

APPLICATION REFERENCE: PF/20/1564

LOCATION: Former Burlington Hotel, The
Esplanade, Sheringham

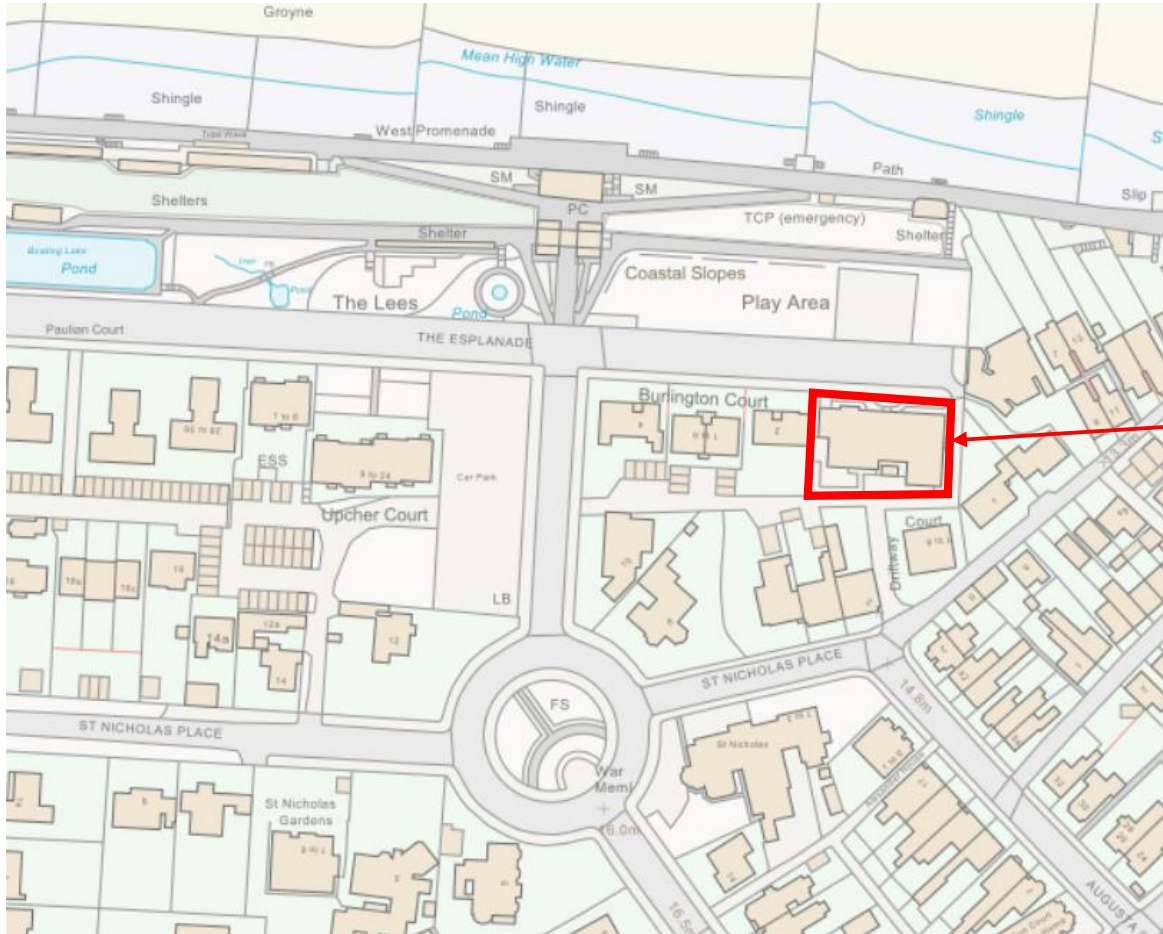
PROPOSAL: Variation of condition 2 (approved
plans) of planning permission PF/14/0887
(Partial demolition of hotel and erection of six
residential apartments and single storey rear
extension to hotel) to amend the design



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

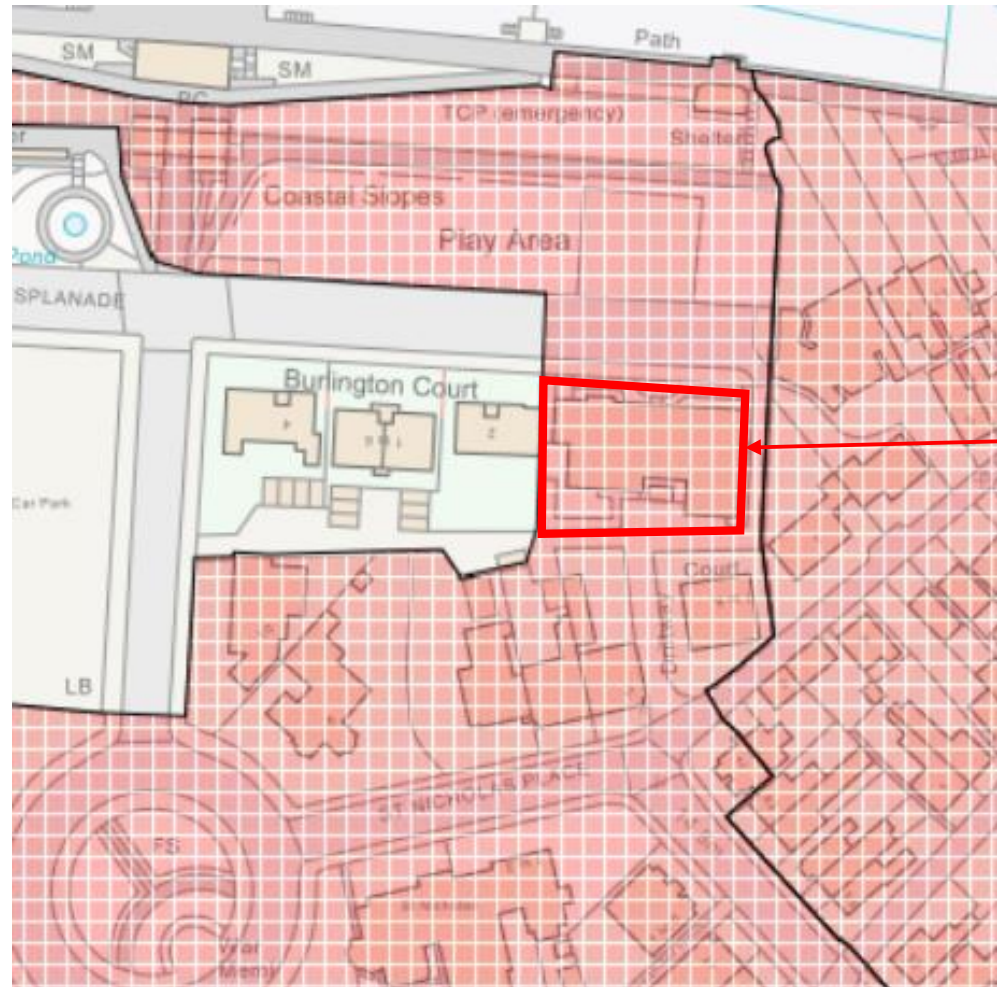
SITE LOCATION PLAN AND AERIAL



Application site

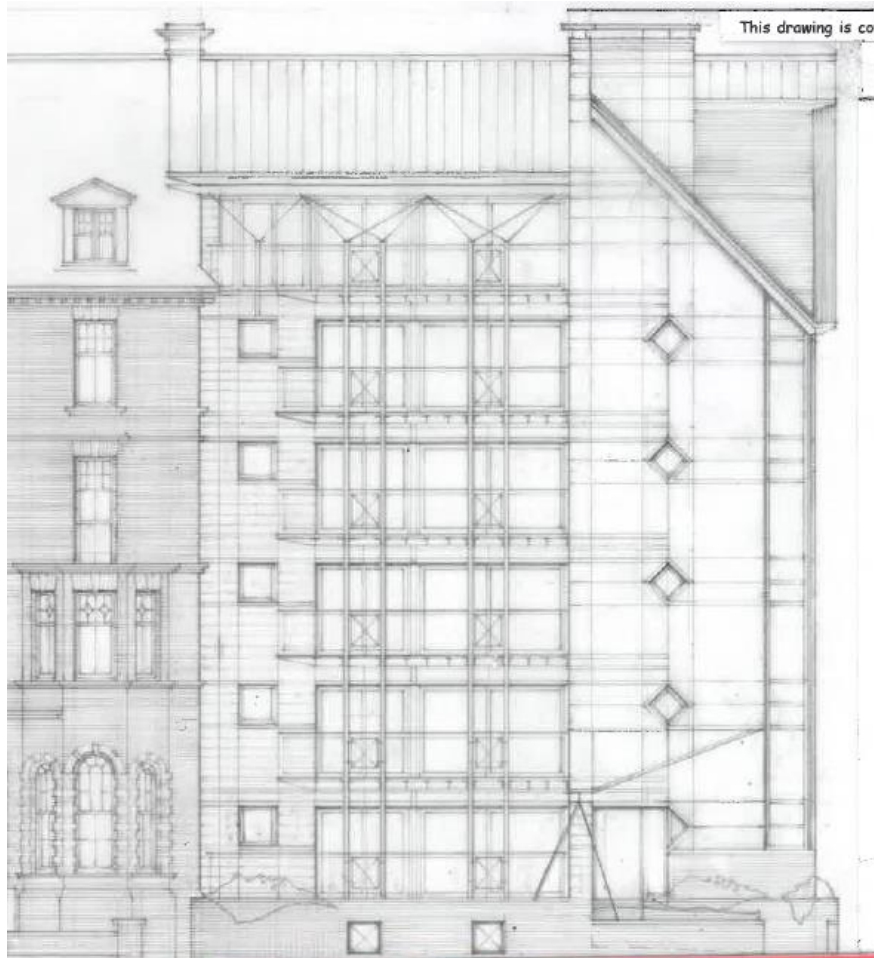


Sheringham Conservation Area Designation

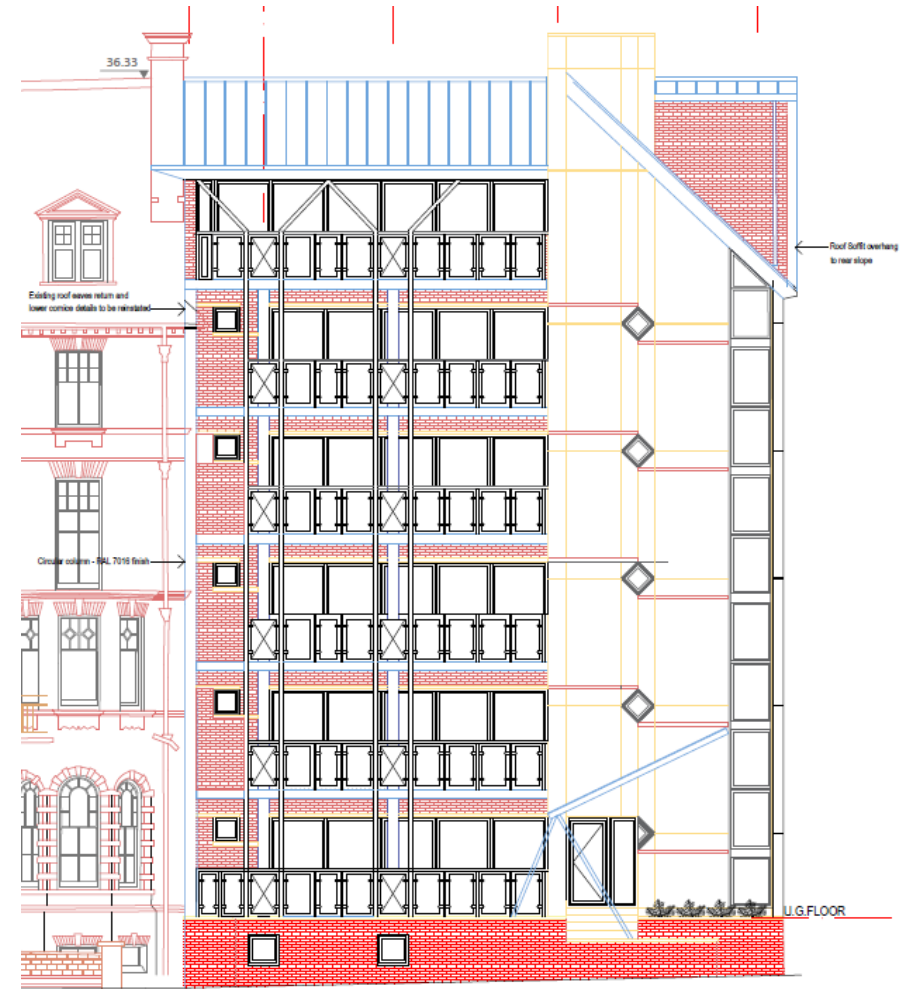


Application Site

NORTH ELEVATION: Approved and Proposed



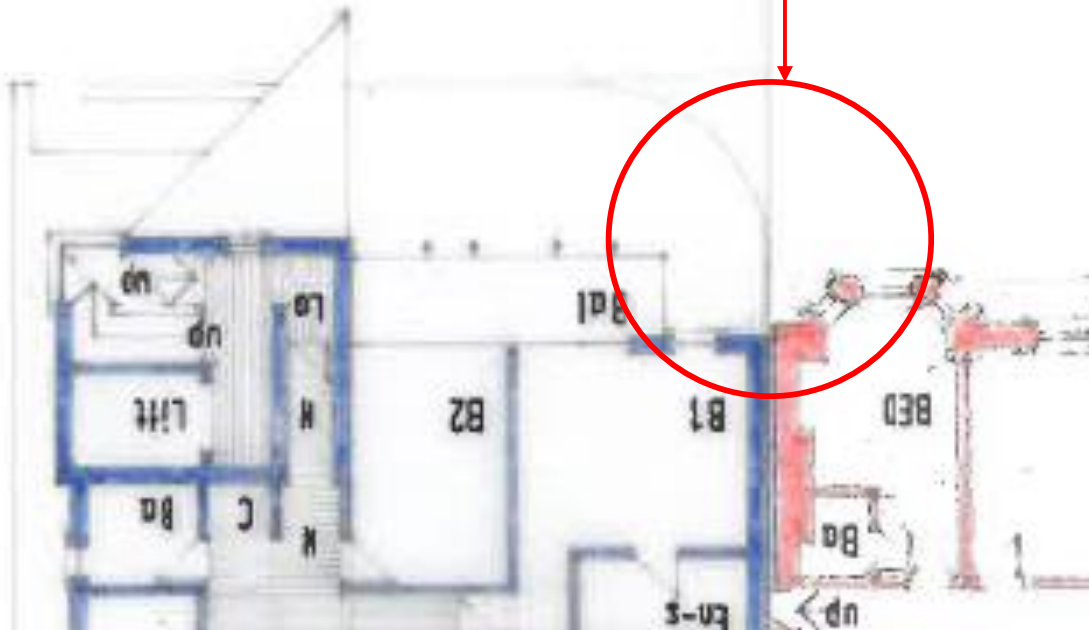
APPROVED UNDER PF/14/0887



PROPOSED (AMENDED) UNDER PF/20/1564

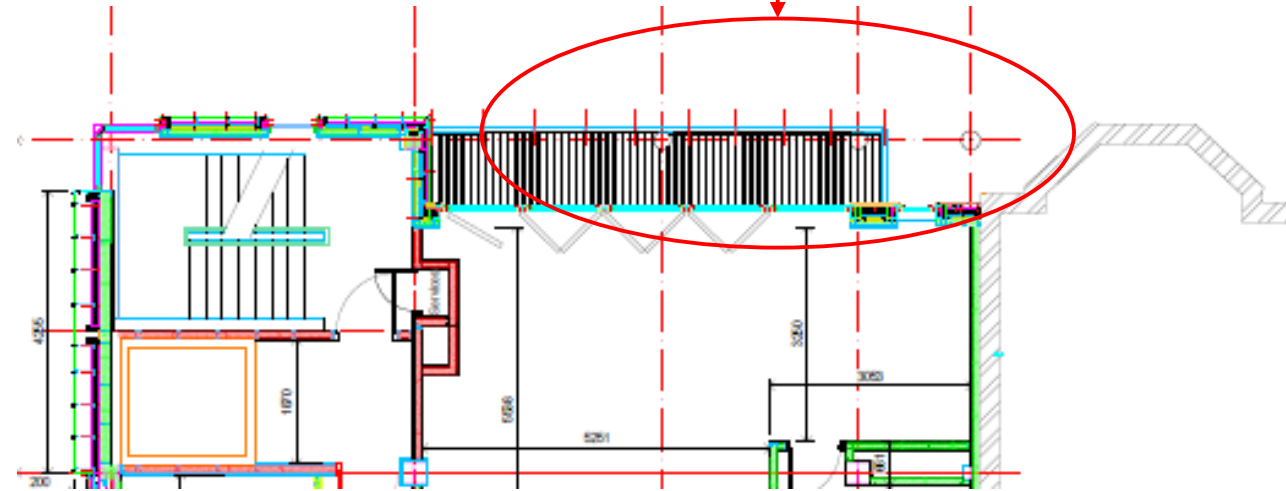
NORTH ELEVATION (Amendments): Extract from floor plans approved and proposed

Frontage steps back



Approved PF/14/0887

Continuation of steel frame across frontage due to corner steel post and horizontal steels

