

APPLICATION REFERENCE: PF/21/3414

LOCATION: Milestones Hospital, The Street,
Catfield. NR29 5BE

PROPOSAL: Conversion of the former
Milestones Hospital to a residential development
consisting of 21 dwelling houses and internal
renovation works throughout.



NORTH
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DISTRICT
COUNCIL

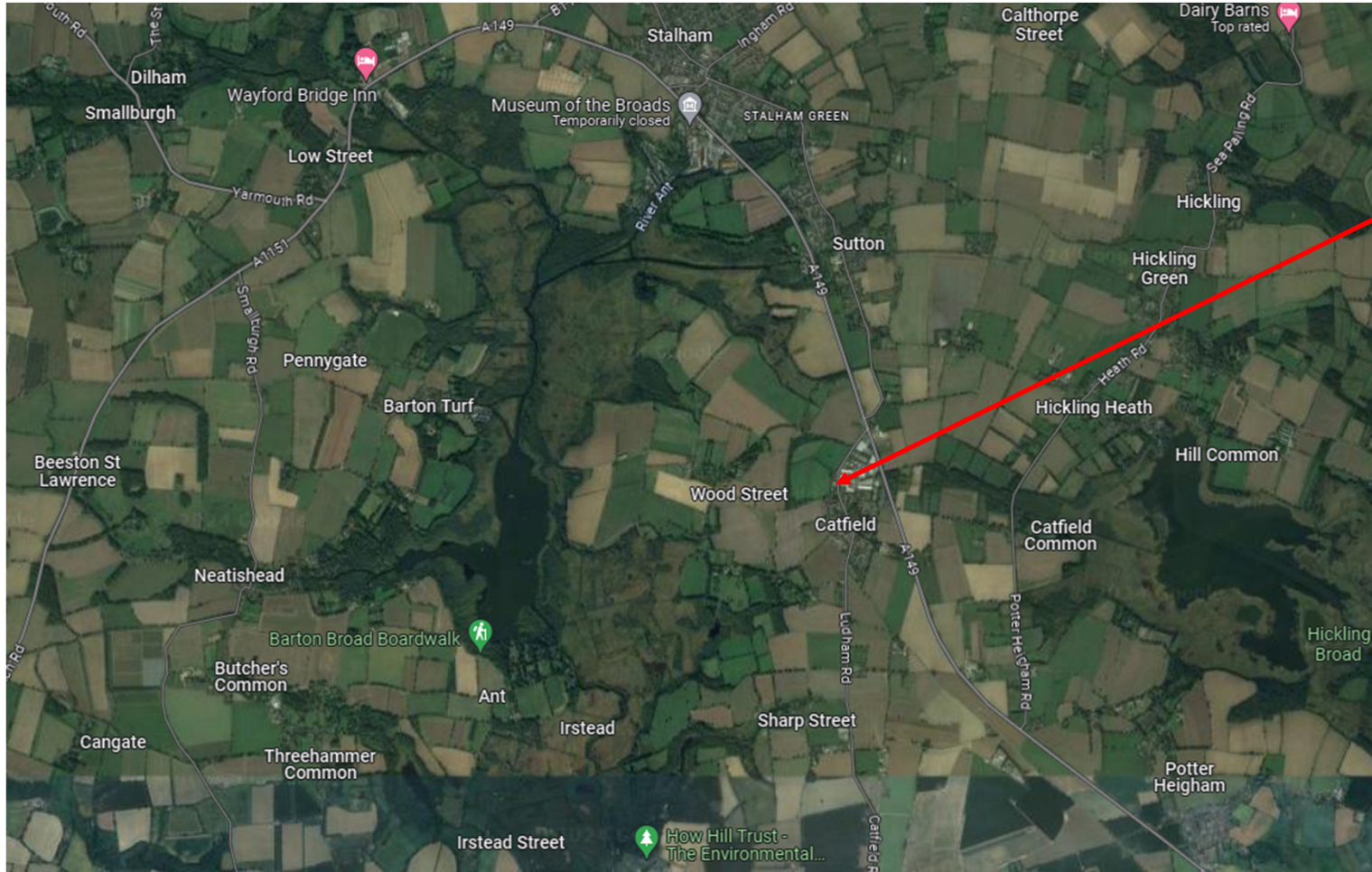
north-norfolk.gov.uk

11/01/2024

The Proposal

