

Reference: 06/13/0330/F

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 18th July 2013

Applicant: Grosvenor Casinos Limited

Proposal: Extension to existing car park

Site: Grosvenor Casino, Shadingfield Lodge, Marine Parade, Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The Grosvenor Casino (formerly known as The Shadingfield or Shadingfield Lodge) and is a fairly large, imposing, detached Grade II listed building, which was constructed between 1862-65 and is located towards the southern end of the seafront. The building itself is a quite ornate and attractive building located within the Seafront Conservation Area as defined in the adopted Great Yarmouth Borough Wide Local Plan and is also within the immediate environment of the Carlton Hotel and the Masonic Lodge and within the wider area which includes Camperdown, Albert Square and the main tourist area of the seafront and associated attractions.
- 1.2 The building was originally constructed as a private residence and it was latterly used as a hotel. It was then converted into a casino in the early 1990's and has proved to be a very popular feature with both locals and tourists alike.
- 1.3 With regards the planning history of the property, there have been many and varied previous applications which have included, change of use to casino, opening hours, adverts/new/replacement signage, internal alterations and the erection of a smoking shelter to name but a few.
- 1.4 An application for a car park extension into an existing but little used garden area at the rear of the premises was refused under delegated powers due to concerns over potential late night noise and disturbance and insufficient

information pertaining to noise attenuation measures and surface water drainage.

2. Consultations :-

2.1 Article 8 Notice/Neighbours: 1 letter of objection received (full copy attached) however main concerns are:

- Disturbance to paying guests
- Considerable increase in night time noise
- Adverse impact on hotel business
- Disposal of surface water
- However if planning is granted can a condition be added restricting use to between 07:00 and 23:00 with it being closed overnight

2.2 Conservation Officer: No objection in principle but has made some suggestions as to surface material and landscaping.

2.3 Norfolk County Highways: No objection subject to the imposition of conditions

3. Policy

3.1 POLICY BNV7

DEVELOPMENT WITHIN THE CURTILAGE OF A LISTED BUILDING WILL ONLY BE PERMITTED IF IT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES, UNLESS AN APPLICANT IS ABLE TO JUSTIFY DEVELOPMENT PERMISSION WOULD NOT BE GRANTED.

(Objective: To safeguard the character and setting of listed buildings.)

3.2 POLICY BNV10

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

3.3 POLICY BNV18

THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

Assessment :-

The submitted application seeks approval for the change of use of a little used former garden area at the south western corner of the site to create car parking and the erection of a 2.9m high fence to screen the car park from adjacent residences and the Hotel Victoria.

As stated above in paragraph 1.4, the previous issues with the refused application were mainly concerned with surface water drainage and the potential noise and light disturbance to the residents of the adjacent hotel.

With regards to drainage of the site, this can be quite easily resolved and it has been proposed to lay a loose gravel border around the perimeter of the new car park and this can be further expanded into the very south-western corner which is unusable for car parking and this could be left for planting and as an additional soakaway, if members considered this necessary, which would also help to mitigate any potential flooding of adjacent properties. Regardless of this there have been no reported cases of flooding of the area and it is considered that the change of use to car parking will not increase this risk to any significant degree.

The main issue however, appears to concern noise and general disturbance from the car park to the amenities of adjacent residents of the Hotel Victoria. It has been proposed to remove the existing fence and replace this with a more substantial 2.9m high fence in order to reduce glare from car headlights. There is, in reality, little that can be done with regards to noise, unless a very large acoustic fence is erected, however it is considered unlikely that noise will increase to such a significant and detrimental degree to warrant refusal of the scheme on this point alone. The owner of the adjacent hotel has requested that if planning permission is granted that a condition be attached requiring the new car park to be closed between 23:00 hours and 07:00 hours and this could be added as a condition if members felt that the harm from the car park would be so harmful that this action would be absolutely necessary to protect the amenities of residents of the hotel. However, as stated above it is

questionable as to how much more of an impact the new car park will have, over and above the existing car park.