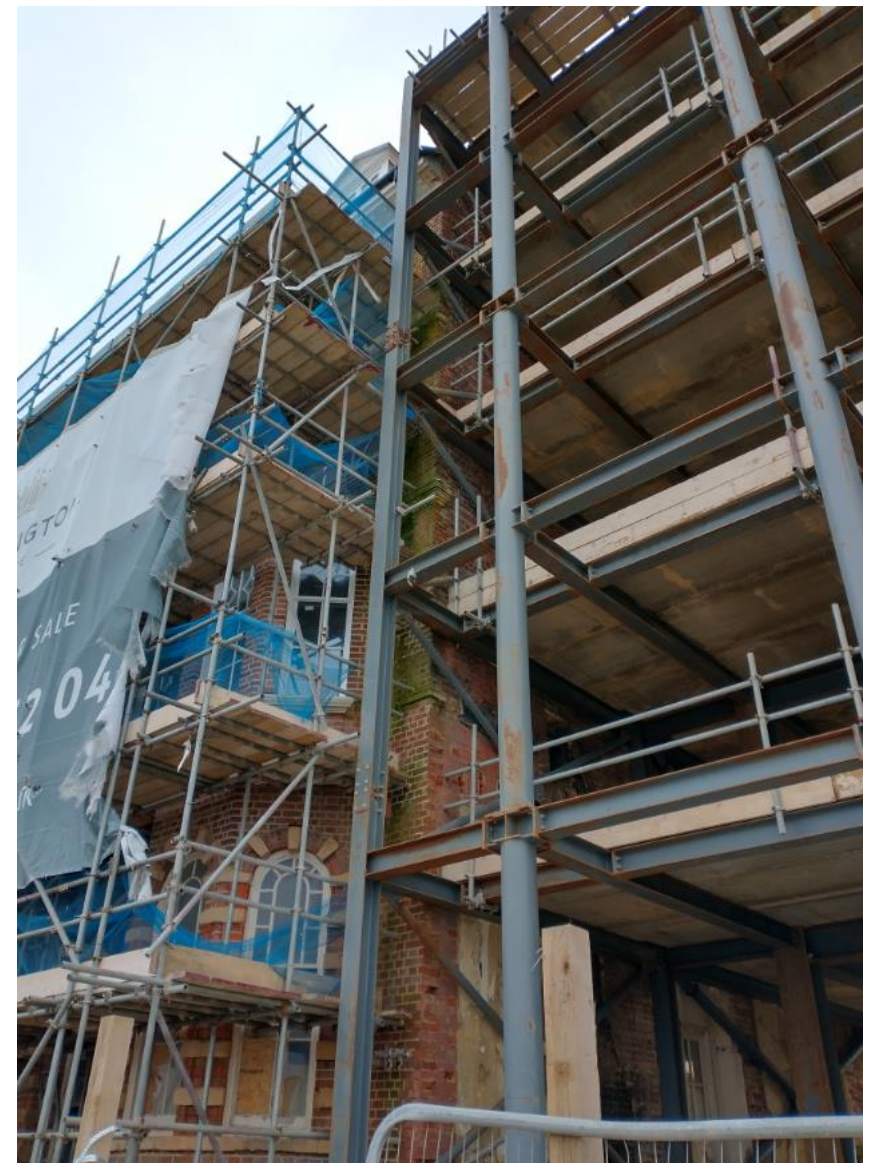


Proposed (Amended) PF/20/1564

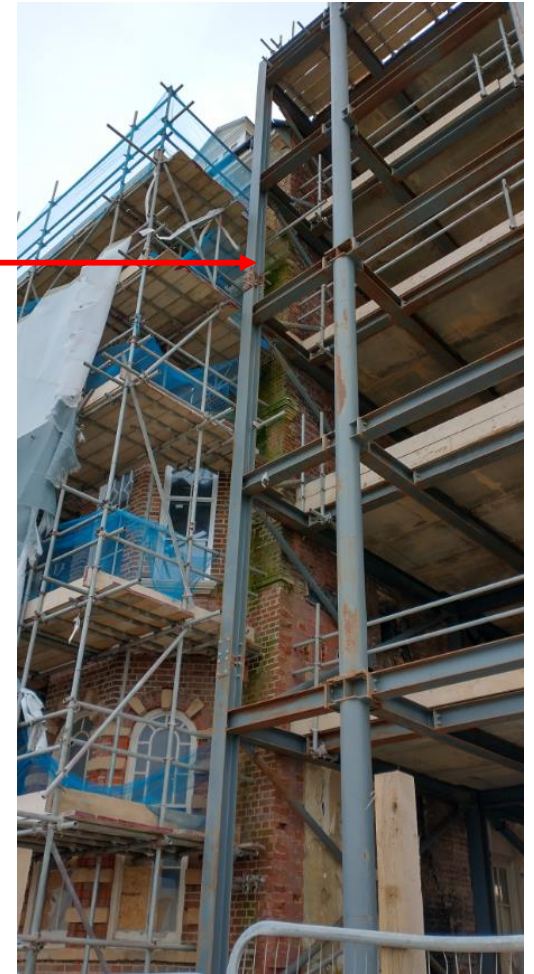
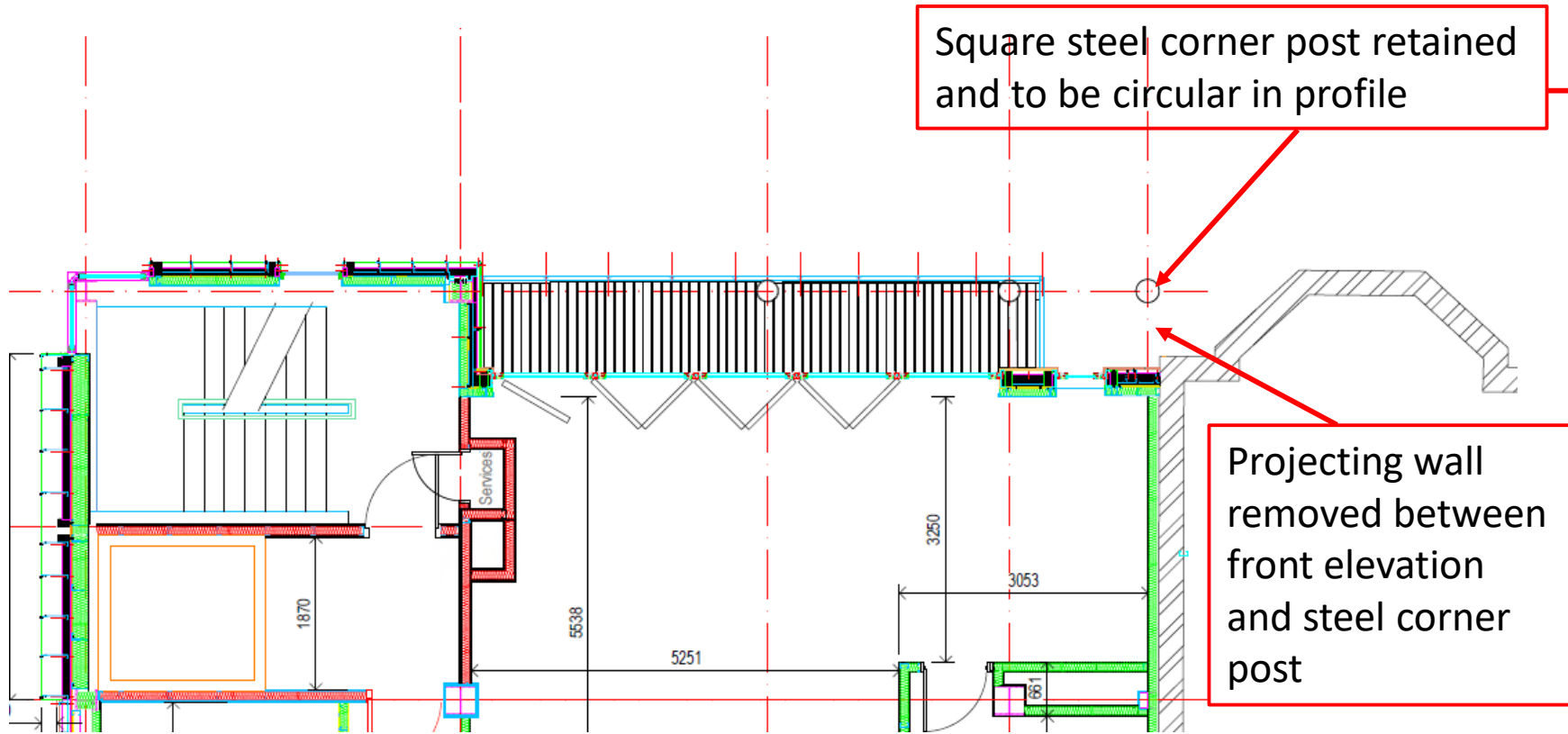


NORTH
ELEVATION
(Amendments):
Photograph
showing steel
framework and
projection from
frontage of existing
Burlington

NORTH ELEVATION (Amendments): Steelwork projection



NORTH ELEVATION (Amendments): Extract from Wall setting out - 1st to 3rd Floor plan to show position of steel corner post and removal of projecting wall



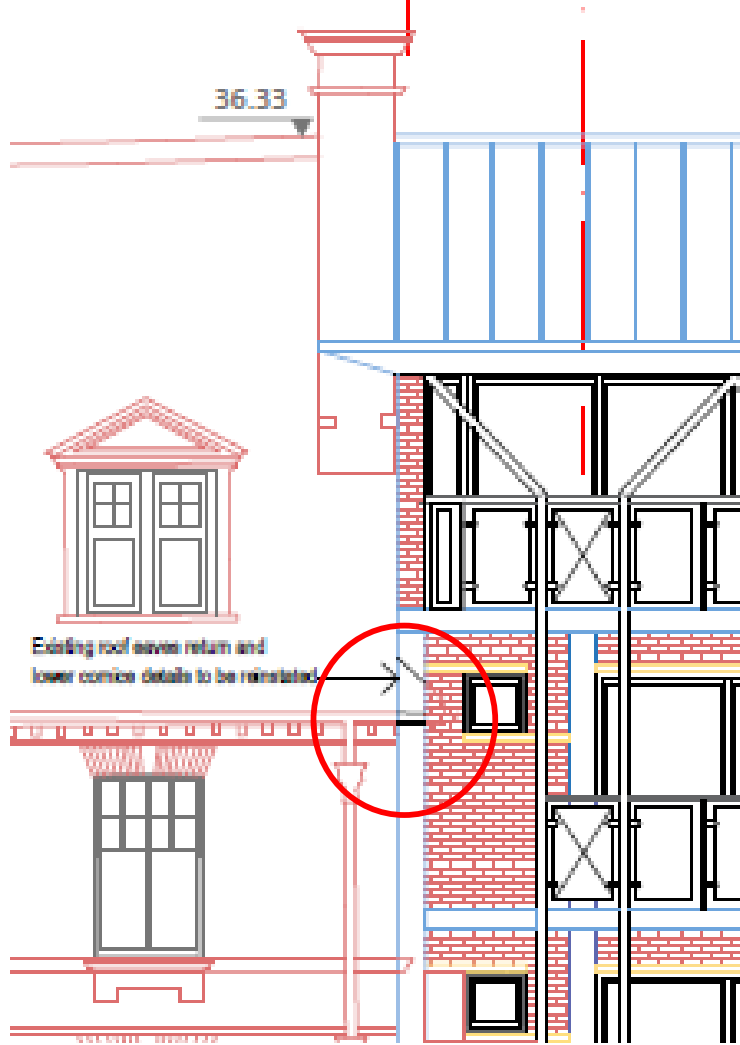
NORTH ELEVATION (Amendments): Stone dressings



Stone dressings on Burlington retained. Example from building below:



NORTH ELEVATION (Amendments): Eaves and cornice detailing



Diagonal bracing to be removed



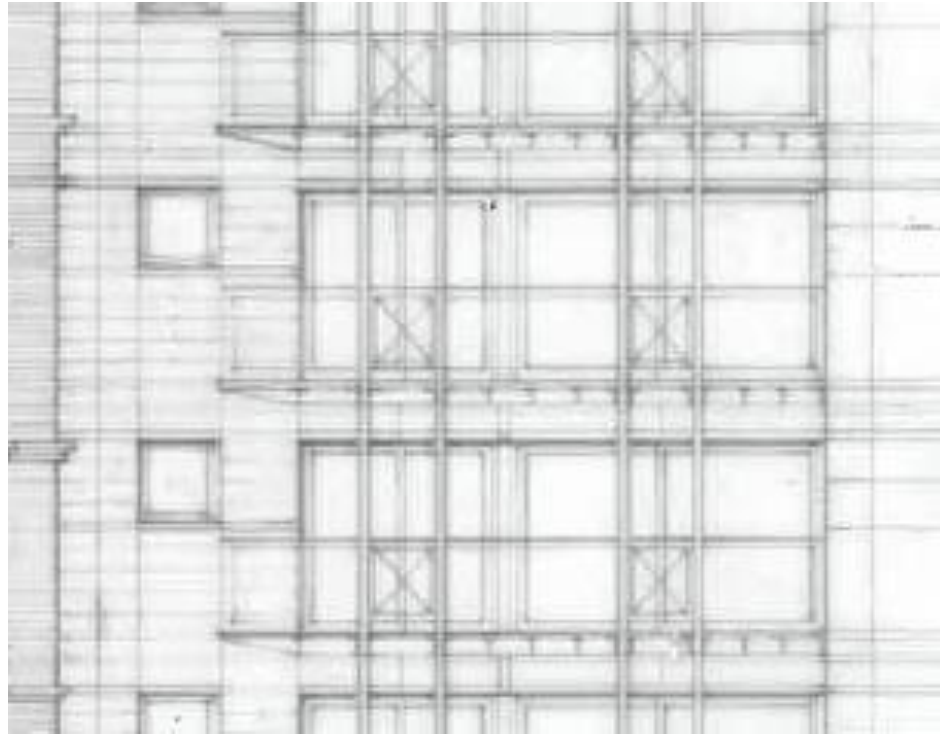
Eaves and cornice detailing removed



Eaves and cornice detailing as original

Extract from proposed (amended) front elevation plan - reinstatement of eaves and cornice detailing