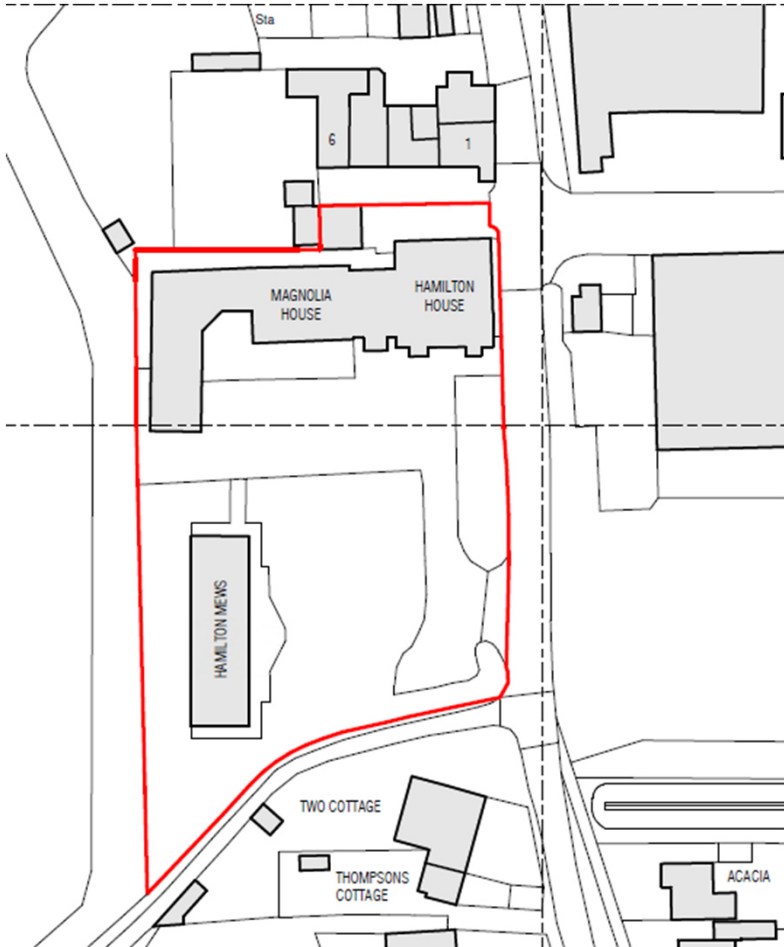
- Creation of 21 residential units – 12 x 1-bed units, 9 x 2-bed units.
- Landscaping across the site to be agreed via condition.
- Provision of 32 parking spaces and turning areas, with acceptable layout for refuse collection vehicles.
- Ecological enhancements including 5no. Bat boxes and 21no. Swift bricks/boxes.
- Financial contributions towards GIRAMS, open space provision, and local infrastructure.

Wider Context



Approximate Site Location

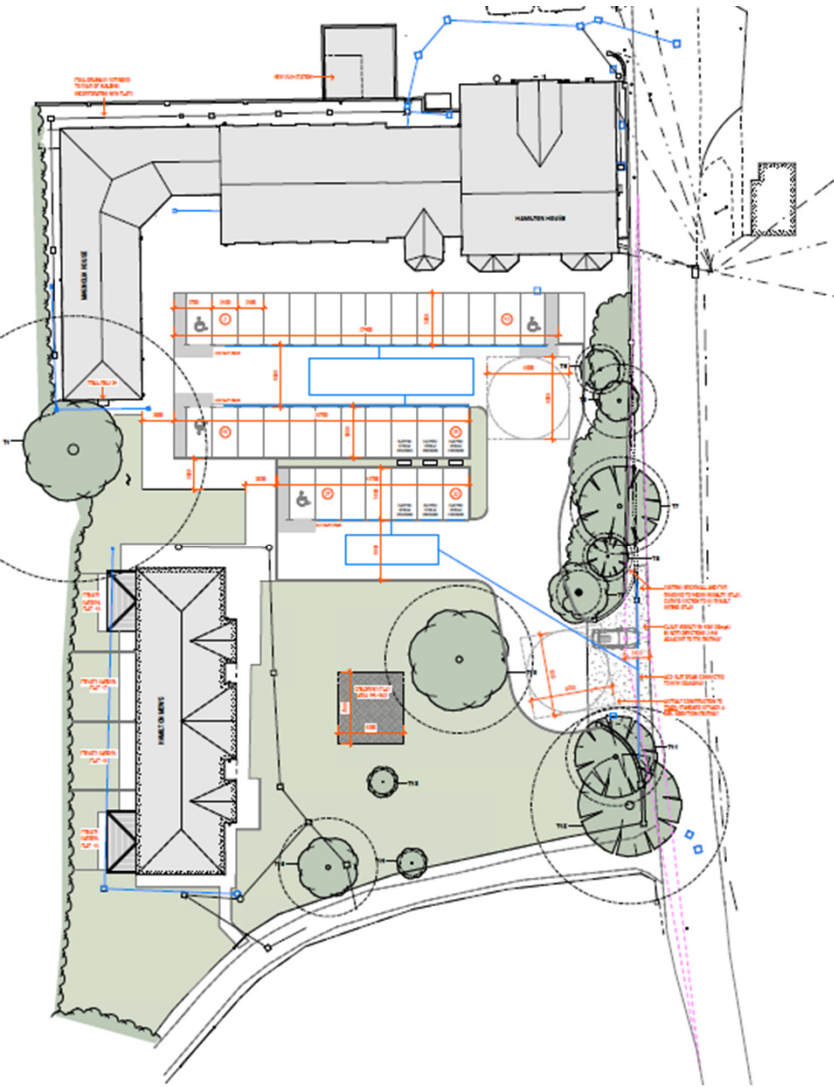
Location Plan



Proposed Site Plan

Key features:

- 32 no. parking spaces incl. 4 accessible and 6 EV
- Retention of green space to the front of Hamilton Mews
- Soakaway provision (blue outlines)
- Children's play area (grey square)



