

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 AND TOWN AND COUNTRY  
PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES 2000

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PROOF OF EVIDENCE ON BEHALF OF THE HISTORIC BUILDINGS AND MONUMENTS  
COMMISSION FOR ENGLAND (HISTORIC ENGLAND)

HE1/7 APPENDIX 6: Assessment of Effects

Application for planning permission for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas, Anglia Square, Norwich, by Weston Homes PLC.

Local Planning Authority Application reference: 18/00330/F

PINS reference: APP/G2625/V/19/3225505

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## ASSESSMENT OF THE EFFECTS OF THE PROPOSED REDEVELOPMENT OF ANGLIA SQUARE ON THE SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS

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1. In the table below I set out my evaluation of the impact of the proposed redevelopment of Anglia Square on the significance of those designated heritage assets identified by CgMs as being affected.
2. The order of the assets follows that established by CgMs.
3. This evaluation follows the approach of the National Planning Policy Framework. As set out in my proof, I consider that the harm caused by the proposed development would in all cases be less than substantial, in the language of the Framework. The measures of harm set out here suggest where, in the range of less than substantial harm, the harm identified would lie.
4. I have not followed the approach in CgMs's table, which is that of environmental impact assessment.
5. With the exception of 43-45 Pitt Street, which would be demolished and thus suffer total loss of significance, I have not included undesignated heritage assets. These are included in CgMs's assessment.
6. I have not added to the list of assets affected identified by CgMs. In my proof I have suggested that there would be harm to the significance of some listed buildings beyond those on this list. When doing so I have generally referred to the buildings maps in the Norwich City Centre Conservation Area, which identify listed buildings. I have also suggested that the significance of all the extant medieval churches of the city would be harmed to some degree.
7. In all cases which are not included in this table the degree of harm within the range of less than substantial harm would be "some" or "minor", unless otherwise indicated in the proof.

Effect of scheduled monuments and buildings listed at grades I and II*		
St. Augustine's Church	I	<ul style="list-style-type: none"> <li>• Minor benefit – views from Botolph Street</li> <li>• Severe harm – scale and character of development</li> </ul>
St. Saviour's Church	I	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
St. Mary's Church, St. Mary's Plain	I	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
Old Meeting House, Colegate	I	<ul style="list-style-type: none"> <li>• Negligible harm</li> </ul>
St. Martin-at-Oak	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
City walls and towers – Magpie Road	Scheduled	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
St. George's Church (Colegate)	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
St. Clement's Church	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
St. James' Church	I	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
Norwich Castle	Scheduled and I	<ul style="list-style-type: none"> <li>• Considerable harm – scale and character of development</li> </ul>
Cathedral of the Holy and Undivided Trinity	I	<ul style="list-style-type: none"> <li>• Negligible benefit – views from St. Augustine's and Botolph Streets</li> <li>• Considerable harm – scale and character of development</li> </ul>
Cathedral of St. John the Baptist	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
St. Peter Mancroft	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
City Hall including Police Station	II*	<ul style="list-style-type: none"> <li>• Considerable harm – scale and character of development</li> </ul>
St. Giles' Church	I	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
Former Dominican Friary (Blackfriars) Norwich; St. Andrew's Hall and Blackfriars Hall	Scheduled and I	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
St. Peter Hungate	I	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
St. Helen's Church, Great Hospital	I	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>

The Guildhall	I	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
71 Botolph Street	II*	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
31-35 Gurney Court, Magdalen Street	II*	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
Octagon Chapel	II*	<ul style="list-style-type: none"> <li>• Negligible harm – scale and character of development</li> </ul>
2-9 Octagon Court	II*	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
Bacon's House	II*	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
War Memorial and War Memorial Garden Terrace	II*	<ul style="list-style-type: none"> <li>• Negligible harm – scale and character of development</li> </ul>
Effect on buildings listed at grade II or locally listed within 250 metres of the site		
75 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Marked harm – scale and character of development</li> </ul>
Doughty's Hospital	II	<ul style="list-style-type: none"> <li>• Considerable harm – scale and character of development</li> </ul>
2-12 Guildencroft	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Severe harm – scale and character of development</li> </ul>
Cat and Fiddle, Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Some harm – scale and character of development</li> </ul>
Rear of Numbers 13 and 15, St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
107 and 109 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Some harm – scale and character of development</li> </ul>
1 and 3 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>

5 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
7 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
9 and 11 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
21 St Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
47 and 49 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Some harm – scale and character of development</li> </ul>
113 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Some harm – scale and character of development</li> </ul>
23 and 25 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
115 and 117 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – design of new four-storey block</li> <li>• Some harm – scale and character of development</li> </ul>
27-29 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
22 and 24 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
46 and 48 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
26 and 30 St. Augustine's Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of</li> </ul>

		development
44 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
32, 34 and 36A St. Augustine’s Street	II	<ul style="list-style-type: none"> <li>• Minor benefit – partial repair of pattern of streets</li> <li>• Marked harm – scale and character of development</li> </ul>
41 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>
42-52 St. Augustine’s Street	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
63 St. George’s Street	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>
1A-11 Sussex Street	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
55 St. Augustine’s Street	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
12 Golden Dog Lane	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
10 Golden Dog Lane	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
5 Cross Lane	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
68-69 Duke Street	II	<ul style="list-style-type: none"> <li>• Not assessed</li> </ul>
The Catherine Wheel, St. Augustine’s Street	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
Block to rear of 24 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
13-19 Sussex Street	II	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
29 Magdalen Street	II	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
Folly House and Pineapple House	II	<ul style="list-style-type: none"> <li>• Marked harm – scale and character of development</li> </ul>
22 Calvert Street	II	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
21 Sussex Street	II	<ul style="list-style-type: none"> <li>• Some Harm – scale and character of development</li> </ul>
20 Calvert Street	II	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
11 Calvert Street	II	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
27 and 29 Sussex Street	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>
9 Calvert Street	II	<ul style="list-style-type: none"> <li>• Moderate harm – scale and character of development</li> </ul>
80 and 82 St. George’s Street	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>

1-9 Muspole Street	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>
98 and 100 Oak Street	II	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
27 and 29 Colegate	II	<ul style="list-style-type: none"> <li>• Some harm – scale and character of development</li> </ul>
The Woolpack , Muspole Street	II	<ul style="list-style-type: none"> <li>• Minor harm – scale and character of development</li> </ul>
43-45 Pitt Street	Locally listed	<ul style="list-style-type: none"> <li>• Total loss</li> </ul>
Effect on Parks Registered at Grade II*		
Waterloo Park	II*	<ul style="list-style-type: none"> <li>• Some harm</li> </ul>
Catton Hall / Park	II*	<ul style="list-style-type: none"> <li>• Neutral (unless screening fails)</li> </ul>
Effect on Conservation Areas		
Norwich City Centre Conservation Area		<ul style="list-style-type: none"> <li>• Severe harm</li> </ul>