NORTH ELEVATION (Amendments): Loss of tapering edge to balconies, depth of deck increased, steel supports, short horizontal steels



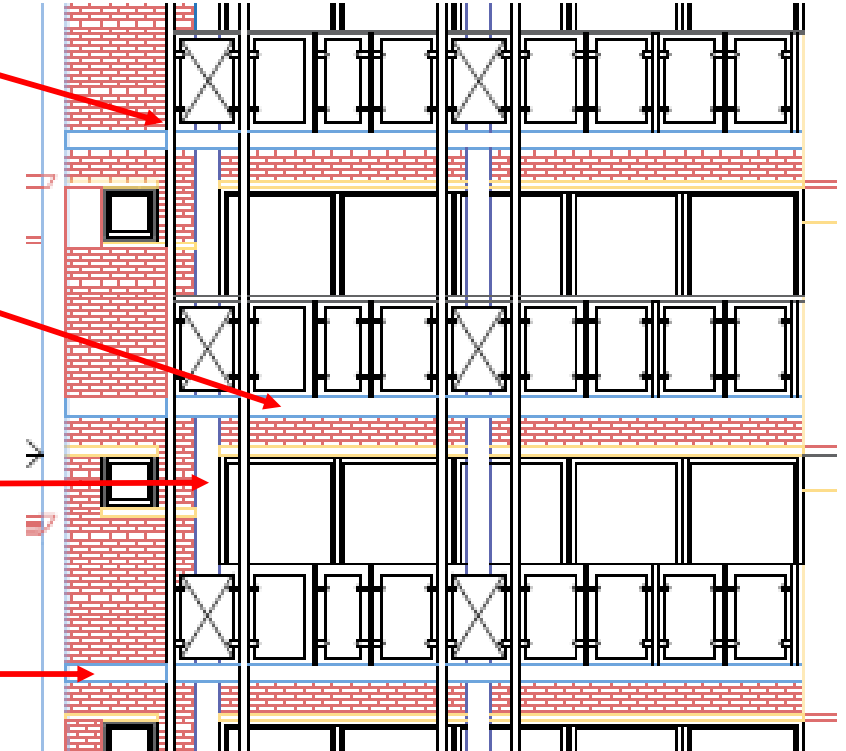
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Loss of tapering edge to balconies

Depth of deck (floor) to balconies has increased

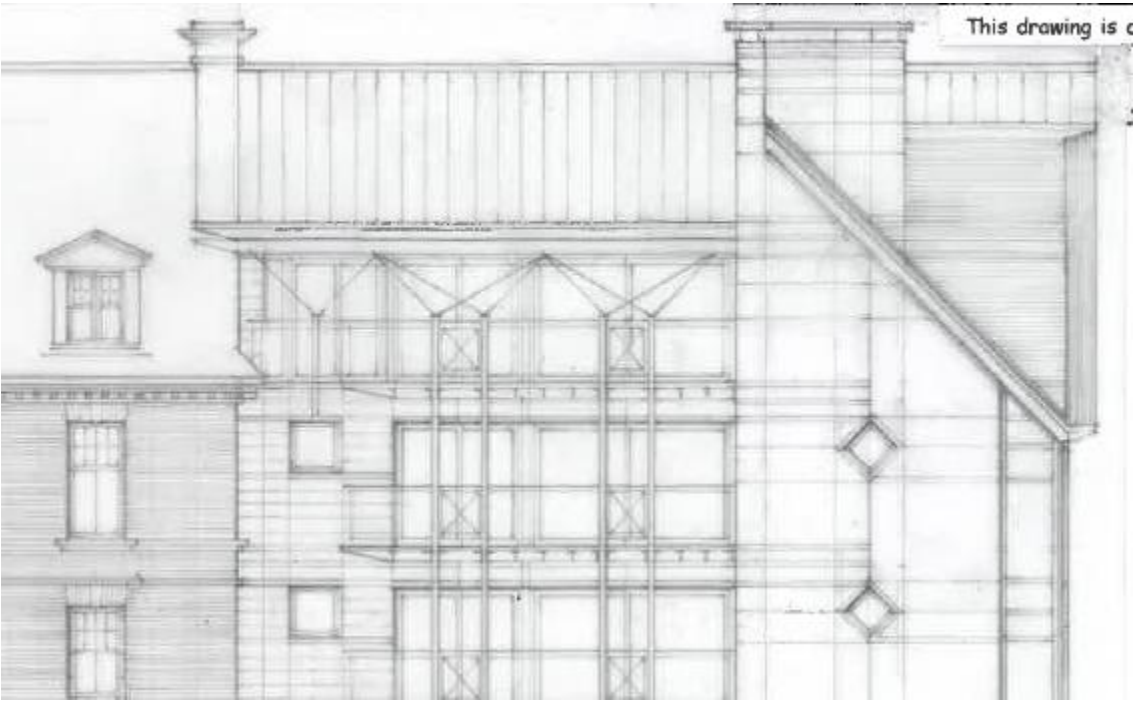
Steel supports resulting in heavier appearance

Short horizontal steels between balcony and steel corner post

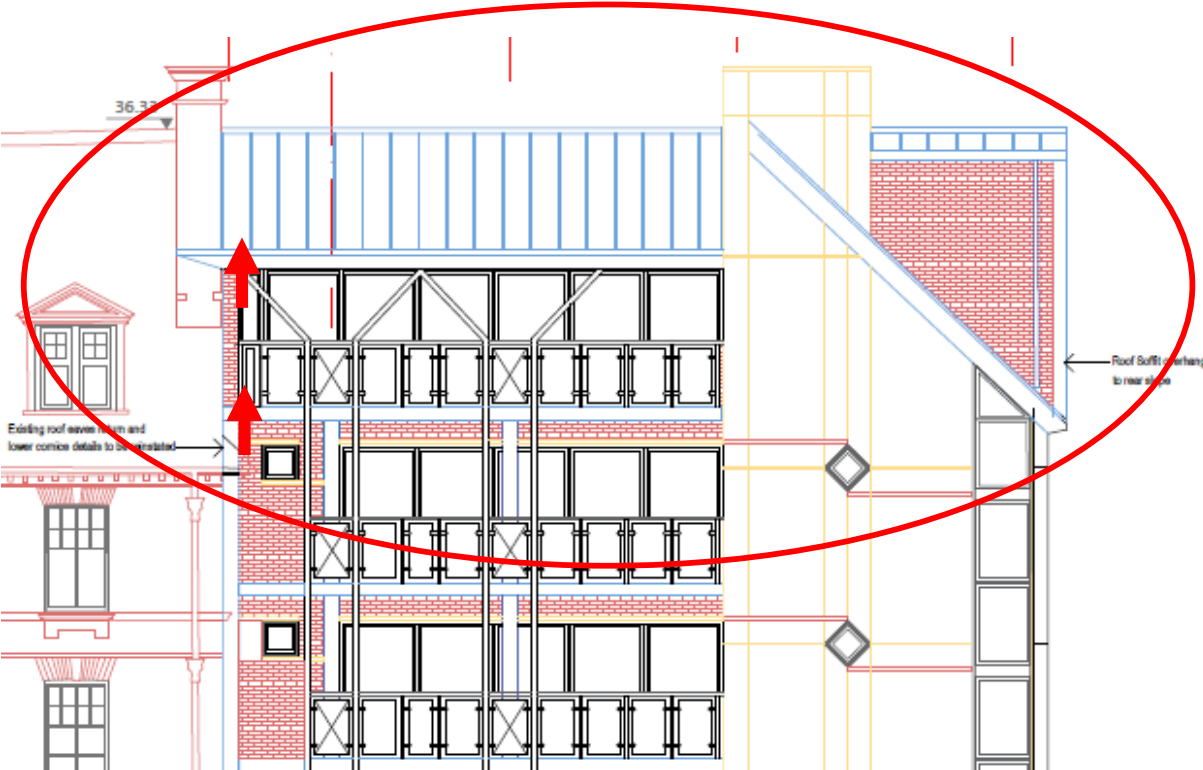


PROPOSED (AMENDED) UNDER PF/20/1564

NORTH ELEVATION (Amendments): Attic storey – proposed floor levels and raising of eaves indicated by arrows (no amendments to proposed plans)



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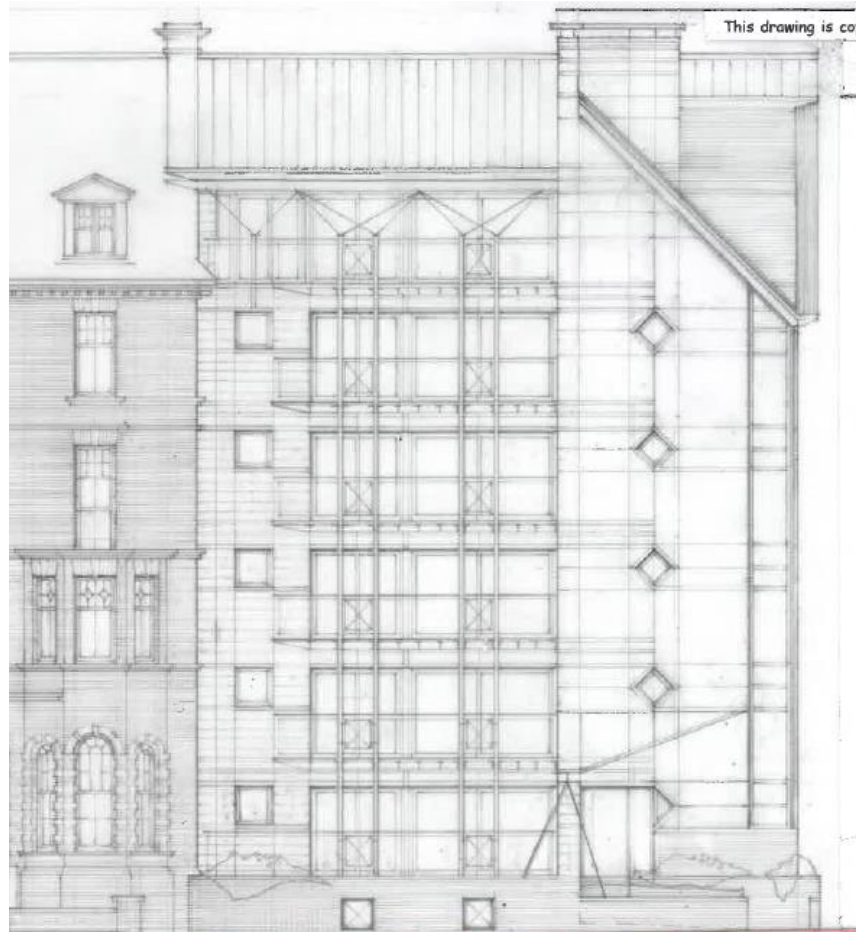