Existing Elevations: Magnolia House and Hamilton House



1 EXISTING SOUTH ELEVATION



2 EXISTING EAST ELEVATION



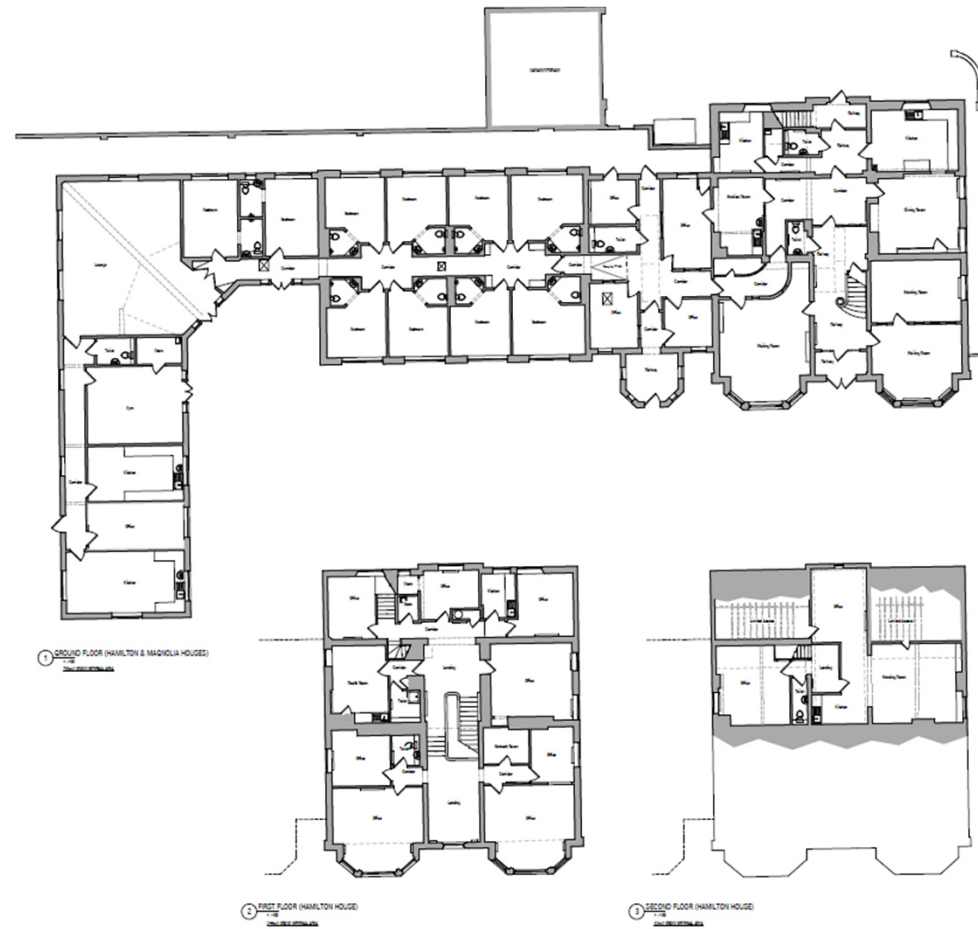
