



Planning Committee
Tuesday, 7th May, 2024 at 9.30 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. **Index and Decisions on Applications** (Pages 2 - 102)

The Committee is asked to note the Index of Applications and to consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

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

7 May 2024

Agenda Item 9

2



22/01970/F

3





West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



South Elevation & Section B-B 1:100



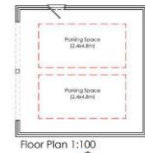
South Elevation 1:100



North Elevation & Section A-A 1:100



Proposed Site Plan 1:200



Floor Plan 1:100

- Materials to be:
- Red facing brickwork
 - Flint cobbles
 - Red clay pan tiles
 - Natural timber cladding
 - Aluminium windows and doors
 - Aluminium rainwater goods
 - Natural oak posts



North Elevation 1:100



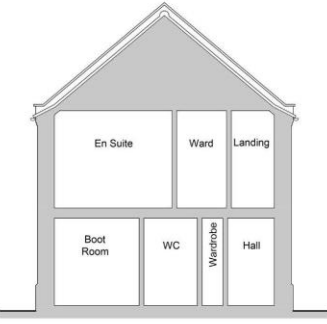
West Elevation



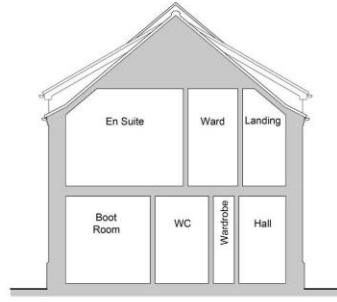
South Elevation



East Elevation



Section C-C 1:50



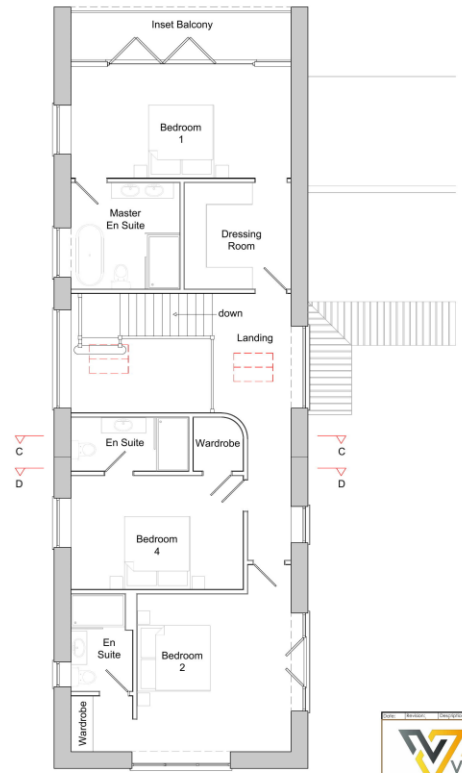
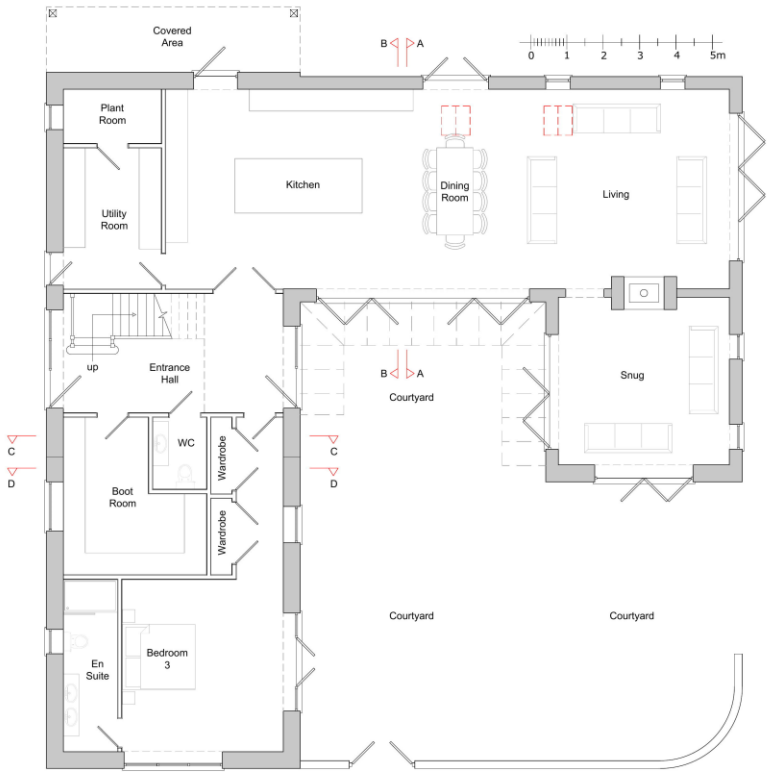
Section D-D 1:50

Vertex Architecture
Planning | Architectural Design | Consultancy

44 Beach Road, Holme-Next-the-Sea, Norfolk, PE36 6JG
Tel: 01263 812345
Email: info@vertex-arch.co.uk

Project: Replacement Dwelling Proposed Elevations & Site Plan
Date: September 2023 | Scale: 1:100, 1:200 & A1
Project No: 22033 | Drawing No: 03 | Revision: G

5



Gross Internal Area's		
Existing Dwelling & Garage	224.1m2	2412.2sqf
Proposed Dwelling	312.5m2	3363.7sqf


 VERTEX ARCHITECTURE
 44 Beach Road, Holme-Next-The-Sea
 Norfolk, PE36 6LG
 Tel: 01263 810000
 Email: info@vertex-architecture.co.uk
 www.vertex-architecture.co.uk
 Proposed Floor Plans
 Date: September 2023
 Scale: 1:50, 1:200 @A1
 Revision: 02
 Drawing No: 22033
 Date: G

22/01970/F

Slide
No.5

9



7



View from access into site, neighbouring dwelling to south





22/01970/F

Slide No.8

6



22/01970/F

Slide
No.9

10



22/01970/F

Slide No.10

11



South and East side elevation, detailing in gable end







Front boundary north of the site, showing mature vegetation

Speaker Wendy Norman





The houses designed by Shirley Harrison for Charles Bennion and his family make a major contribution to the Conservation Area



15



22/01970/F

15



It is impossible to imagine that this amount of development will not damage either the street scene or the Conservation Area

23/01571/F

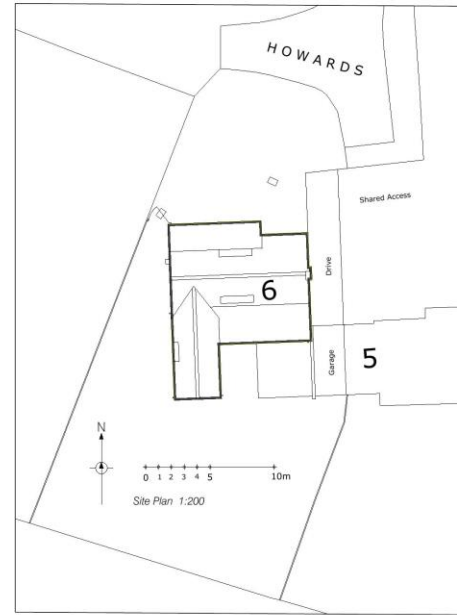
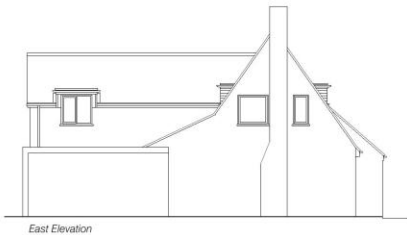
17



23/01571/F

Slide
No.17

18



Unit 12, Crown Orchards, Thornham Road,
Horse-and-the-Sea, Norfolk, PE36 6LS
Tel: 01263 738239 Web: www.strataarchitecture.com

Project:
6 Howards Close
Old Hunstanton
PE36 6HR

Title: _____

Plans & Elevations
Existing

Scale: As Shown@A2 Date: 21/06/23

Drawn: SS Checked: JL

Drawing issued for: Planning

Drawg No: 693-01 Rev: -

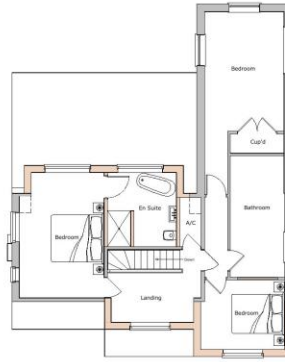
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23/01571/F

19



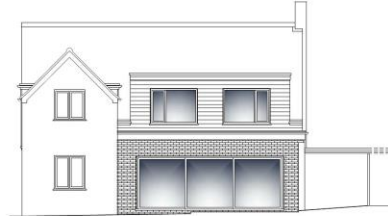
Ground Floor Plan 1:100



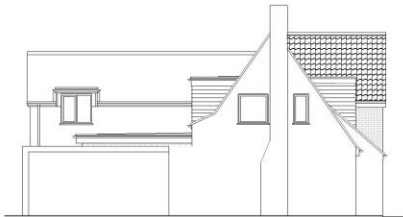
First Floor Plan 1:100



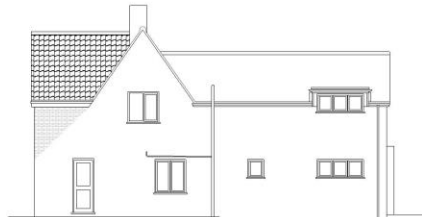
North Elevation 1:100



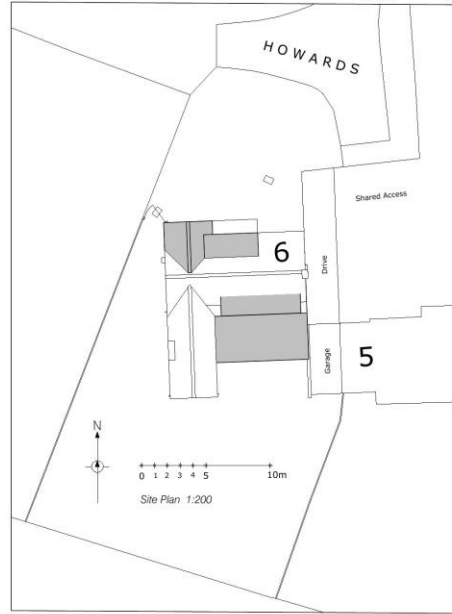
South Elevation



East Elevation



West Elevation



Site Plan 1:200



Location Plan 1:1250

Date	Description	Drawn
A: 10/01/24	Reduced Design	
B: 15/02/24	To client comments	
C: 24/04/24	Roof Plan	

Slide
No.18

Unit 12, Crown Orchards, Thornham Road,
Horse-and-the-Sea, Norfolk, PE36 6LS
Tel: 01328 738259 Web: www.strataarchitecture.com

Project:
6 Howards Close
Old Hunstanton
PE36 6HR

Title:
Extension & Alterations

Plans & Elevations
Proposed

Scale: As Shown@A2 Date: 09/01/23

Drawn: j Checked: JL

Drawing issued for: Planning

Drawg No: 693-02 Rev: C

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20



Slide
No.19



Front elevation as viewed from cul-de-sac

23/01571/F

Slide
No.20

21



Existing side and front elevations, trees in background subject
of TPO



23/01571/F

22



Slide
No.21

Rear elevation, towards east boundary, existing extension & neighbouring dwelling



23/01571/F

23



Slide
No.22



23/01571/F

Slide
No.23



View of Junction on approach from Old Hunstanton Road

23/01571/F

Slide
No.24



Site & surrounding properties viewed from junction with Old Hunstanton Road

23/01571/F

Slide
No.25

26

Edge of Conservation Area, east along Old Hunstanton Road

23/01571/F

Slide
No.26



Application Site viewed from junction with Old Hunstanton Road

Speaker Nick Torry



23/01571/F

Slide
No.28

Here, left to right, are: Nos. 3, 5 & 6, Howards Close.



This is the proposed 2 storey and first floor extension for No. 6, Howards Close.



Here, left to right are Nos.4 & 2, Howards Close



Nick Torry



24/00138/F





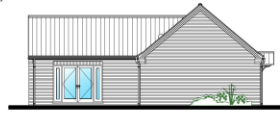
FRONT ELEVATION - 1:100



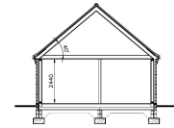
RIGHT HAND ELEVATION - 1:100



REAR ELEVATION - 1:100



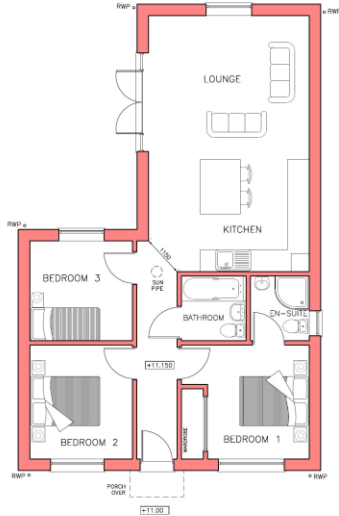
LEFT HAND ELEVATION - 1:100



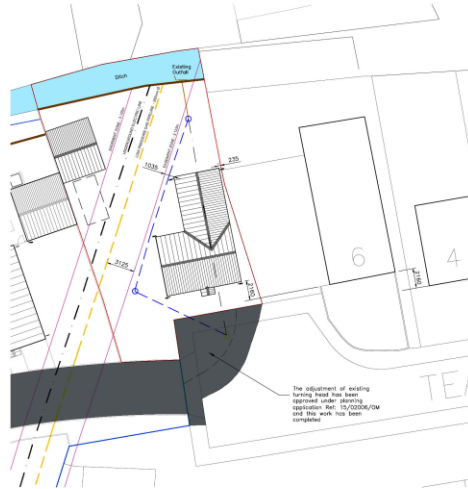
SECTION - 1:100

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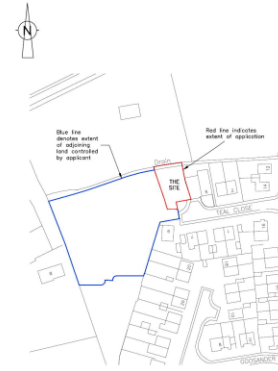
31



GROUND FLOOR LAYOUT PLAN - 1:50



BLOCK PLAN - 1:200



LOCATION PLAN - 1:1250

REV	ISSUED FOR	DATE	BY	CHKD	DATE
-	ISSUED FOR PLANNING				

SCALES
 1:50, 1:100, 1:200, 1:1250 @ A1

CLIENT
TEAL CLOSE (NETTISHAM) LTD
 4 HILTONS LANE
 WIGGENHALL ST GERMANS
 KINGS LYNN

PROJECT
PROPOSED DEVELOPMENT OF LAND WEST OF 6 TEAL CLOSE NETTISHAM PE31 7RE

DRAWING TITLE
FLOOR PLAN, ELEVATIONS AND SECTION - AS PROPOSED + BLOCK AND LOCATION PLANS

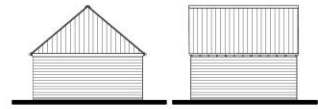
- SCHEME
- PLANNING
- BUILDING REGS
- TENDER BIDD
- WORKING DRAWING
- ISSUED ON COMPLETION

CALVERT BRAIN & FRAULO

1 FORTLAND STREET, KING'S LYNN, NORFOLK PE31 7RH
 TEL: 01553 76622 WWW.CBFA.CO.UK
 DRAWING NO. 210886 / 10 / 50



BLOCK PLAN - 1:100



PLAN AND ELEVATIONS OF GARAGE - 1:100



The adjustment of existing building lines has been approved under planning application No. 15/02006/04 and the works have been completed.

NOTES
 ALL DIMENSIONS ARE IN Mm UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS, DETAIL COMPONENTS AND ASSEMBLIES SHALL BE DERIVED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, MANUFACTURE OR SUPPLY.
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NO.	ISSUED FOR PLANNING	DATE	BY	CHKD	DATE
001	ISSUED FOR PLANNING	10/01/2024	MB	MB	10/01/2024

SCALE: 1:100 @ A1

CLIENT:
TEAL CLOSE (SNETTISHAM) LTD
 4 HILTONS LANE
 WIGGENHALL ST GERMAN
 KING'S LYNN

PROJECT:
PROPOSED DEVELOPMENT OF LAND WEST OF 6 TEAL CLOSE SNETTISHAM PE11 7RE

DRAWING TITLE:
PLAN AND ELEVATIONS OF GARAGE + BLOCK PLAN

- SCHEME
- PLANNING
- BUILDING REGS
- TENDER BIDD
- WORKING DRAWING
- ISSUED ON COMPLETION



7 FORDHAY ROAD, SANDHURST, READING, RG6 2JH
 TEL: 01359 30000 WWW.C-B-F.A.CO.UK

DRAWING NO. 210886 / 10 / 51



24/00138/F

Slide
No.32

33



24/00138/F

Slide
No.33

34



28/11/2015

24/00138/F

35



Slide
No.34



24/00138/F

Slide
No.35

36



24/00138/F

37



Slide
No.36



24/00138/F

Slide
No.37

38



28/11/2015

24/00138/F

39



Shared boundary from neighbour's property to the east



24/00138/F

Slide
No.39

40



24/00138/F

Slide
No.40

41



24/00138/F

Slide
No.41

42





View of Neighbouring property to east



24/00138/F

Slide
No.43

44



28/11/2015

24/00138/F

Slide
No.44

45



28/11/2015

Wider context view of Application Site north-westwards

24/00138/F

Slide
No.45

46



24/00138/F

Slide
No.46

47



28/11/2015



24/00138/F

48



Slide
No.47



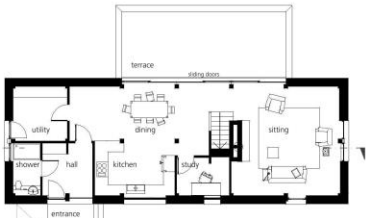
23/01375/F



23/01375/F



1:100 first



1:100 ground

materials:
 walls: timber boarding above yellowbuff brickwork
 roof: traditional non-interlocking norfolk red/orange clay pan tiles
 joinery: dark grey timber-framed doors and windows, timber fascias, cappings, bargeboards and the like



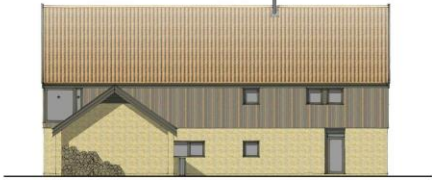
section AA
1:100



north-east
1:500



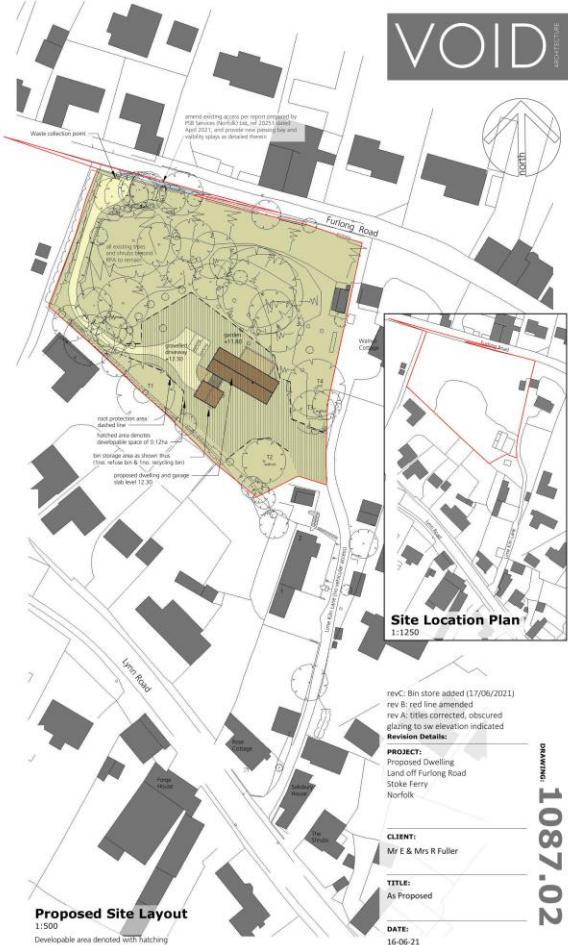
north-west
1:100



south-west
1:100



south-east
1:100



Proposed Site Layout

1:500

Developable area denoted with hatching

Tree schedule - refer to Arboricultural Implications Assessment by Plandescil Ltd which accompanies the planning application

Root Protection Area (RPA) shown as - - - - -

rev C: Bin store added (17/06/2021)
 rev B: red line amended
 rev A: titles corrected, obscured glazing to sit elevation indicated

Revision Details:

PROJECT:
 Proposed Dwelling
 Land off Furlong Road
 Stoke Ferry
 Norfolk

CLIENT:
 Mr E & Mrs R Fuller

TITLE:
 As Proposed

DATE:
 16-06-21

VOID ARCHITECTURE

Heath Barn, Norwich Road, Fakenham
 Norfolk, NR21 8LZ

tel: 01328 801536
 email: info@voidarchitecture.co.uk
 web: www.voidarchitecture.co.uk

DRAWING 1087.02 REV: C SIZE A1

23/01375/F

52



Slide
No.51

View looking west along Furlong Road

23/01375/F

53



View looking west along Furlong Road

Slide
No.52

23/01375/F

54



Slide
No.53



23/01375/F

55



Slide
No.54

Site access on Furlong Road

23/01375/F

56



Slide
No.55





Application site facing south



23/01375/F

Slide
No.57

58



Application site facing northeast

23/01375/F

59



Application site facing west

Slide
No.58

Speaker Trudy Mann



23/01375/F

61



Slide
No.60



23/01375/F

Slide
No.61

62



23/01375/F

63



Slide
No.62



23/01375/F

Slide
No.63

64



23/01375/F

65



Slide
No.64

23/01375/F

66



Slide
No.65

23/01375/F

67



Slide
No.66



23/01375/F

68



Slide
No.67



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69



Slide
No.68



23/01375/F

70



Slide
No.69



23/01375/F

71



Slide
No.70



23/01375/F

72



Slide
No.71



23/01375/F

Slide
No.72

73



23/01375/F

74



Slide
No.73

23/01375/F

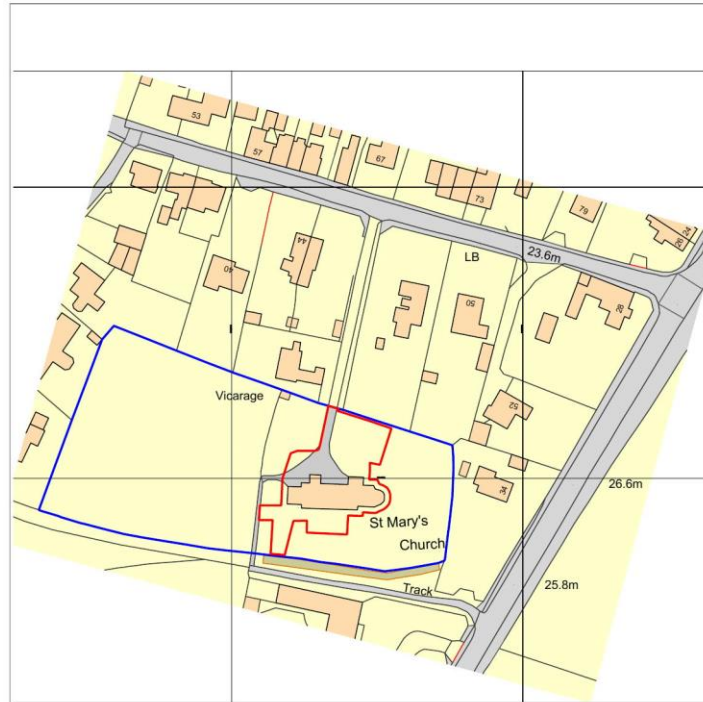
Slide
No.74

75



23/02244/F





PLANNING

SCALE 1:1250

client Parochial Church Council
job title St Mary's Church, Wimbotsham
St Mary's Church, Wimbotsham

Freeland Rees Roberts Architects
25 City Road, Cambridge CB1 1DP 01223 366555 info@frrarchitects.co.uk

drawing title	scale	size	drawn	date	drawing no.	rev.
Site Location Plan	1:1250	A4	TGD/ JW	12/22	22.004 - SL - 001	-





Notes

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© 23/02/2022 Drawing updated with 23/02/2022 amendments

SCALE 1:200

PLANNING

Freeland Rees Roberts Architects
20 The Road, Cambridge CB2 3BP 01223 466666 www.frra.co.uk

Client
Parochial Church Council
St Mary's Church, Wimbotsham

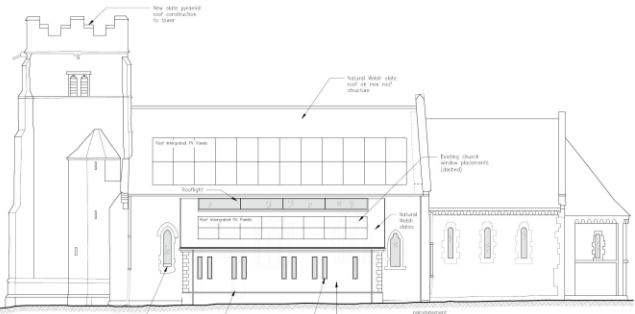
Job No.
St Mary's Church, Wimbotsham

Drawing Title
Existing Site Plan

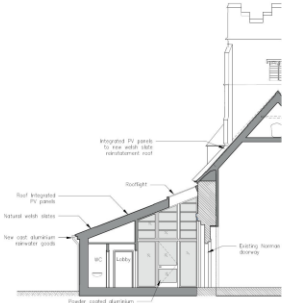
Scale	Rev	Drawn	CHK
1:200	A1	TSJ/JW	DMZ
Drawing No.	22.004 - XS - 008		Rev
			A



West Elevation
Scale 1:100



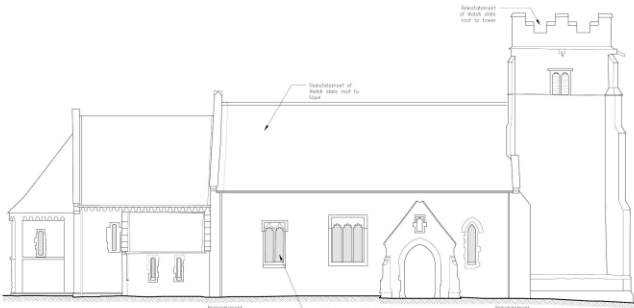
South Elevation
Scale 1:100



Section
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100

Notes

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No. 11/2023 Planning Issue
Revisions

SCALE 1:100 0 1 2 3m

PLANNING

Freeland Rees Roberts Architects
21 The Beck, Cambridge CB3 0EP 01223 466665 info@freelandrees.co.uk

Client
Parochial Church Council
St Mary's Church, Wimbotsham

Job No.
St Mary's Church, Wimbotsham

Drawing Title
Proposed Elevations

width	date	drawn	check
1:100	AI	TSJ/JW	DAZZ
Drawing No.	22.004 - SE - 110		PL1



North Side of Church from Sanctuary Side



East Side of Church



North Side of Church



South Side of Church from Sanctuary Side.



West Side of Church

Notes

This drawings to be read in conjunction with all other documents and specifications, and other consultants drawings.

All levels and dimensions must be checked on site and any discrepancies notified to the Architect immediately.

Drawings must not be scaled. Use figured dimensions only.

Shop drawings of manufactured items must be approved by the Architect before work is put in hand.

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revisions

PLANNING

client	job title	Freeland Rees Roberts Architects	
Parochial Church Council St Mary's Church, Wimbotsham	St Mary's Church, Wimbotsham	25 City Road, Cambridge CB1 1DP	01223 366555 info@frarchitects.co.uk
drawing title	scale	size	drawn
Church Images - Exterior	1:100	A3	JW / TDG
			date
			12/22
			drawing no.
			22.004 - PS - 001
			rev
			-



Looking Towards the Tower from Nave



Looking at Chancel Wall from Nave



Sanctuary with Smoke Damage

Notes

This drawings to be read in conjunction with all other documents and specifications, and other consultants drawings.

All levels and dimensions must be checked on site and any discrepancies notified to the Architect immediately.

Drawings must not be scaled. Use figured dimensions only.

Shop drawings of manufactured items must be approved by the Architect before work is put in hand.

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Entrance View from Access Road

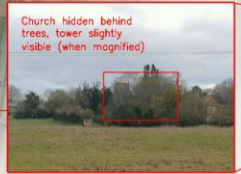
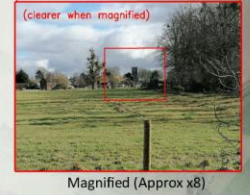
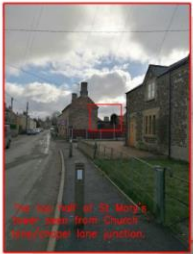


Looking West in the Nave

revisions

PLANNING

client	job title	Freeland Rees Roberts Architects	
Parochial Church Council	St Mary's Church,	25 City Road, Cambridge CB1 1DP 01223 366555 info@frrarchitects.co.uk	
St Mary's Church, Wimbotsham	Wimbotsham		
drawing title	scale	size	drawn
Church Images - Interior	1:100	A3	JW / TDG
			date
			12/22
			drawing no.
			22.004 - PS - 002
			rev
			-



Notes

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PLANNING

NOTE: Images where taken January 2023 when leaves had fallen, this shows the worst case scenario.

PL1 11/2023 Planning Issue
revisions

client	job title	Freeland Rees Roberts Architects	
Parochial Church Council	St Mary's Church,	25 City Road, Cambridge CB1 1DP 01223 366555 info@frrarchitects.co.uk	
St Mary's Church, Wimbotsham	Wimbotsham		
drawing title	scale	size	drawn
Church Views From Around Wimbotsham	N/A	A3	JW / TDG
- Sheet 1		date	03/23
		drawing no.	22.004 - SZ - 140
		rev	PL1



Churchyard path by secondary gate



Top of tower visible from school car park entrance.



Top half of tower visible from road entrance (east of church entrance)

Notes

This drawing is to be read in conjunction with all other documents and specifications, and other consultants drawings.

All levels and dimensions must be checked on site and any discrepancies notified to the Architect immediately.

Drawings must not be scaled. Use figured dimensions only.

Shop drawings of manufactured items must be approved by the Architect before work is put in hand.

This drawing is Copyright.



From South West corner of Churchyard



St Mary's

From Lynn Road



Tower just visible from Wimbotsham Methodist church

Church from Methodist Hall



Top half of tower and Nave ridge would be visible from south public footpath (west of church)



Two thirds of Nave roof would be visible from south private lane (east of church). This private lane is also a public footpath.



Top half of tower would be visible from east side of the main road (no public footpath along this road)



The church is obscured by trees. Photo taken from private access from Lynn Road. (This lane is also a public footpath)

From Lane Road Entrance

PLANNING

NOTE: Images where taken when leaves had fallen, this shows the worst case scenario.

PL1 11/2023 Planning issue
revisions

client Parochial Church Council St Mary's Church, St Mary's Church, Wimbotsham Wimbotsham

Freeland Rees Roberts Architects
25 City Road, Cambridge CB1 1DP 01223 366555 info@frrarchitects.co.uk

drawing title	scale	size	drawn	date	drawing no.	rev
Church Views From Around Wimbotsham - Sheet 2	N/A	A3	JW / TDG	03/23	22.004 - SZ - 141	PL1



Notes

This drawing to be read in conjunction with all other documents and specifications, and other consultants drawings.

All levels and dimensions must be checked on site and any discrepancies notified to the Architect immediately.

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PL1 12/2023 Planning Issue
revisions

PLANNING

client	job title	Freeland Rees Roberts Architects			
Wimbotsham PCC	St Mary's Church - reinstatement	25 City Road, Cambridge CB1 1DP 01223 366555 info@frarchitects.co.uk			
drawing title	scale	size	drawn	date	drawing no.
3D Sketch view from southwest	N.T.S.	A3	TG / JW	11/2022	22.004 - SZ - 150
					PL1

23/02244/F

Slide
No.86

87



Southern elevation of Church

23/02244/F

Slide
No.87

88



23/02244/F

Slide
No.88

69



23/02244/F

Slide
No.89

06



Northern elevation of Church





Stood at site entrance looking east

23/02244/F

Slide
No.91

92



Stood at site entrance looking east



23/02244/F

Slide
No.92

93



Stood at site entrance looking east



23/02244/F

Slide
No.93

94



Stood at site entrance looking west





Site access



23/02244/F

Slide
No.95

96



Site access

23/02244/F

97

Slide
No.96



Site access



23/02244/F

98



Slide
No.97

Neighbouring dwelling



23/02244/F

66



Neighbouring dwelling

Slide
No.98

23/02244/F

Slide
No.99

100



Church Road



23/02244/F

Slide
No.100

101



Church Road

End of Presentation