PROPOSED (AMENDED) UNDER PF/20/1564

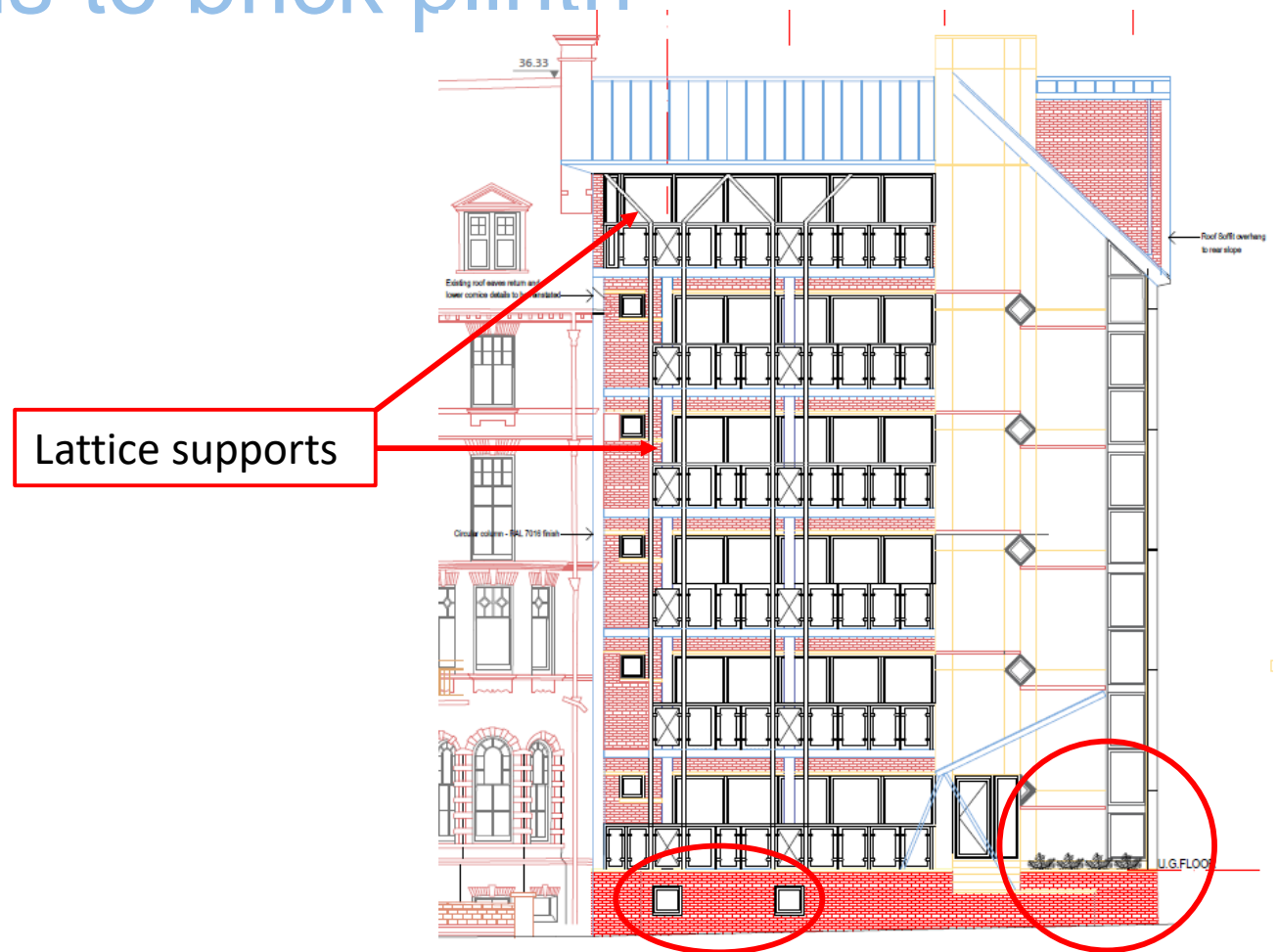
NORTH ELEVATION (Amendments): Attic storey – Floor level higher than eaves of existing Burlington building



NORTH ELEVATION (Amendments): Reinstatement of lattice supports, alterations to brick plinth

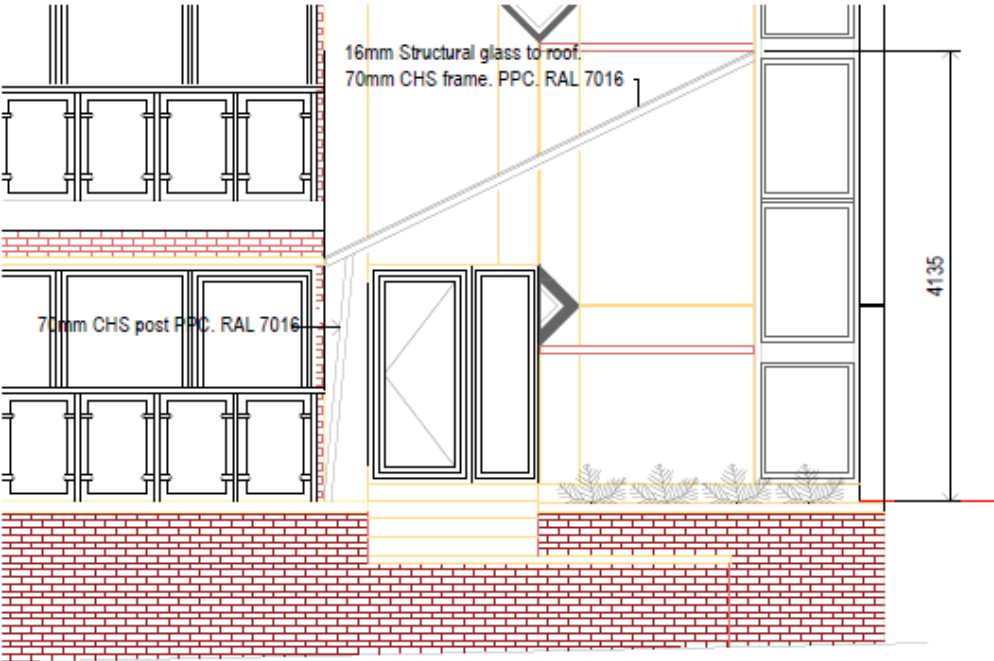


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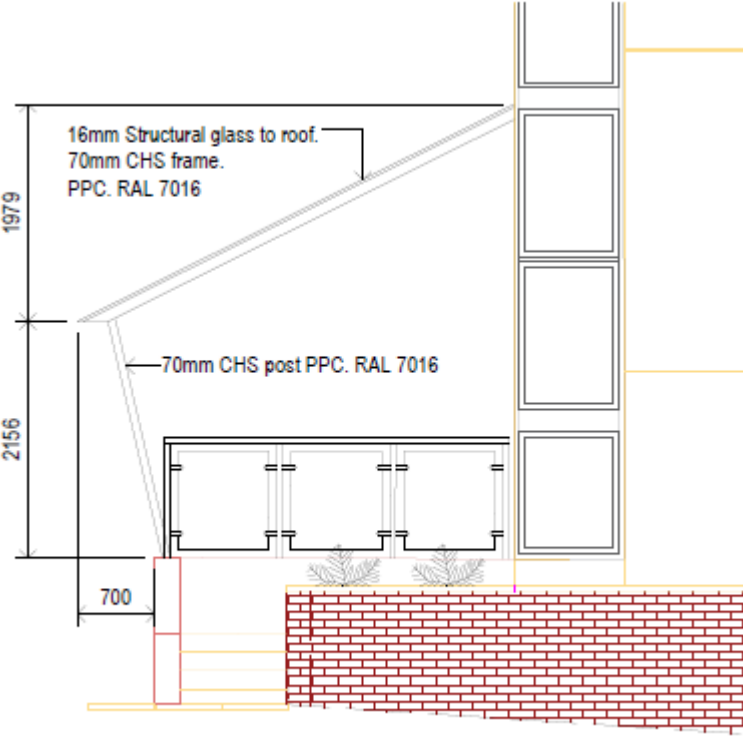


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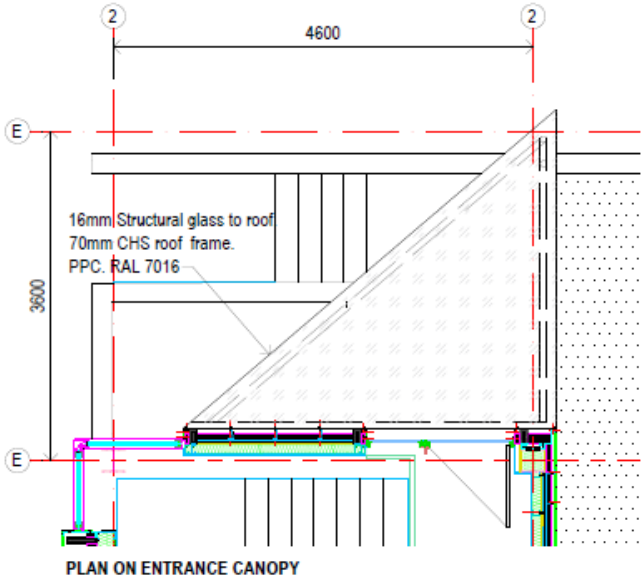
NORTH ELEVATION: Proposed entrance canopy elevations and plan