3 EXISTING WEST ELEVATION



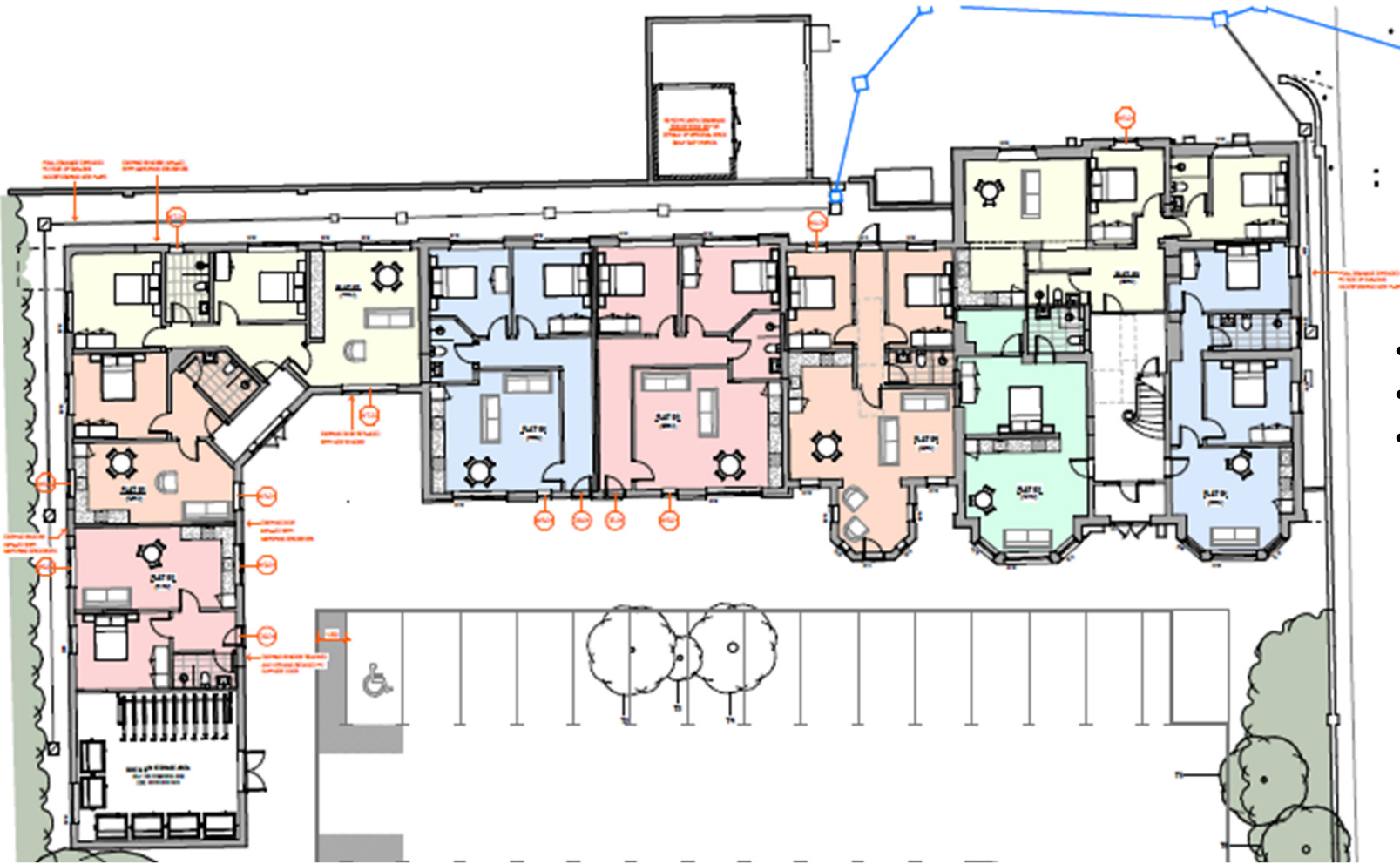
Proposed Elevations: Magnolia House and Hamilton House



