

Reference: 06/15/0521/CC

Parish: Great Yarmouth

Officer: Richard Fitzjohn

Expiry date: 18/11/15

Applicant: Mrs K Rockach

Proposal: Demolition of Raynscourt Hotel

Site: Raynscourt Hotel, 83 Marine Parade, GREAT YARMOUTH, NR30 1DJ

REPORT

1. Background/History:-

1.1 The application site is located on a prominent corner plot adjacent Marine Parade to the east and Euston Road to the north. The site is located within a Conservation Area and within a secondary holiday accommodation area as defined under the adopted Borough-Wide Local Plan.

1.2 The planning history of the site is shown below:

06/93/1027/F – Replacement of existing flat roof link with new pitched roof – Approved with conditions 12/01/1994.

06/84/1084/F – Single storey extension and lift shaft – Refused 27-11-1984

06/79/1542/F – Vehicular accesses extension to games room and extension to form bedrooms.

9545 – Car port – 23/01/69

9436 – Erection of shower block – 05/12/68

A/3240 – Sign – 17/05/62

A/3240 – Advert sign – 02/05/62

2 Consultations:-

2.1 One letter of support has been received from Councillor Malcolm Bird, which is attached to this report. No neighbour objections have been received.

2.2 Conservation – Objects to the proposal. No logic to the proposal in terms of the arrangement of the built form in an important section of the Conservation Area, with a

Listed Building opposite the site. The townscape is complete in the area with continuous impressive facades and the application site has added importance of being a corner plot contributing to Marine Parade and Euston Road. To demolish and leave a void space will be retrogressive.

2.3 Historic Environment Service – If planning permission is granted, the following condition is requested:

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.4 Highways – No objection. However, recommends a pre-commencement condition for a method statement or demolition plan to be submitted to the Local Planning Authority, providing details of how the demolition will be carried out, materials haulage from the site, highway protection and pedestrian protection/diversions.

2.5 Building Control – No adverse comments.

3 Local Policy:-

3.1 POLICY BNV9

WITHIN CONSERVATION AREAS PROPOSALS FOR THE DEMOLITION OF BUILDINGS OR STRUCTURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA WILL BE PERMITTED ONLY IF THE REPLACEMENT BUILDING OR STRUCTURE OR THE AFTER-USE OF THE SITE WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA.

3.2 POLICY TR1

THE BOROUGH COUNCIL'S STRATEGY IS TO SEEK TO MAINTAIN THE PRESENT LEVEL OF TOURISM AND FULFIL ANY POTENTIAL FOR GROWTH GIVING DUE REGARD TO THE NEED TO CONSERVE AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT AND SAFEGUARD COMMUNITY INTERESTS.

4 National Policy:- National Planning Policy Framework (NPPF)

4.1 Paragraph 129

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.2 Paragraph 131

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.3 Paragraph 135

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.4 Paragraph 136

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

4.5 Paragraph 138

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage

Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5 Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)

5.1 Policy CS10

In managing future growth and change, the Council will work with other agencies such as the Broads Authority and English Heritage to promote the conservation, enhancement and enjoyment of this historic environment by:

- a) Conserving and enhancing the significance of the borough's heritage assets and their settings such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes and other buildings of local historic value.
- b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk.

6 Assessment:-

- 6.1 The application site currently comprises a substantially sized hotel located in a prominent corner plot within a Conservation Area and within a Secondary Holiday Accommodation Area as defined within the Borough-Wide Local Plan.
- 6.2 The proposal seeks to demolish the existing hotel in order to create an area for additional car parking to serve the adjacent Raynscourt Lodge.
- 6.3 One letter of support has been received in relation to the proposal from Councillor Malcolm Bird. No neighbour objections have been received.
- 6.4 Norfolk County Council Historic Environment team have been consulted on the application and have raised no objections to the proposal. However, it is recommended that a condition is appended to any grant of planning permission requiring demolition/development to take place in accordance with a Written Scheme of Investigation to be submitted to and approved by the Local Planning Authority.
- 6.5 The proposal seeks to demolish the existing hotel to provide a car parking area which would result in additional off-street parking. Norfolk County Council Highways have been consulted on the application and have no objection in principle to the proposed demolition of the hotel or re-use of the site as a car park, subject to further details being provided showing a method statement/demolition plan and details of the proposed access location, surface materials and layout of the proposed car park.
- 6.6 Policy BNV9 of the Borough-Wide Local Plan states that proposals for demolition of buildings that make a positive contribution to the character or appearance of Conservation Areas should only be permitted if the after-use of the site would preserve or enhance the character or appearance of the area. The proposal would

result in the loss of a substantial and prominent building which contributes positively to the historic built form and appearance of the surrounding Conservation Area. The existing hotel adjoins the end of a row of similarly designed buildings, completing the façade of these buildings along Marine Parade. The proposed after-use of the site as a car park would create a visible void within the street scene, appearing at odds with the existing built form and creating a detrimental impact on the visual amenity of the surrounding area. The proposal is therefore contrary to Policy BNV9 of the Borough-Wide Local Plan.