ENTRANCE CANOPY - NORTH ELEVATION



ENTRANCE CANOPY - WEST ELEVATION

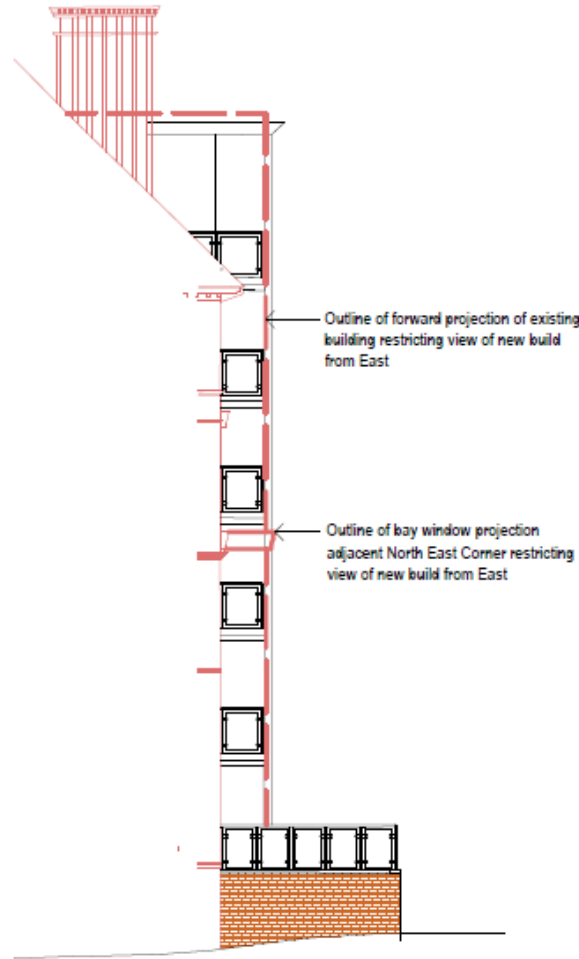


PLAN ON ENTRANCE CANOPY

EAST ELEVATION

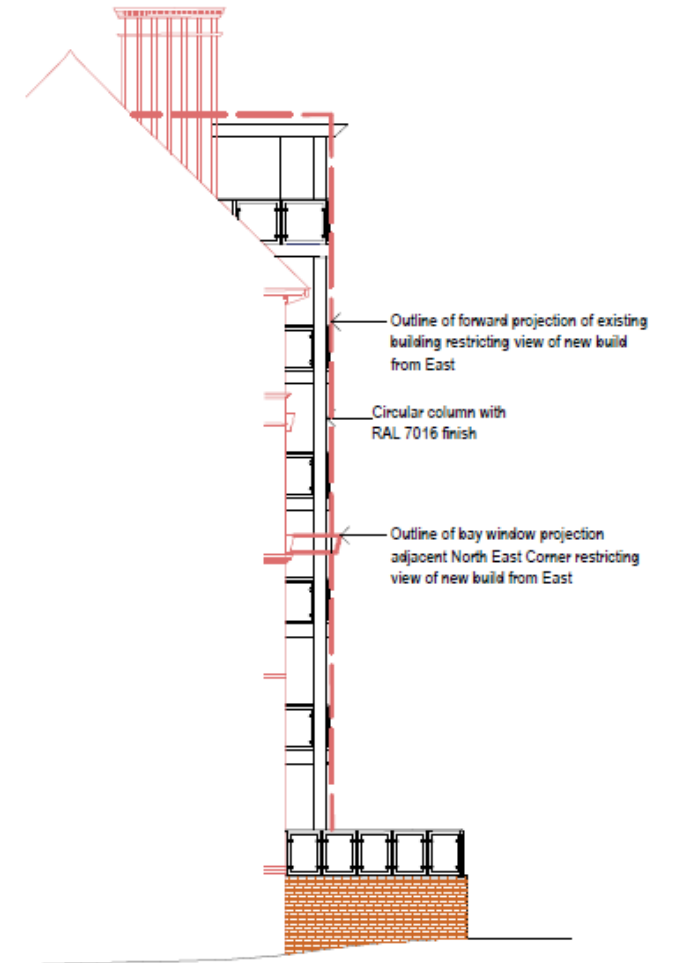


East Elevation Proposed



NORTH EAST CORNER
As it would look to original drawings

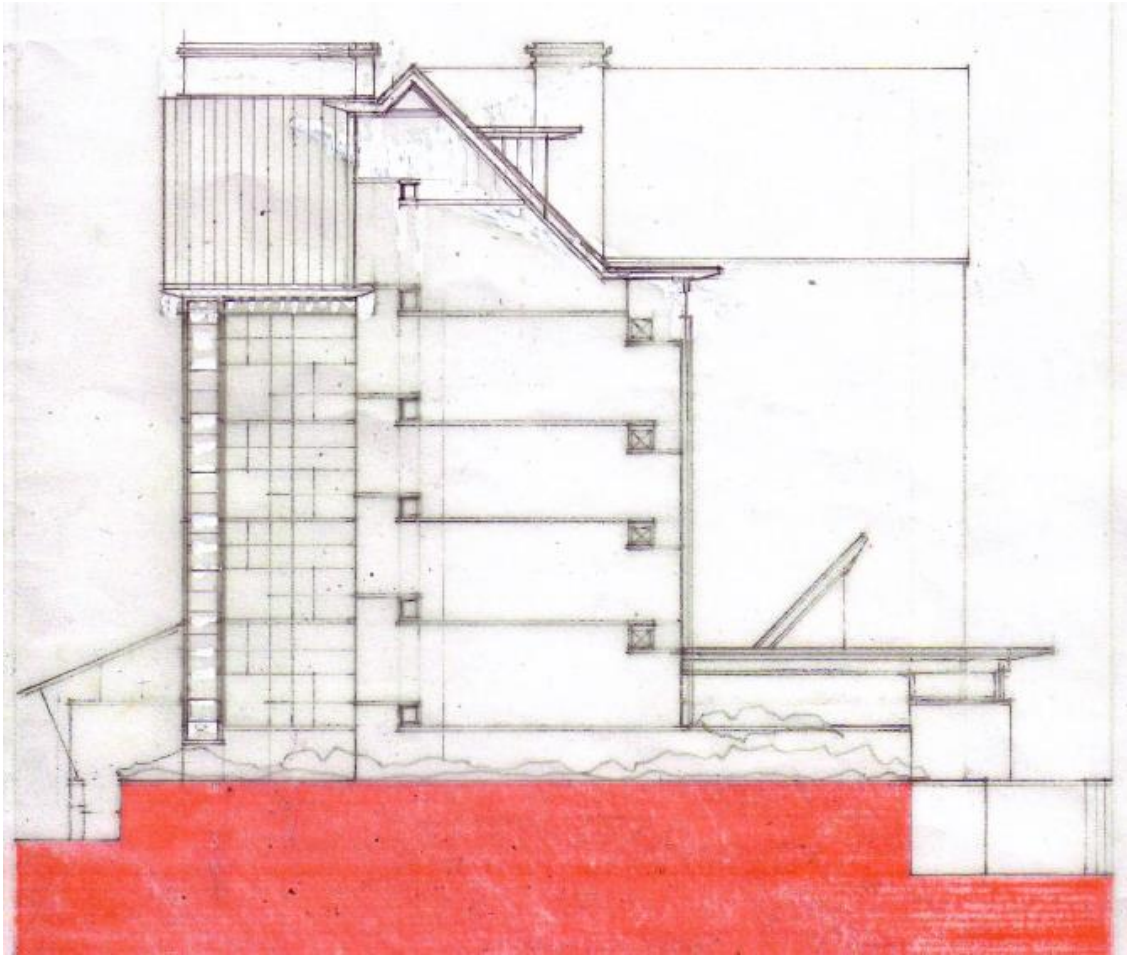
North East corner as approved



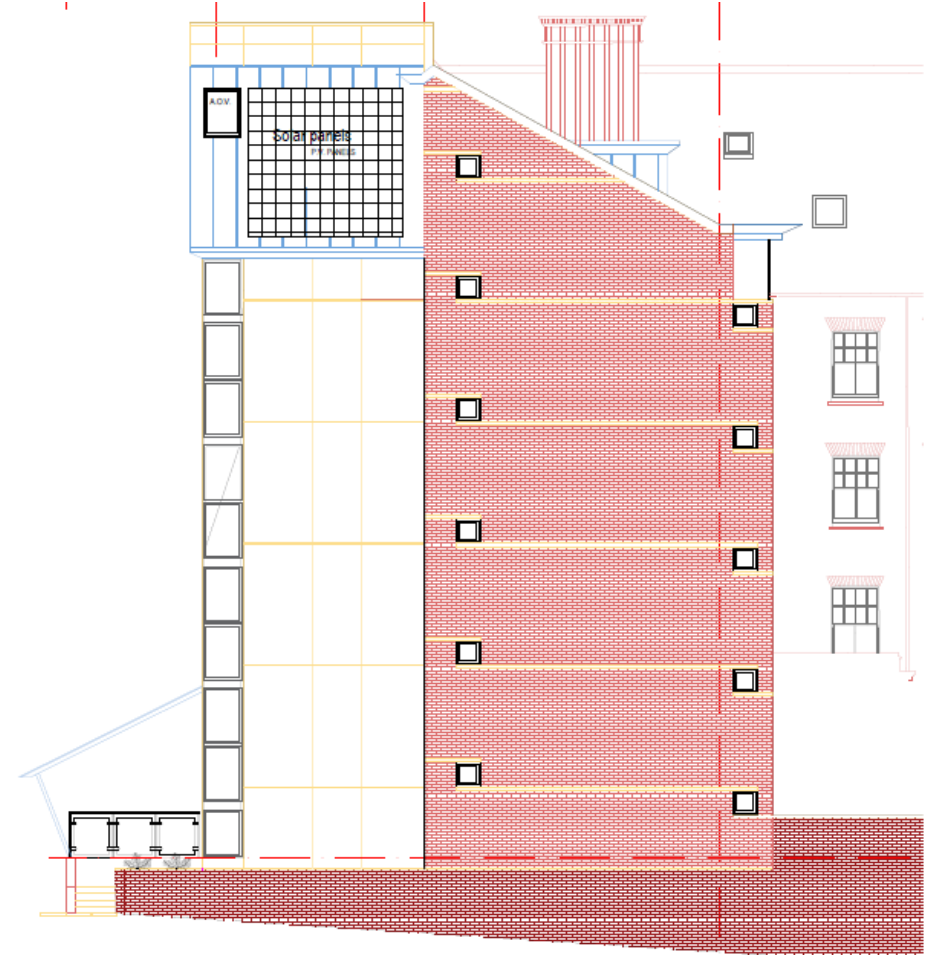
NORTH EAST CORNER
As constructed floor levels with circular column
and return cover in RAL7016

