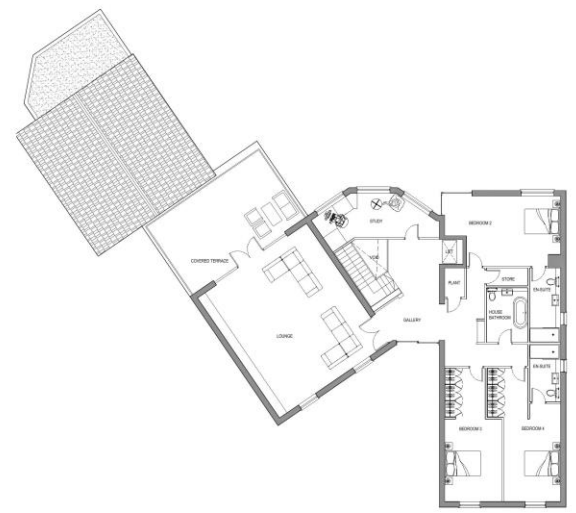


East Elevation - As Proposed
Scale 1:100

67



Ground Floor Plan - As Proposed
Scale 1:100



First Floor Plan - As Proposed
Scale 1:100

STRATA ARCHITECTS

Unit 10, Crown Orchard, Thurston Road
Hampton Road, King's Lynn, PE30 3JG
Tel: 01553 735238 Web: www.strataarchitects.com

Project:
The Ockers
Hamilton Road West
Old Hunstanton

Title:
Floor Plans, Elevations
and Site Plan Proposed

Scale: 1:100/200 @ A1 Date: 26-01-24

Drawn: RS Checked: JL

Drawing issued for: PLANNING

Drawn No: 699-P100 Rev: D

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Rev.	Date	Description
A	20-01-24	Original
B	20-01-24	Changes after Consultation
C	20-01-24	Changes after Consultation
D	20-01-24	Changes after Planning Officer Consultation
E	15-01-24	Minor amendments



Sketch View 1 - Hamilton Road West



Sketch View 2 - Hamilton Road West looking South East



Sketch View 3 - Sea Lane looking North West

MATERIALS:

1. Brick
2. Carrstone
3. Horizontal Grey Timber Cladding
4. Grey Zinc
5. Paintless
6. Through Coloured Render
7. Vertical Grey Timber Cladding



Adjacent materials showing precedent for Hamilton Road West Elevation



Adjacent materials showing precedent for Sea Lane Elevation



Notes: Site Levels to Remain as Existing
 Orange Dashed Lines Indicated Outline of Building and Garages to be Demolished
 PROPOSED BUILDING = 33% PLOT COVERAGE



Proposed Site Plan & Roof Plan 1:200



Unit 10, Crown Orchard, Thurston Road
 Norwich, Norfolk NR11 1YD
 Tel: 01203 720228 Web: www.strataarchitects.com

Project:
 The Ocklers
 Hamilton Road West
 Old Hunstanton

Title:
 Visuals and Site Plan
 Proposed

Scale: 1:100/200 @ A1 Date: 26-01-24

Drawn: RS Checked: JL

Drawn by: PLANNING

Draw No: 699-P101 Rev: E

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WESTPORT 101 HAMILTON ROAD WEST



HAMILTON ROAD WEST



16-18 SEA LANE



Street Scene Elevation - As Proposed - Sea Lane looking East
Scale 1:200

69



NO 6 HAMILTON ROAD WEST



NO 4 HAMILTON ROAD WEST



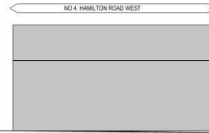
16-18 SEA LANE



PROPOSED EXTENSIONS 1 HAMILTON CLOSE



APPROVED ROOF HEIGHT



Street Scene Elevation - As Proposed - Hamilton Road West looking South
Scale 1:200



Unit 12, Drove Orchards, Thornham Road,
Horsehoe-on-the-Sea, Norfolk, PC36 6LS
Tel: 01328 738258 Web: www.strataarchitecture.com

The Cedars
Hamilton Road West
Old Hunstanton

Title:
Street Scene Elevations
Proposed

Scale(s): 1:200 @ A2 Date: 05-07-24

Drawn: RS Checked: JL

Drawing issued for: PLANNING

Drawg No: 699-P102 Rev: -

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All dimensions must be checked on site by the Contractor.