- 6.7 Policy TR1 of the Borough-Wide Local Plan seeks to maintain the present level of tourism, giving due regard to the need to conserve the built environment. The proposal is contrary to Policy TR1 due to the loss of holiday accommodation in a secondary holiday accommodation area and its detrimental impact upon the built environment.

7 Recommendation:-

- 7.1 Refuse - The proposal is contrary to Policies BNV9 and TR1 of the Great Yarmouth Borough-Wide Local Plan 2001.

Any approval of permission should be subject to the following recommended conditions:

- 1) The works of demolition hereby authorised shall begin not later than 3 years from the date of this consent.
- 2) The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Planning Services
Development Control
Town Hall,
Great Yarmouth,
NR 30 2QF.

Cllr Malcolm Bird (Central&Northgate)
13 Euston Road,
Great Yarmouth,
Norfolk,
NR301DY.

Ref: 06/15/052/CC

Date 5/11/2015

Dear Dene,

Thank you for the opportunity to address the above application, I apologies for not attending, I live just four doors away from the Rayscourt Hotel and have done so for the last sixty four years, originally I knew it as a Doctor Barnardo's home before being turned into a Hotel.

As a Hotel it has been excellently run by the Hammond family and received accreditation and star status, but with the decline in Great Yarmouth tourist industry over the last few years which when combine with austerity Hoteliers have had to look hard to find investment prior to retirement.

With this in mind the selling as a going concern of such a property has proved to be unsubstantial, bearing this in mind I have no objection to the demolition of this Hotel and hope that at a later date, it may once again rise to serve the Holiday Industry of our town.

Yours faithfully

Cllr Malcolm Bird.



Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/15/0521/CC
Date: 15 October 2015

My Ref: 9/6/15/0521
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Demolition of Raynscourt Hotel
83 Marine Parade Raynscourt Hotel GREAT YARMOUTH NR30 2DJ**

Thank you for your recent consultation with respect to the above.

Whilst I have no objection to the proposed demolition, the works will be adjacent to the public highway and in this respect I need to ensure that the proposals will not adversely affect the highway or users thereof.

In this respect I will require appropriate details to be duly submitted as to how the demolition will be carried out, materials haulage from the site, highway protection and pedestrian protection/diversions. I appreciate that at this stage this is something that can not be provided until a contractor has been appointed and in this respect I would propose a pre-commencement condition being attached to any grant of permission to provide the above information in the form of method statements or demolition plan.

However, it is also noted that it is proposed, on completion of demolition, to use the site as a temporary car park. Again in principle I have no objection to this proposal but no details have been supplied in terms of the proposed access location, surface materials or layout. In this respect I am unable to comment as to whether this would give rise to any highway implications.

Accordingly I would be obliged if the applicant can provide the above details in relation to the proposed car park in order that I can assess the proposal and provide a formal response to this application.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Elaine Helsdon

From: Hamilton, Ken <kenneth.hamilton@norfolk.gov.uk>
Sent: 27 October 2015 17:41
To: plan
Cc: Gemma M. Manthorpe; Dack, Zara
Subject: 06/15/0521/CC Rayns court Hotel, Great Yarmouth
Attachments: GenericWUASCBrief.pdf

Dear Gemma,

06/15/0521/CC Rayns court Hotel, Great Yarmouth
Our ref.: CNF46420_1

Thank you for consulting us on this application.

Rayns court Hotel sits on top of the site of the Town Battery. The Town Battery was built in 1781, initially funded by the Town Assembly, but completed by the government (after the Town Assembly ran out of funds). The design of the Town Battery was unusual, as it was designed by the Assembly. It would have been militarily almost ineffectual, as it was in the wrong place, was vulnerable to fire from naval vessels and could be easily outflanked. Despite this, it was upgraded in 1793 to include a blockhouse and a furnace (for heating shot). The battery was not adequately maintained, and by 1808, the ditch had filled with sand and the blockhouse had rotted. Despite this, the Town Battery persisted until 1855. It was sold in 1859, and demolished. There are no records of the re-arming of the fort, so it is likely that it carried the same guns installed in the late 18th century, which would have made it obsolete very soon after its construction (this is something of a pattern for the Great Yarmouth batteries, as the North and South batteries were rearmed in 1859, and were declared obsolete in 1860). The Town Battery never fired its guns in action.