North East Corner as proposed

WEST ELEVATION: Approved and Proposed



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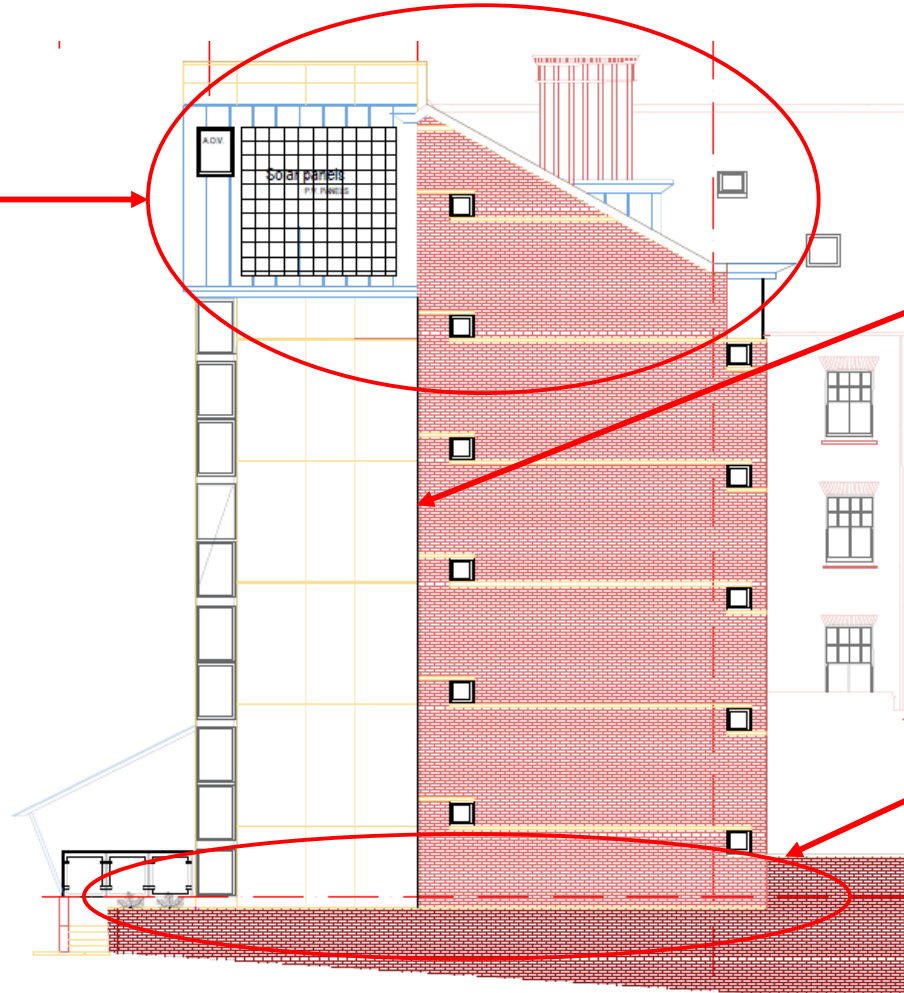


PROPOSED (AMENDED) UNDER PF/20/1564

WEST ELEVATION (Amendments)

No amendments to proposed roof pitch and gable

Confirmation eave and verge detailing would have minimum 300mm overhang



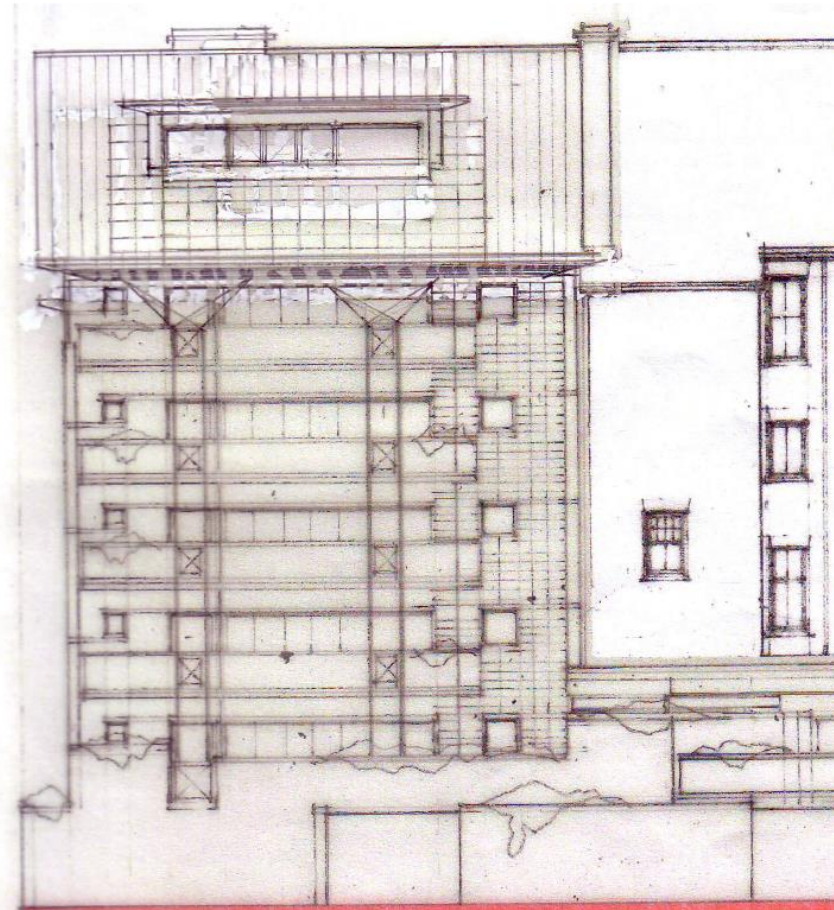
Cladding projection regained differentiating between the point where the two different materials meet

Expressed plinth removed, now finishing flush with elevation

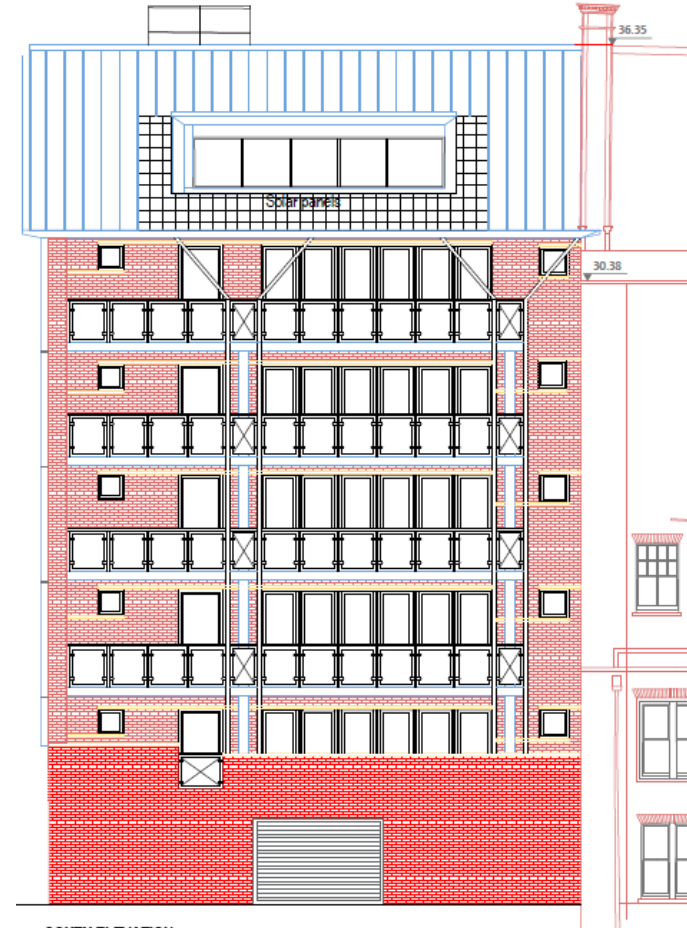
WEST ELEVATION (Amendments): No amendments to proposed roof pitch and gable. Different to that of existing Burlington building and as approved under PF/14/0887