Therefore given the above, proposed car park is considered acceptable as it will not have a significant or adverse impact on the setting of the listed building, would utilise an existing, little used garden area and would not have a detrimental impact on the amenities of adjacent residents by virtue of noise and disturbance.

RECOMMENDATION :-

Approve: The proposed change of use from garden area to car parking in association with the car park is considered, for the reasons given above, to comply with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and, in particular, policies BN7, BNV10 & BNV18.



Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0330/F
Date: 10 July 2013

My Ref: 9/6/13/0330
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Extension to existing car park
Grosvenor Casino Shadingfield Lodge Marine Parade Great Yarmouth NR30 3JG**

In highway terms only i have no objections to the proposals as outlined, but I would recommend the following condition be appended to an any grant of permission your Authority is minded to make.

SHC 24 Prior to the commencement of the use hereby permitted the proposed access / on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Yours sincerely

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

Hotel Victoria Great Yarmouth.

www.hotelvictoria.org.uk



John Hemsley
Hotel Victoria
Kings Road
Great Yarmouth
Norfolk
NR30 3JW
Tel 01493 843872
E-mail booking@hotelvictoria.org.uk

ACIC'D
18/7/13

16th July 2013.

Dear Sir or Madam

Planning applications 06/13/0330/F.

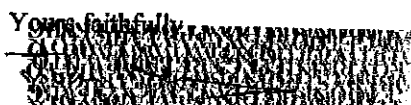
I note the above planning application and I am very concerned that with Vehicles being parked close to the Hotel at night time there will be a considerable increase in night time noise which will cause a disturbance to our paying guests and consequently must appeal against this request. I feel that with the nature of a Casino which is used considerably at night time there will be noise throughout the night with Cars arriving and departing and doors opening and closing.

Whilst appreciating in the peak season we do sometimes have Cars parked at the rear of the Hotel most of the time this area is empty. Even when Cars are parked at the rear it is very seldom that the Cars are ever moved at night time so there is very little night time noise. There is only a fence between us and where it is proposed to install the Car Park and I am sure the sound at night will lead to a number of complaints from our Guests. I cannot see how erecting another fence will help to avoid the problems. By erecting this additional fence at a height of 2.9 metres it will actually remove the possibility of a sea view from some of the Hotel rooms so I must seriously oppose to this suggestion as it will have an adverse effect on my business and the quality of a guests stay at our Hotel and would not appear to have any benefits as it would not remove the noise or car light problems as the Hotel is over Four levels at that point.