70



Front of site looking south



71



Front boundary looking west



72



Corner of Sea Lane and Hamilton Road West



73



Sea Lane looking south



74



Sea Lane looking north



75



Sea Lane looking north



76



Front boundary looking east



77



View towards eastern boundary



78



Front elevation of neighbouring dwelling





Side elevation of neighbouring dwelling adjacent to application site and existing dwelling



Side elevation of neighbouring dwelling adjacent to application site and existing dwelling

81



Eastern boundary and side elevation of neighbouring dwelling





Eastern boundary and side/rear elevation of neighbouring dwelling





Eastern boundary and rear elevation of neighbouring dwelling towards application site (west)





View west across neighbouring plot



85



View north/west across neighbouring plot



View north/west across eastern boundary



87



Western elevation of existing dwelling



88



View south to rear of existing dwelling and its plot





View north/west from rear garden



06



Rear elevation of existing dwelling



91



View south within garden showing change in level



92



View south/east showing existing pool and boundaries with dwellings beyond





View south towards the rear of the existing garden





View west at rear of garden





Rear elevation of existing dwelling from the rear garden



96



View north showing existing and neighbouring dwellings



97



View north towards existing garage



96



Hamilton Road West street scene





View north/west across Hamilton Road West



100



Junction of Sea Lane and Hamon Close opposite application site

101



View on Sea Lane looking north at site opposite application site

102



View on Sea Lane/Hamon Close looking south, opposite application site

103



Aerial view of site taken from submitted design document form agent for application.



Speaker Slides

George Hazell



OBJECTION TO 2 HAMILTON ROAD WEST PROPOSED DEVELOPMENT

106

George Hazell

Resident at 4 Hamilton Road West



The recently adopted OHNP is designed to protect the local area:

Policy 6 Infill Development

Infill development within the settlement boundary of Old Hunstanton **must respect local character and the amenity of neighbouring occupiers**, and must not harm highway safety. Development in Old Hunstanton **must not appear cramped or inappropriate in its village setting**.

- My opinion is that it fails on Policy 6 as my amenity is not respected, and the new development will appear inappropriate as it will cover 50% area of plot than any other house in Hamilton Road West

Policy 7 Design, Style and Materials

Residential development should be of a design, style and constructed of materials to ensure that it respects local character. **The use of traditional materials, including sustainable locally sourced materials and the use of sustainable construction techniques will be supported.**

- Due to the size of the building and the architects attempts to “blend in” with properties on Sea Lane and Hamilton Road West, it will appear incongruous on the street scene with SEVEN different materials used where most properties have a pallet of 3 to 4 materials. As noted below the OHNP has been established to stop the use of modern materials.

It is acknowledged that there is a current trend for building modern houses using materials such as sheet glass, zinc roofs and timber clad walls and, whilst not against the use of contemporary building materials, there is a strong feeling that that infill and remodelling should respect the existing street **scene and not ‘stand out like a sore thumb’**. **High quality development sympathetic to the existing neighbourhood** will be supported.



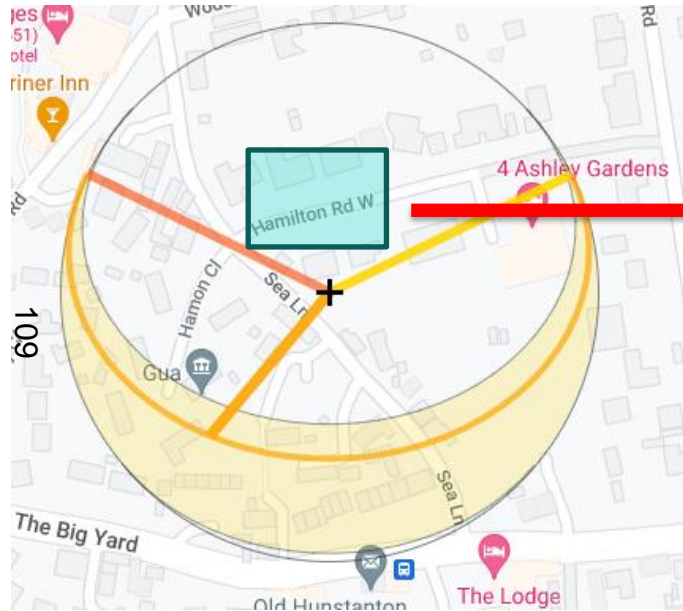
Plot Coverage

House Number	Site Area (sq.m)	Built Area (Sq. m)	Plot Coverage
1	1183	239	20%
2 CURRENT	1048	209	20%
2 PROPOSED	1048	346	33%
4	1053	127	12%
6	2021	438	22%
3	1000	270	27%
5	1020	223	22%
13	895	180	20%