Despite its military shortcomings, the Town Battery is a significant heritage asset in Great Yarmouth. It was relatively unusual, as most batteries were designed by professional military engineers. It was built as a short term measure at a time of war, and improved the morale of the town to the extent that it was manned (by volunteer artillerymen) for many decades after it had ceased to be necessary.

If planning permission is granted, we request that it be subject to the following conditions, in accordance with Paragraph 141 of the NPPF:

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

I have attached a brief for the programme of archaeological works.

Yours aye

Ken

Ken Hamilton PhD FSA MCIfA
Senior Historic Environment Officer (Planning)
Historic Environment Service
Environment and Planning
Community and Environmental Services
Norfolk County Council
Direct dial telephone number: 01362 869275
Mobile telephone number: 07748 761354
E-mail: ken.hamilton@norfolk.gov.uk
General enquiries: 0344 800 8020 or information@norfolk.gov.uk
www.norfolk.gov.uk

Please note that as of September 1st 2015 we will be charging for some of our services. Details can be found on our website
http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

**GENERIC BRIEF
FOR THE MONITORING OF WORKS
UNDER ARCHAEOLOGICAL SUPERVISION AND CONTROL**

The Archaeological Contractor should confirm that the Monitoring of Works Under Archaeological Supervision and Control will be undertaken in accordance with the following:

1. Provision will be made for monitoring the development, including, where appropriate, the following:-
 - all areas of below-ground disturbance, including excavations, foundation trenches, service trenches, drains and soakaways.
 - above-ground remains when the development affects a building of historic importance
 - pipeline and cable trenches.
2. Where appropriate, topsoil or spoil will be scanned by metal-detector before and during its removal.
3. All archaeological contexts and artefacts exposed, examined or excavated will be fully recorded on appropriate context, finds and sample sheets, on plans and sections and by photographic record, including black and white film photography.
4. Provision will be made for an appropriate level of analysis, including identification of artefacts, specialist reports if appropriate, production of archive and report, donation of finds to an appropriate museum, transfer and storage of artefacts and archive in an acceptable form to an appropriate museum, conservation and inclusion of the results of the project in the County Historic Environment Record.
5. Provision should be made for the sampling of deposits for the analysis of palaeoenvironmental remains and for the scientific dating of deposits, artefacts or ecofacts where appropriate.
6. If any unexpected or significant archaeological remains are encountered which cannot be preserved or recorded within the scope of the monitoring the Archaeological Contractor should immediately contact the Historic Environment Service.
7. The results will be presented in a report, the nature of which should be commensurate with the findings.
8. The report should include appropriate scale plans showing the locations of all features and finds, and detailed plans and sections where necessary.
9. The report should include comprehensive details of all finds.

10. Three hard copies and a PDF copy on CD of the Report should be supplied to the Historic Environment Service for the attention of the Senior Archaeologist (Planning) within eight weeks of the completion of the fieldwork on the understanding that this will become a public document after an appropriate period of time (generally not exceeding six months). Two hard copies and the PDF file will be deposited with the Norfolk Historic Environment Record, and the third hard copy will be forwarded to the Local Planning Authority.
11. At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms. When the project is completed, all parts of the OASIS online form must be completed for submission to the Norfolk Historic Environment Record. This will include an uploaded .pdf version of the entire report. Hard copies of the report must still be provided as specified.
12. A copy of the OASIS form must be included in the final report.
13. All works will be carried out in full accordance with the appropriate sections of Gurney, D., 2003, '**Standards for Field Archaeology in the East of England**', as adopted by the Association of Local Government Archaeological Officers for the East of England Region and published as *East Anglian Archaeology Occasional Paper 14*. This is available as a PDF file on the web at www.eaareports.org.uk. Archaeological Contractors should note that the **Standards** document stipulates basic *methodological* standards. It is considered axiomatic that all contractors will strive to achieve the highest possible *qualitative* standards, with the application of the most advanced and appropriate techniques possible within a context of continuous improvement aimed at maximising the recovery of archaeological data and contributing to the development of a greater understanding of Norfolk's historic environment. Monitoring officers will seek and expect clear evidence of commitment to the heritage resource of Norfolk, with specifications being drawn up within a context of added value.
14. The Archaeological Contractor will contact the HER Officer of the Historic Environment Service in advance of work starting to obtain a HER number for the site or, if a number is already given on the Brief, to ensure that it is still applicable.
15. The Archaeological Contractor will give the Historic Environment Service not less than two weeks' written notice of the commencement of the work so that arrangements for monitoring the project can be made.