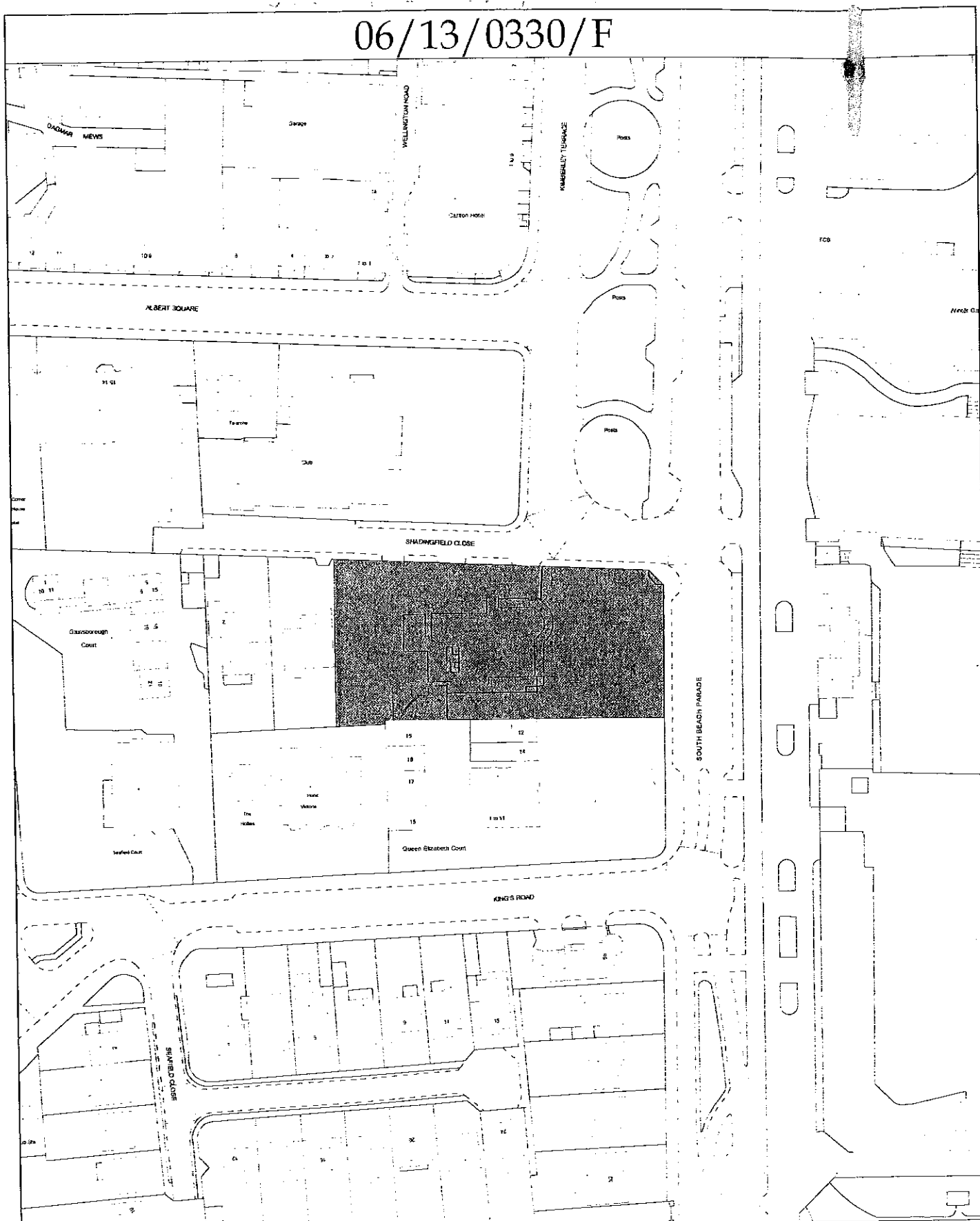
I cannot see there is any problem with night time parking in the area as most of the roads nearby have unrestricted night time parking throughout the Year and should you agree to the use of this area as a Car Park must request that you place a stipulation on this part of the Car Park being closed, cordoned off and access denied between the hours of 2300 and 0700 hours. This should not cause any difficult for the Casino as there is plenty of free parking available in the Area at those times

We already receive numerous complaints regarding the unnecessary traffic noise caused with the Cars and motor bikes racing up and down the Road on Sunday nights and when our guest request a quite room we always place them in the room at the back of the Hotel. When customers book into a Hotel the last thing they want is to be disturbed at night time and I feel that if planning permission is given for the area to be used for night time car parking it will instigate a number of complaints from our Guests.

I am also still concerned with the arrangement for disposal of rain water from the area that is proposed to be covered in tarmac as they do not appear to have made any further arrangements for surface water disposal. We already suffer from flooding in the corner next to the Queen Elizabeth Court flats and should any of the water from the tarmac area be diverted on to my land this would increase flooding. Should permission be granted I would like an assurance that water would be diverted away from this area and the Car Park is lower than the level of my land?

Yours faithfully,

John Hemsley
Hotel Victoria

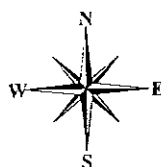
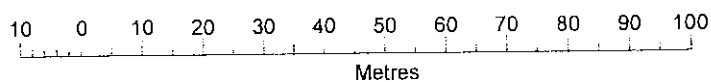
06/13/0330/F



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,

Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

© Crown copyright and database rights [2013]
Ordnance Survey [100018547]