Existing Floor Plans: Magnolia House and Hamilton House

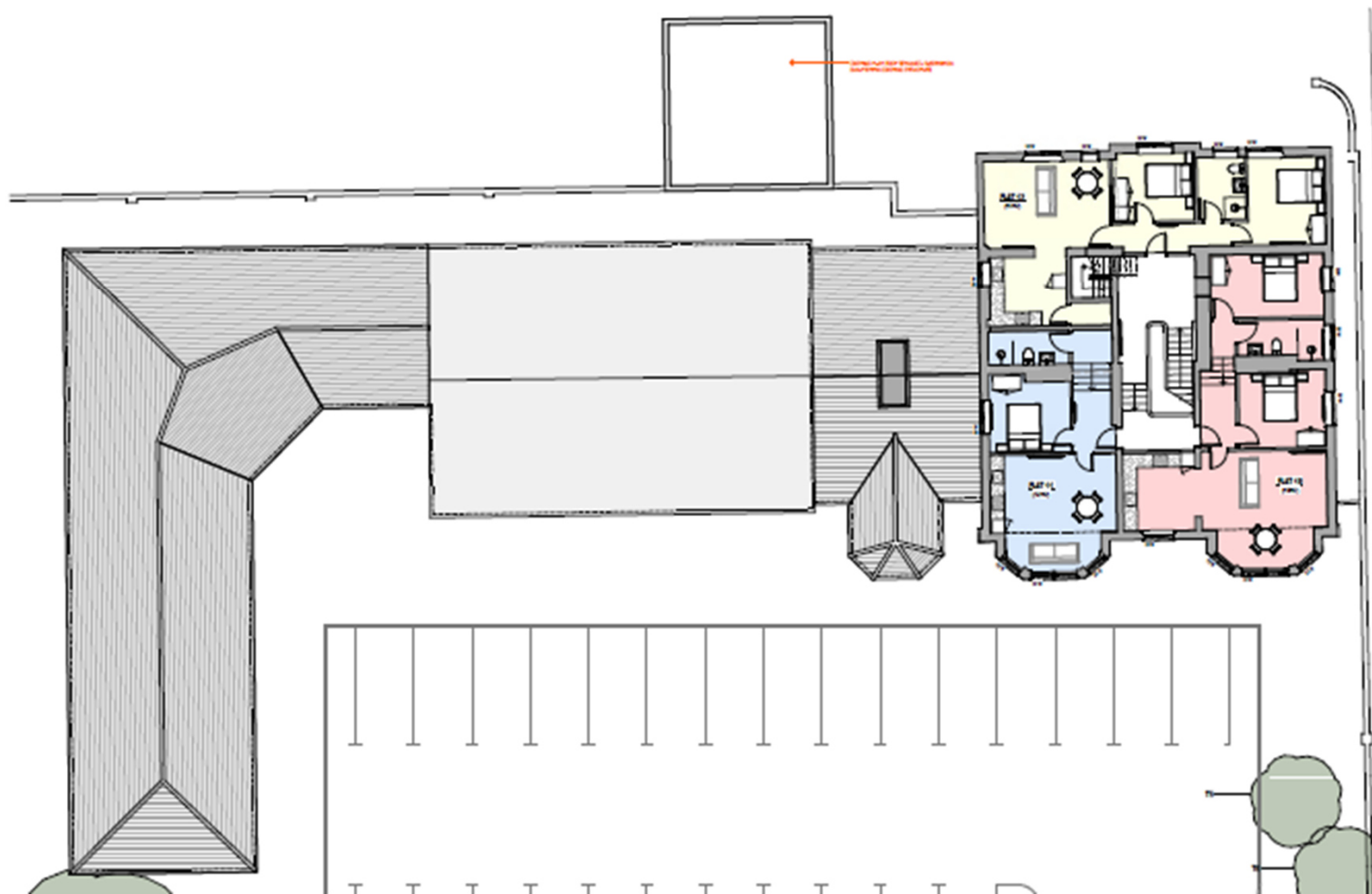


Proposed Ground Floor Plan: Magnolia House