THE MONITORING OF WORKS UNDER ARCHAEOLOGICAL SUPERVISION AND CONTROL

This means that you will need to commission an archaeological contractor to ensure that an archaeologist is present during certain phases of the development to record any features exposed or any archaeological finds.

This does not mean that the development programme will be stopped or delayed by the archaeologist, who will work alongside other contractors on site to ensure that any necessary archaeological records are made.

In the unlikely event of the discovery of unanticipated and significant heritage

assets, discussions will take place on how these might be preserved or recorded.

WHAT YOU NEED TO DO

You should forward a copy of this Brief to one or more Archaeological Contractors, and discuss with them the timing and costs. Your appointed contractor should be asked to confirm in writing to the Historic Environment Service that this brief will be adhered to.

The Historic Environment Service does not see Contractors' costings, nor do we give advice on costs. You may wish to obtain a number of quotations or to employ the services of an archaeological consultant.

Details of archaeological contractors based in Norfolk and beyond may be found in the Institute for Archaeologists Yearbook & Directory, available from the I.F.A., University of Reading, 2 Earley Gate, PO Box 239, Reading RG6 6AU. Tel: 0118 931 6446. Fax: 0118 931 6448. Email: admin@archaeologists.net. Website: www.archaeologists.net.

FOR FURTHER HELP, INFORMATION AND ADVICE CONTACT

James Albone
Planning Archaeologist
Norfolk Historic Environment Service
Union House, Gressenhall
Dereham, Norfolk NR20 4DR
Tel: 01362 869279
Email: james.albone@norfolk.gov.uk

Norfolk Historic Environment Service is responsible for safeguarding the County's historic environment. The Historic Environment Service is consulted by Planning Authorities and provides advice on archaeological work that may be required as a result of development proposals.

Brief compiled by Ken Hamilton, NCC Historic Environment Service, 24/9/2012

From ~~To~~ Building Control Manager

My Ref: 06/15/0521/CC

To ~~From~~: Development Control Manager

Date: 28th September 2015

Case Officer: Miss G Manthorpe
Parish: Great Yarmouth 15

Development at:-

83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH
NR30 2DJ

For:-

Demolition of Raynscourt Hotel

Applicant:-

Mrs K Rockach
83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH

Agent:-

Mrs K Rockach
83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 12th October 2015.

COMMENTS:

No adverse comments



1/10/15

1

From a conservation perspective there is no logic in this application in terms of arrangement of the built form in this important section of the Conservation Area which contains the iconic Royal Aquarium which is a listed building opposite the application site. The townscape is complete in this area in the sense that there are continuous impressive facades to all road frontages. The Raynscourt Hotel itself has added importance in that it functions as a corner building which changes roles from completing the façade along Marine Parade whilst at the same time representing itself as an independent building in Euston Road.

This application requires the needless destruction of townscape, to demolish and leave as a void space, will be retrogressive. This condition it will be remembered existed for a long time at the corner of Wellesley Road and Euston Road before the substantial buff brick modestly stylish housing apartments were built. This was necessary as the incongruous open space devalued its immediate surroundings including the important planned gardens forming Norfolk Square. It would be inappropriate to deliberately recreate this situation.

From a conservation perspective it is better to invite proposals for reuse of the building (including changing policy if necessary) such as permanent residential rather than devaluing the whole of Great Yarmouth and endangering the heritage strategy by encouraging more applications from desperation rather than from a wish to positively forward and enhance Great Yarmouth and contribute to its successful future.

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To: Conservation Officer

My Ref: 06/15/0521/CC

FWE

From: Development Control Manager

Date: 28th September 2015

Case Officer: Miss G Manthorpe
Parish: Great Yarmouth 15

Development at:-

83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH
NR30 2DJ

For:-

Demolition of Raynscourt Hotel

Applicant:-

Mrs K Rockach
83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH

Agent:-

Mrs K Rockach
83 Marine Parade
Raynscourt Hotel
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

PRELIMINARY COMMENTS

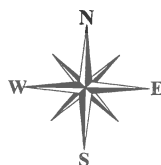
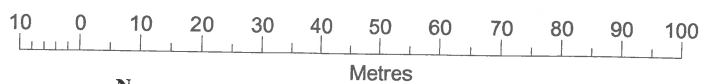
Please let me have any comments you may wish to make by 12th October 2015.

COMMENTS:

IT WILL BE OBVIOUS THAT
CONSERVATION WILL NEED TO
RECOMMEND REFUSAL TO THIS
APPLICATION - A FULL REPORT
WILL BE PREPARED (IF NECESSARY)
PRELIMINARY COMMENTS ARE
ATTACHED IAN HARDY 12.10.15.



Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:1250 @ A4