- Myself and other neighbours who have objected support redevelopment of the site, but at a scale and form that is in keeping with the area
- The OHNP has only recently been adopted and is designed to protect the quality of the area – this application is one of the first tests of it and it appears to have been largely ignored
- The plot coverage is already similar to properties which have been extended in Hamilton Road West i.e. No. 6 at 22%
- If approved, the development will cover 50% more area than any other property in Hamilton Road West
- Mr Smalls only has the opinion of the Conservation officer in his determination that *“despite the prominent location of the plot as outlined due to the levels of the surrounding area and Sea Lane the dwelling would not be overly prominent in the street scene and would have an acceptable relationship with built form in the immediate locality in terms of height and visual impact/prominence.*
- The scale and mass and visual impact **is not a Conservation issue** and the OHNP seeks to avoid sites being cramped in their setting.
- The Landscape Institute notes best practice that a **Residential Visual Amenity Assessment** be undertaken.
- If you are not minded to object now, I request that any decision is deferred until an independent party has undertaken a RAAA on the site



Sunlight and Shadowing



- New rear wing running along my boundary (shown in blue) is approximately 7.5m tall (despite the set down noted by Mr Smalls – which is taller than the current building)
- This will block sun to my patio from circa midday – I have enjoyed this amenity in the over 25 years I have owned the property and is therefore not compliant with Policy 4 of the OHNP (...must respect amenity of neighbouring

Flooding and Mobility Entrance



Policy 9 Water and Drainage

Development should seek to reduce surface water run-off and incorporate sustainable drainage systems (SuDS) such as permeable driveways and parking areas, water harvesting and storage, green roofs and soakaways.

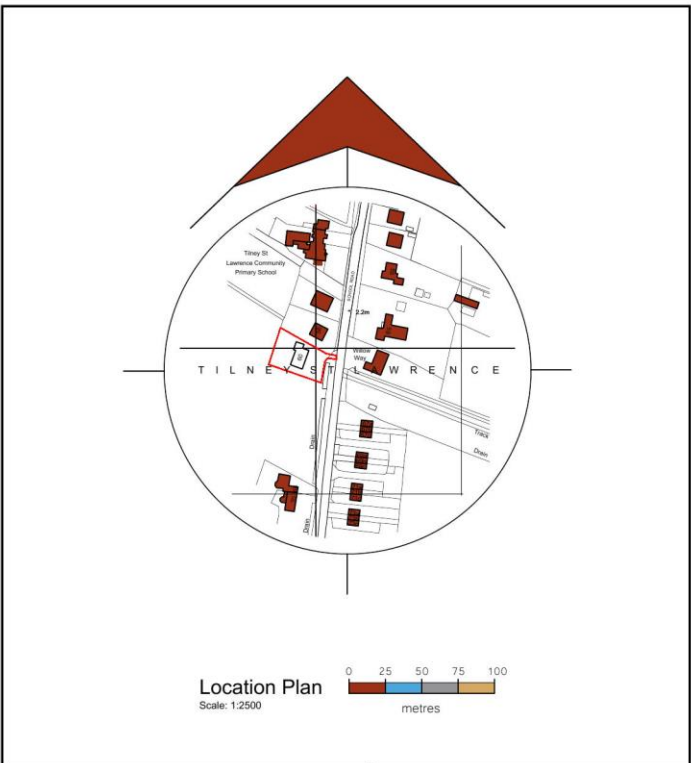
- Mr. Smalls has noted this policy has been met by the applicant ticking “soakaway” on their application form
- The applicant has provided no detail of the landscaping materials other than “flagged patio” and “bonded gravel”
- As can be seen in the plan, the vast majority of the proposed site would be covered in hard materials.
- The approval should be deferred to understand the impact of this and compliance with Policy 9
- The “mobility entrance” would be by a steep bank requiring handrails and features to stop any mobility vehicle falling into the roadway – this is located in the conservation area and would affect the visual balance of the area.

24/01136/F

111



112



General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in feet unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

Status

FOR APPROVAL

Job Title
Section 73 Application
60 School Road,
Tilney St Lawrence, PE34 4QZ

Date
January
2024

Drawn To
BR

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SJ

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For: Mr M Whittier

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113



114



Front elevation (East)

115



Side elevation (South)



116



Rear elevation (West)

117



Rear of the site (West)

118



Part side elevation (North)



Front site boundary (East)

120



School Road (South facing)

121



School Road (North facing)



View of the site from School Road (West facing)



End Of Presentation

123

