

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

ANGLIA SQUARE, NORWICH

SUPPLEMENTARY STATEMENT OF COMMON GROUND ON THE SIGNIFICANCE OF
HERITAGE ASSETS AFFECTED BY THE PROPOSED DEVELOPMENT

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

LPA reference: 18/00330/F

This supplementary Statement of Common Ground, agreed between the applicants, Columbia Threadneedle and Weston Homes, represented by Dr Chis Miele of Montagu Evans, Norwich City Council, represented by Ben Webster, and Historic England, represented by John Neale, provides brief descriptions of the history and significance of each asset under consideration.

The approach has been to provide a very brief account of the majority of the affected assets, and to identify the principal heritage values (as established in the National Planning Policy Framework) which contribute most directly to the assets' significance. There is further information on the history and significance of these assets before the Inspector in the form of the respective proofs of evidence, their appendices and the application materials.

This statement does not treat the contribution of setting to the appreciation of significance, a principal matter at issue between the parties.

The parties acknowledge that, according to the latest data from Historic England, