

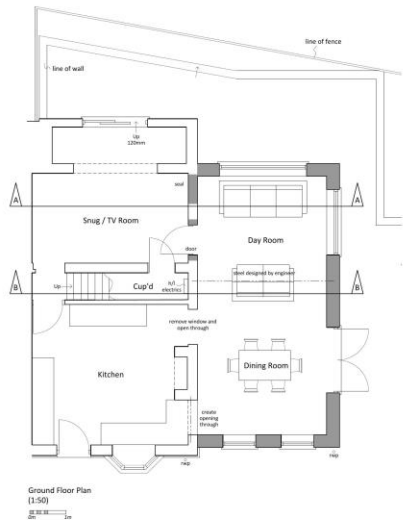
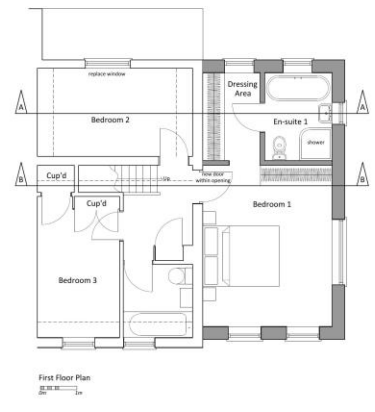
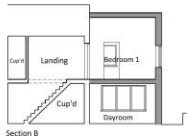
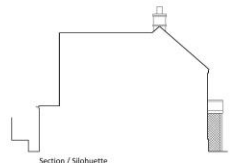
Planning Committee

2 September 2024



23/01 446/F







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



View towards Candlestick Lane



View towards Watery Lane



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





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



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





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.





Front elevation of dwelling.





Existing side projection to west of dwelling



View west within application site.





Additional view west towards further outbuilding.



View east within application site towards existing dwelling.





Rear of existing dwelling looking east towards neighbouring plot.





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





View north from application site.





Google Maps view of site and surroundings.

Speaker Slides

Mark Dye



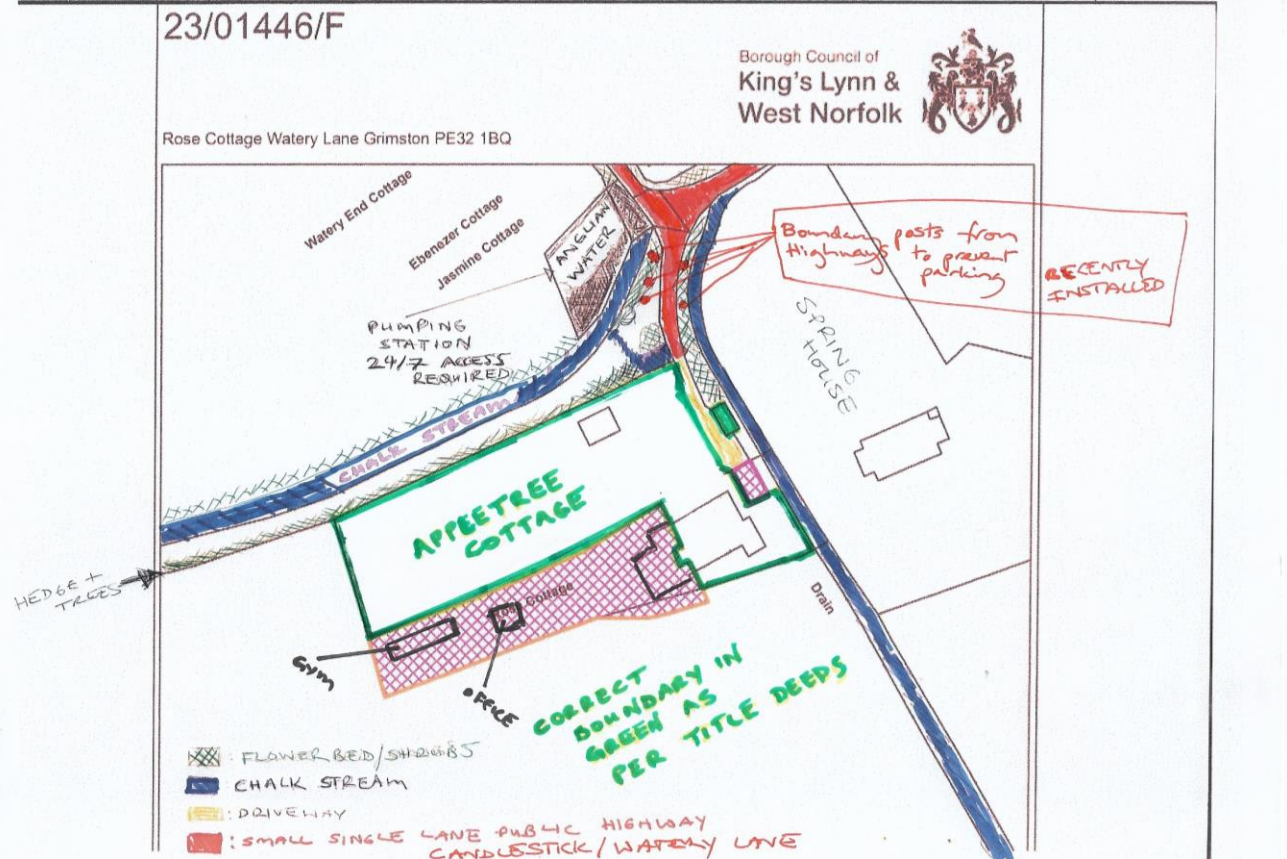
MATERIAL OBJECTIONS TO PROPOSED EXTENSIONS AND ALTERATIONS TO ROSE COTTAGE

**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.



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



How our private back garden would be overlooked



Flawed Logic: Safe Public Highways and Access

23/01446/F



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

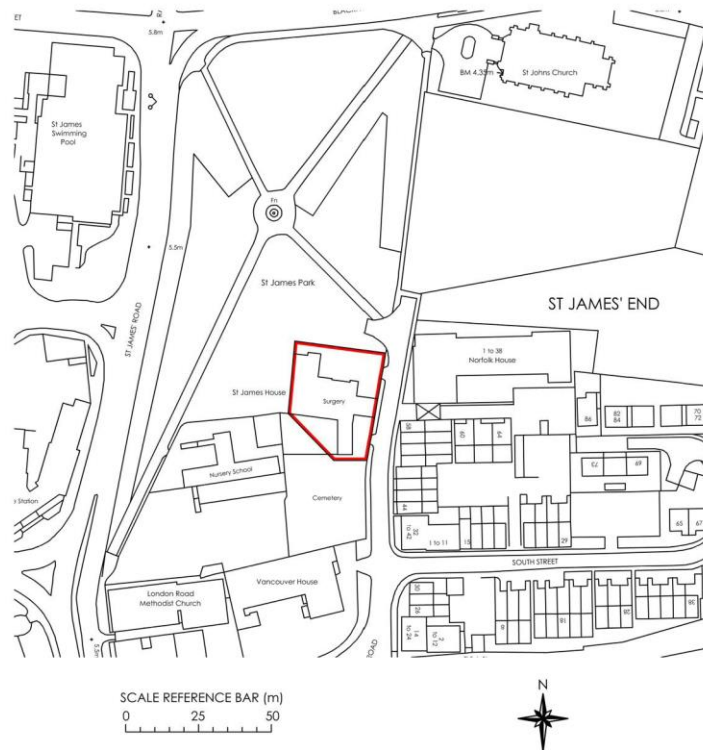


And Highways agree: No parking on the public highway either.



24/00622/FM





2583-00 Location Plan

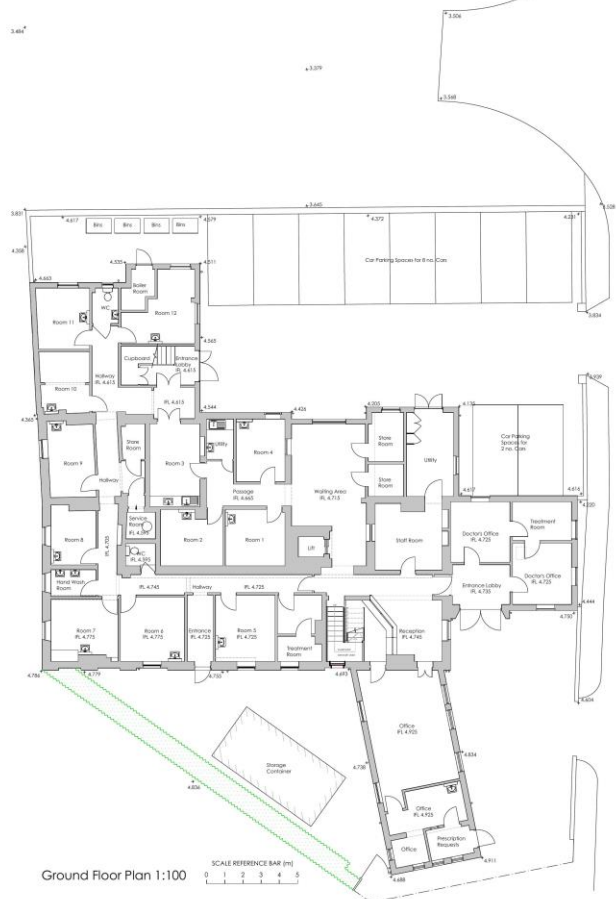
Scale 1:1250 @ A4

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





Notes

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- Responsibility for the accuracy of the plan rests with the Client. It is recommended that the Client should obtain their own professional advice regarding 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 added
C	02/02/2024	Room names added to unnumbered rooms.
D	02/02/2024	Finishing on 10 levels and the plan.

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ARCHITECTURAL AND BUILDING CONSULTANTS
 SANDHURST HOUSE, 22/23A, WEST BRIDGE
 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**

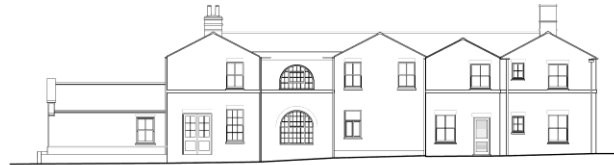
Drawing Title:
Plans as Existing

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

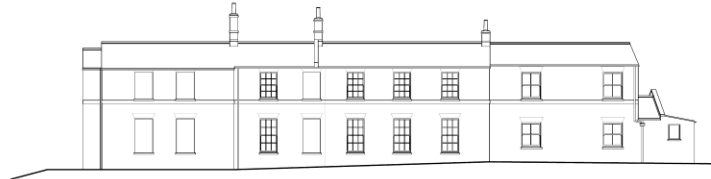
Drawing No.: **2583-01D**



East Elevation 1:100



North Elevation 1:100



West Elevation 1:100



South Elevation 1:100

Notes

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

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 BUILDING CONSULTANTS
 SANDHURST HOUSE, LITTLE HAY, WEST BRIDGE
 KING'S LYNN, NORFOLK PE33 0EP
 TEL: 01553 844477 FAX: 01553 844439
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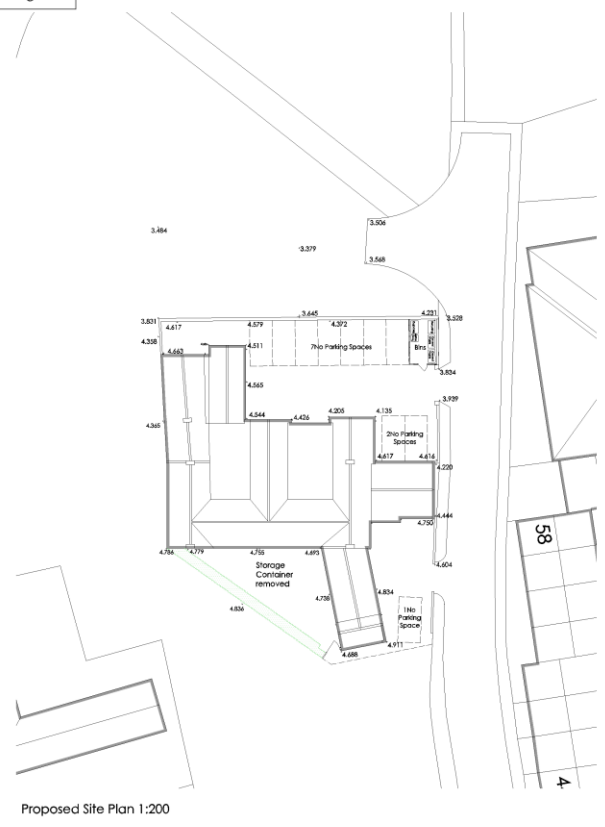
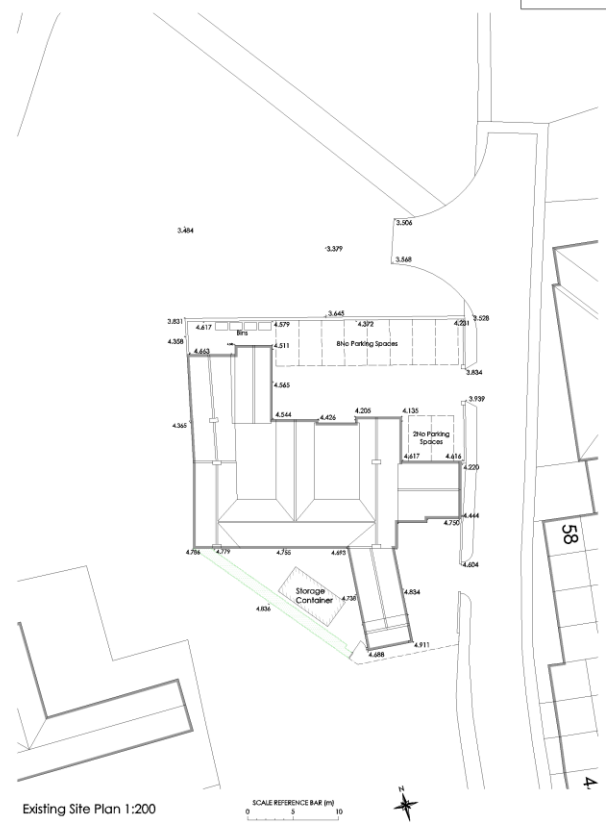
Project:
Alterations
 St James Medical Practice
 County Court Road,
 King's Lynn

Drawing Title:
Elevations as Existing

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

Drawing No:
2583-02B

Existing Site and Floor Levels to remain Unchanged



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 2. Measurements to be checked on-site prior to construction to ensure compliance with all applicable regulations and standards.

Revisions

A	09/07/24	Proposed position of bins changed to north east corner with loss of one parking space.
---	----------	--

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 ARCHITECTURAL AND BUILDING CONSULTANTS
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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



Existing Site and Floor Levels to remain Unchanged

- Notes**
- The height of the stairs at the property of the Association shall not be changed.
 - Minimums to be achieved on the ground floor shall be as indicated in the schedule and any other details as shown in the schedule.

- Revisions**
- 17/01/24 Windows added to the east side of flat 1, 6 and 10 and layout amended. Flats 3, 4, 8, 9, 12 kitchen layout amended. Roof kitchen and Shower Room layouts amended. Notes added.
 - 08/02/24 Extra car parking space added. Communal bins added for recycling general waste and food waste.
 - 22/03/24 Plans amended to show chimney breast retained. Rooms layout amended percentage.
 - 17/04/24 Cycle and Bike Store amended to show Cycles only, with 1 no space per flat (11 no. total). Bins provided externally as communal units.
 - 08/07/24 Position of bins moved away from flats to north east corner and enclosed with fenced area. One car park space removed.

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 NR3 1JY, NORFOLK, ENGLAND
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 EMAIL: info@ianhbix.co.uk WEB: www.ianhbix.co.uk

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

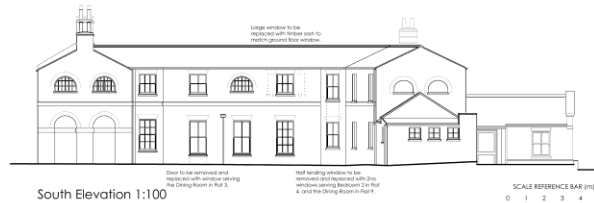
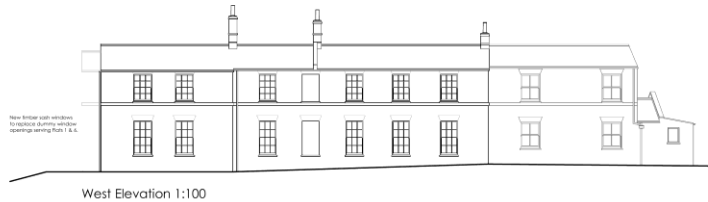
Drawing Title: Plans as Proposed

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

Drawing No: 2583-03F



Existing Site and Floor Levels to remain Unchanged



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Revisions

A	17/01/24	Windows added to the east side of Ref: 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

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 50 KINGS ROAD, SOUTH NORFOLK, WEST NORFOLK, NORFOLK, NORFOLK, NR33 0EP
 TEL: 01263 844577 FAX: 01263 844578
 EMAIL: IAN@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



Front (eastern) Elevation fronting County Court Road









Side and rear - facing westwards



South-west (rear) elevation





South-west (rear) elevation







South-western boundary















Western elevation







North elevation from The Walks





North elevation





North elevation





North boundary wall adj. County Court Road flats







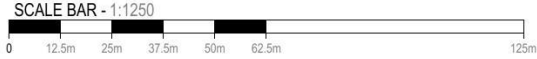
Parking area within the site to the north





24/00349/F





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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
B	20-01-24	Change after Planning Officer Comment
C	20-01-24	Change after Planning Officer Comment
D	20-01-24	Revised drawing issued



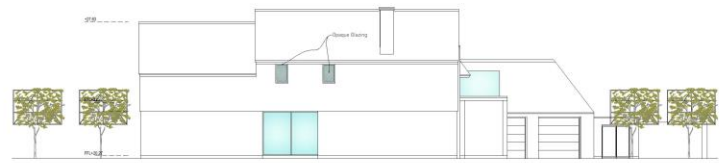
West Elevation - As Proposed
Scale 1:100



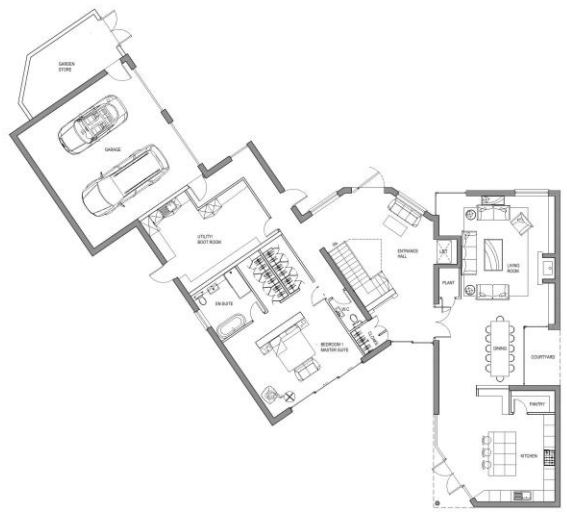
North Elevation - As Proposed
Scale 1:100



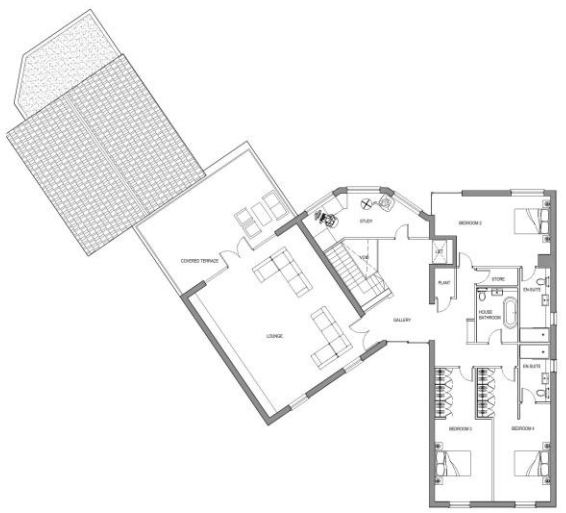
South Elevation - As Proposed
Scale 1:100



East Elevation - As Proposed
Scale 1:100



Ground Floor Plan - As Proposed
Scale 1:100



First Floor Plan - As Proposed
Scale 1:100



Unit 10, Crown Orchard, Thurston Road
Hampton Road, King's Lynn, PE30 2JG
Tel: 01553 735238 Web: www.strataarchitects.com

The Ockers
Hamilton Road West
Old Hunstanton

The
Floor Plans, Elevations
and Site Plan Proposed

Scale: 1:100 (000 @ A1) Date: 26-01-24
Drawn: RS Checked: JL

Drawn by: PLANNING

Draw No: 699-P100 Rev: D

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Rev.	Date	Description
A	20-02-24	Original
B	20-02-24	Changes after Consultation
C	20-02-24	Changes after Consultation
D	01-03-24	Final version presented
E	01-03-24	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. Plaster
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 1JG
 Tel: 01203 720228 Web: www.strataarchitects.com

Project:
 The Ockers
 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/checked for: 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



NO 6 HAMILTON ROAD WEST



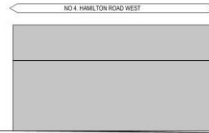
NO 4 HAMILTON ROAD WEST



PROPOSED EXTENSIONS 1 HAMILTON CLOSE



APPROVED ROOF HEIGHT



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



Unit 12, Driven Orchards, Thornham Road,
Horse-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

Dwg No: **699-P102** Rev: -

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Front of site looking south





Front boundary looking west





Corner of Sea Lane and Hamilton Road West





Sea Lane looking south





Sea Lane looking north





Sea Lane looking north





Front boundary looking east





View towards eastern boundary

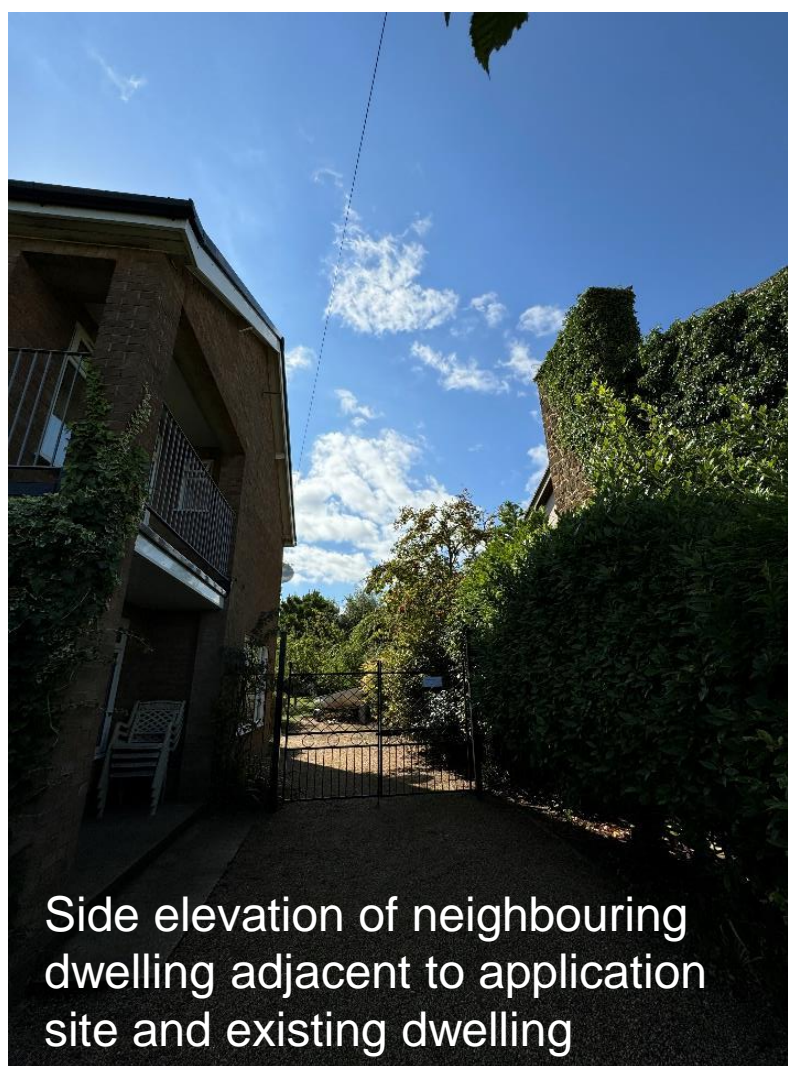




Front elevation of neighbouring dwelling



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





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





View north/west across neighbouring plot





View north/west across eastern boundary





Western elevation of existing dwelling





View south to rear of existing dwelling and its plot





View north/west from rear garden





Rear elevation of existing dwelling





View south within garden showing change in level





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





View north showing existing and neighbouring dwellings





View north towards existing garage





Hamilton Road West street scene





View north/west across Hamilton Road West





Junction of Sea Lane and Hamon Close opposite application site





View on Sea Lane looking north at site opposite application site





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





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

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.



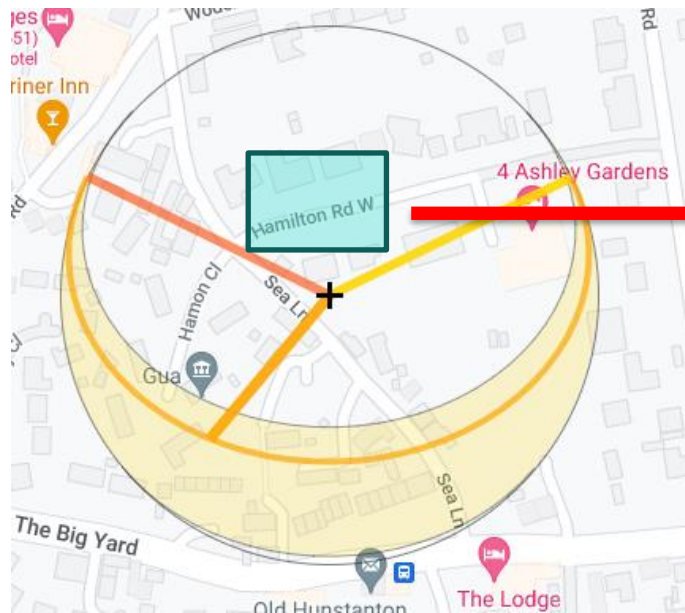
Plot Coverage

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



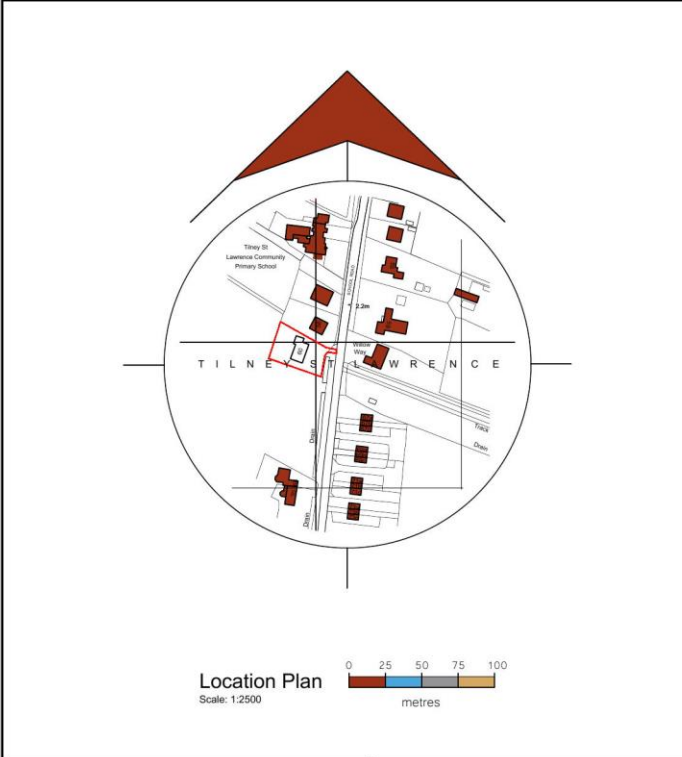
Policy 9 Water and Drainage

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





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

Checked To
SJ

Drawing Title
Location Plan

Job No.
SE-206.1

Sheet Size
A4

For: Mr M Whitear

Rev No.
01

Revision
A

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fern Road,
Guyton, Wisbech, Cambs, PE13 4AA
t 01945 450624 e info@swannedwards.co.uk www.swannedwards.co.uk







Front elevation (East)



Side elevation (South)



Rear elevation (West)



Rear of the site (West)



Part side elevation (North)



Front site boundary (East)



School Road (South facing)



School Road (North facing)



View of the site from School Road (West facing)

End Of Presentation