and Hamilton House



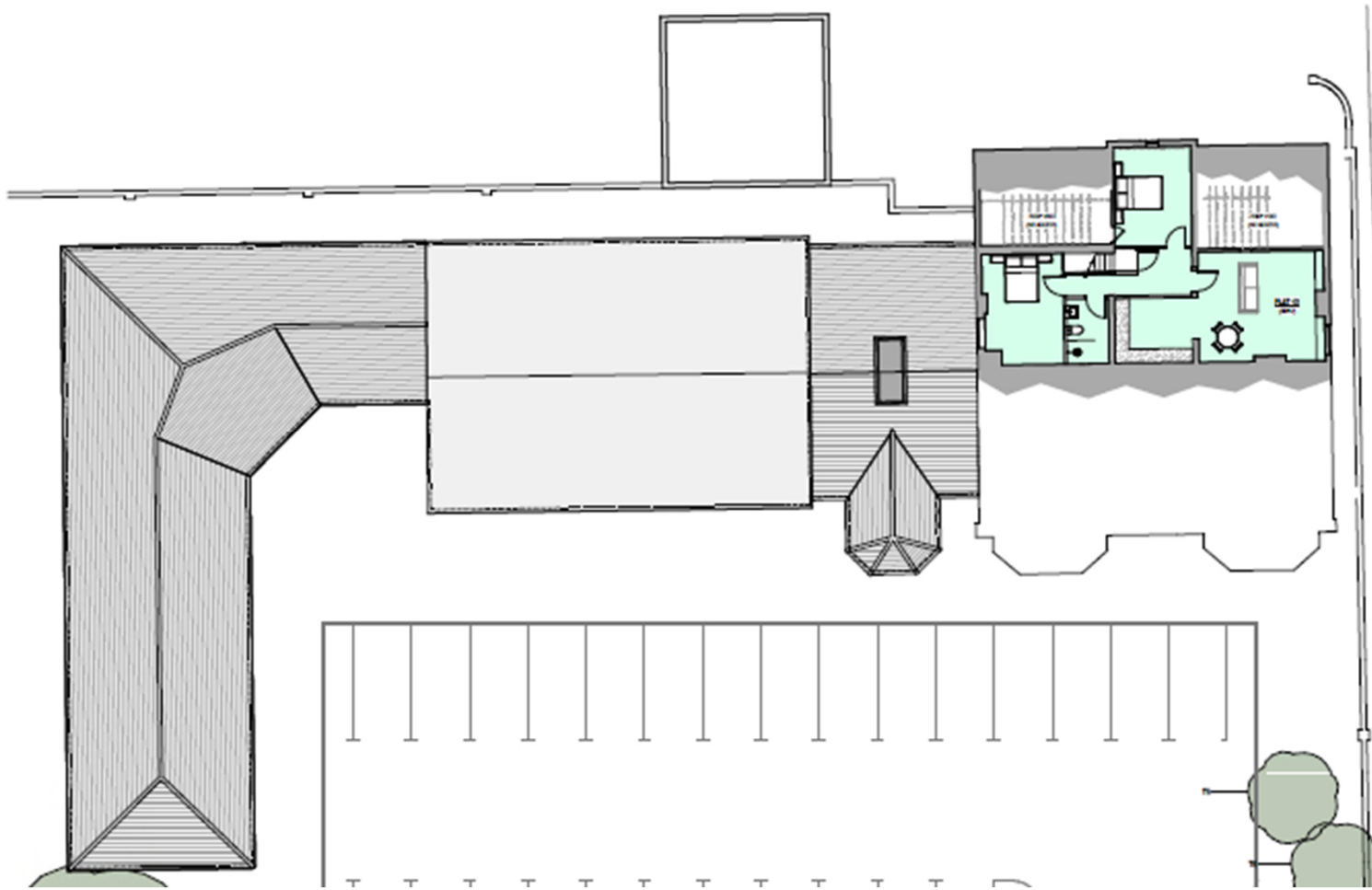
- 3 x 1-bed units
- 6 x 2-bed units
- Bin Store with 22no. Secure bike rack

Proposed First Floor Plan Hamilton House



- 1 x 1-bed unit
- 2 x 2-bed units

Proposed Second Floor Plan: Hamilton House



- 1 x 2-bed unit

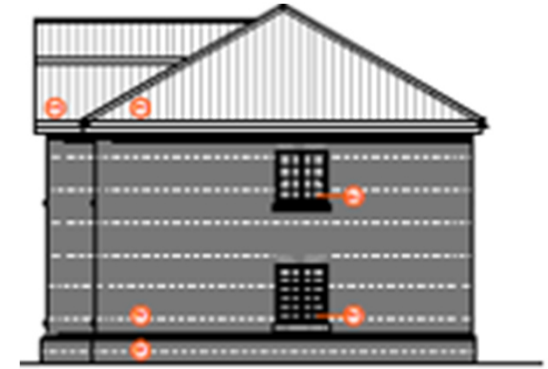
Hamilton House



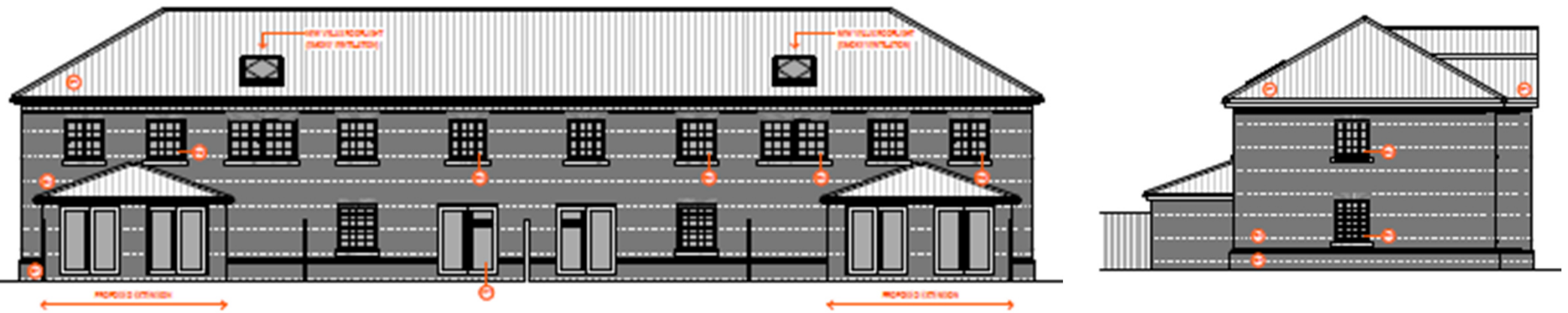
Magnolia House



Existing Elevations: Hamilton Mews



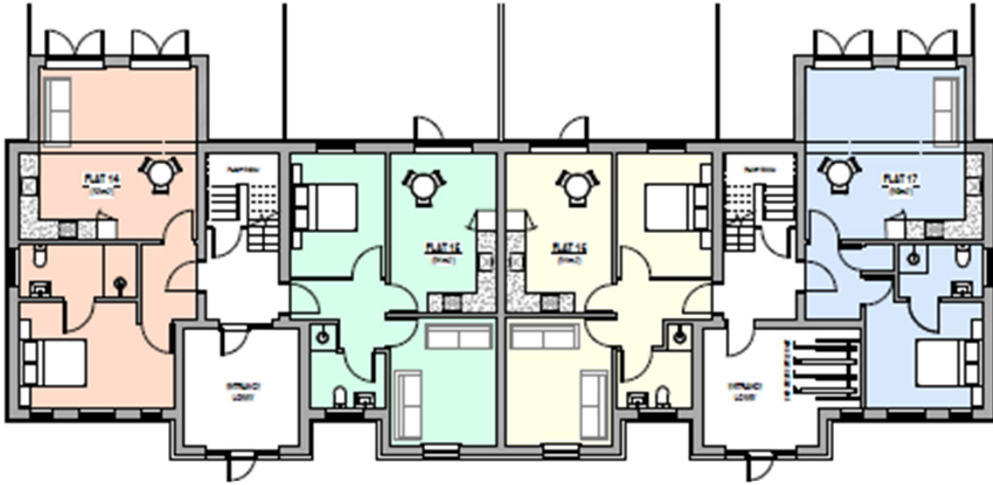
Proposed Elevations: Hamilton Mews



Existing Floor Plans: Hamilton Mews

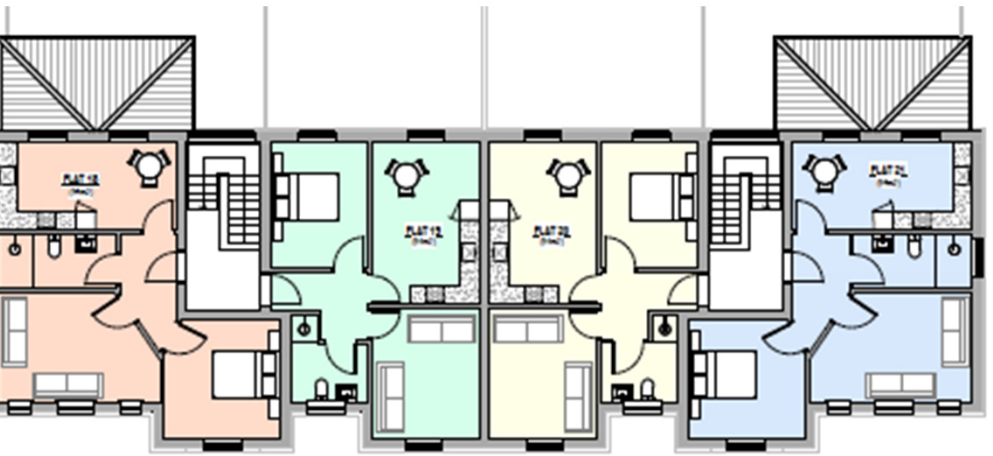


Proposed Floor Plans: Hamilton Mews



Ground Floor:

- 4 x 1-bed units



First Floor:

- 4 x 1-bed units

Hamilton Mews





Hamilton Mews

Key Issues

1. Principle of the conversion of the building
2. Loss of the hospital facility
3. Affordable housing provision
4. Design, inclusive of housing density, dwelling mix and type, minimum space standards, external works and landscaping
5. Amenity, inclusive of disturbance, privacy, lighting, overshadowing, and refuse storage and collection
6. Flood Risk and Drainage
7. Highway Safety, inclusive of car parking, network safety impacts, and pedestrian/bicycle access
8. Ecology and Biodiversity
9. Heritage
10. Sustainable construction
11. Planning obligations and financial contributions

Recommendation

Approval of the application subject to the completion of a Section 106 agreement and the imposition of conditions as outlined in the officer report, with final wording delegated to the Assistant Director – Planning.