SOUTH ELEVATION: Approved and Proposed

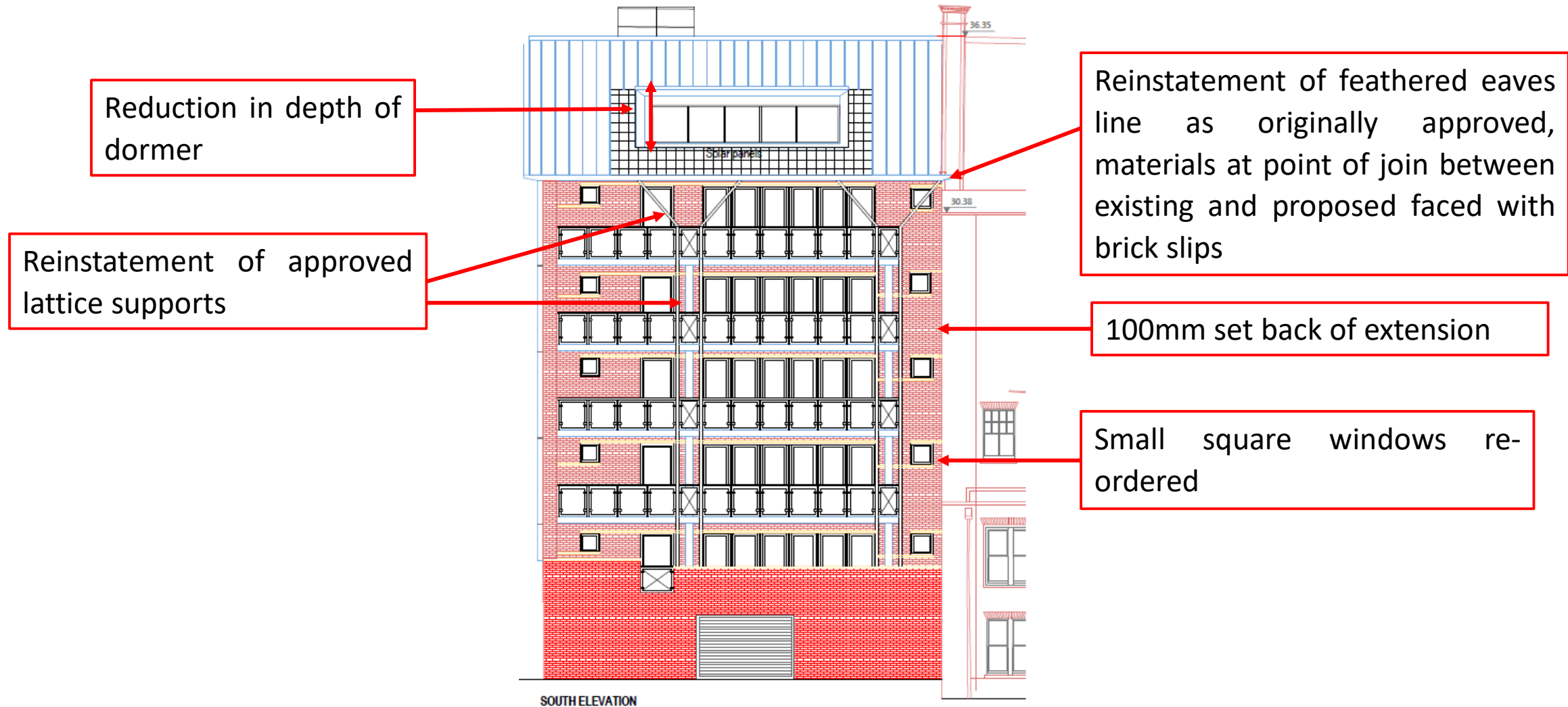


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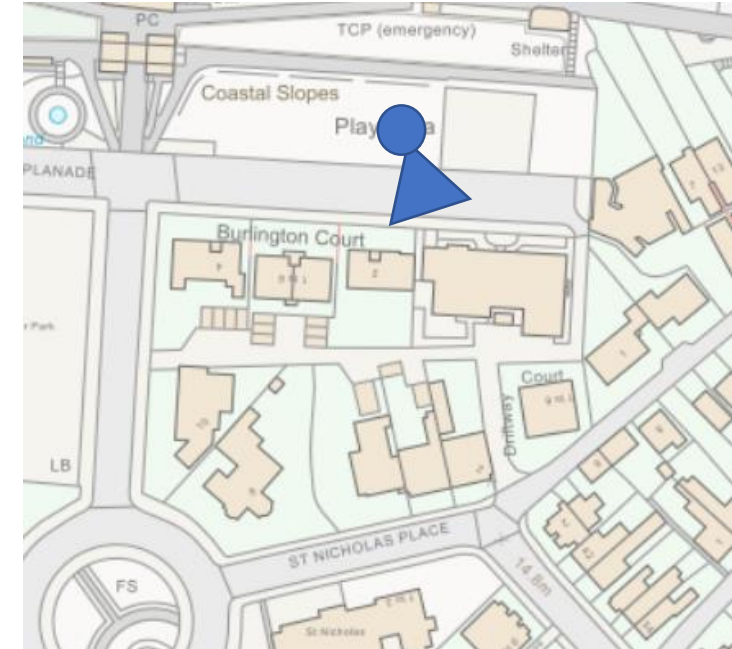


PROPOSED (AMENDED) UNDER PF/20/1564

SOUTH ELEVATION (Amendments)



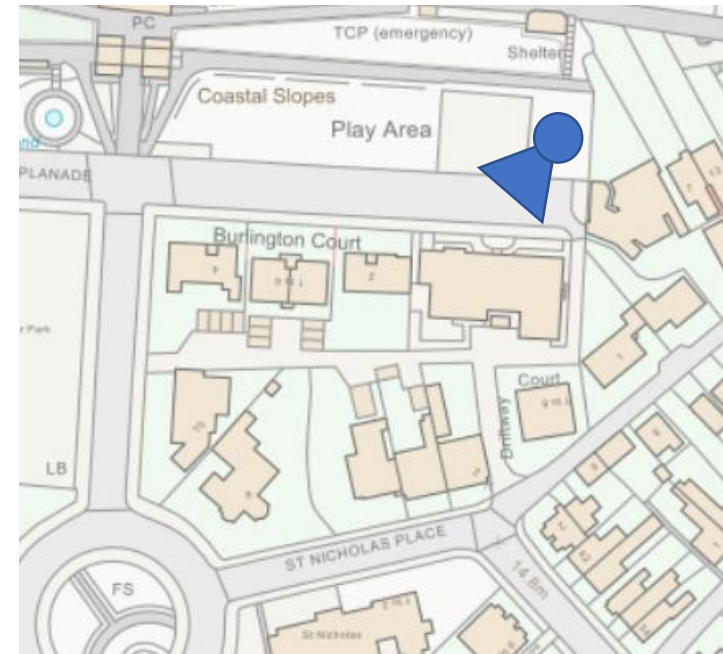
Photograph 1: View looking South East to front elevation



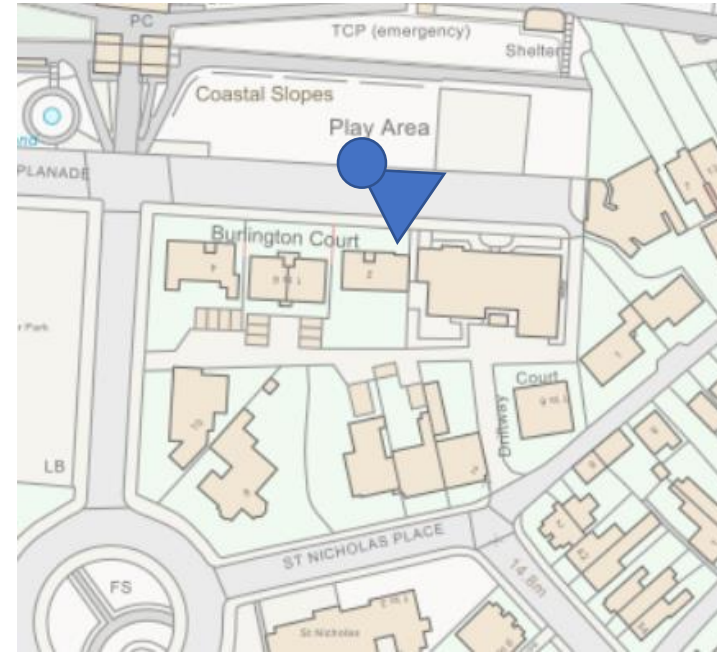
Photograph 2: View looking South to front elevation



Photograph 3: View looking South West to front elevation

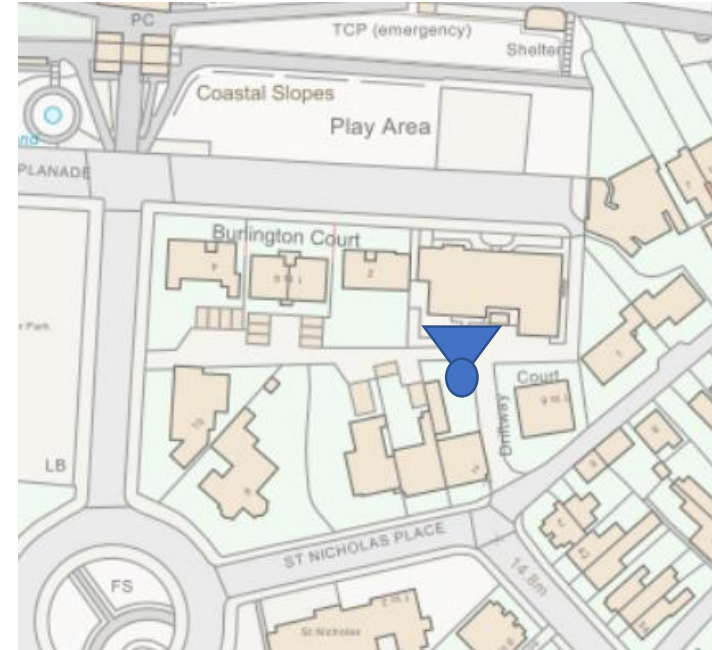


Photograph 4: View looking South East to front and side elevation





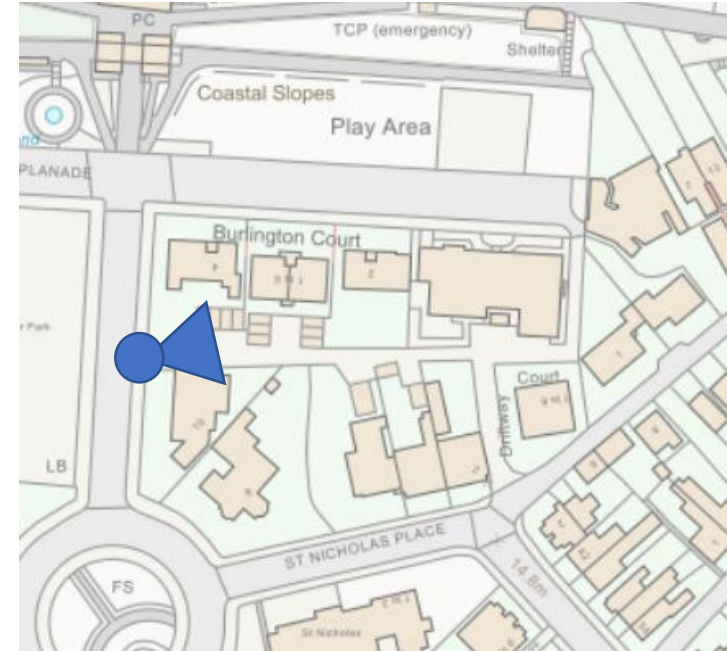
Photograph 5: View looking North to rear elevation



Photograph 6: View looking North East from St Nicholas Place – steel frame of extension



Photograph 7: View looking East to side and rear



MAIN ISSUES

1. Background
2. Principle
- 3. Design**
- 4. Heritage impact**
5. Other considerations
6. Conclusion

RECOMMENDATION

REFUSAL for the following reasons:

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

EN 4 - Design

EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF) (2019) Paragraph 130

National Planning Policy Framework (NPPF) (2019) Paragraph 196

It is the opinion of the Local Planning Authority that as a result of the changes made to the permitted scheme under planning application reference: PF/14/0887 that the quality of the design of the approved scheme would be materially diminished to the significant detriment of the character and quality of the area. The applicant has therefore failed to demonstrate compliance with Policy EN4 of the Core Strategy and paragraph 130 of the National Planning Policy Framework.

In addition, it has been established that the impact of the proposed development would result in 'less than substantial' harm being caused to the significance of the designated heritage asset (Sheringham Conservation Area) and historic significance of the former Burlington Hotel. It is not considered that there are any wider public benefits arising from the proposals, which either singly or in combination accrue sufficient positive weight to outweigh the harm identified to the heritage asset as required by paragraph 196 of the National Planning Policy Framework.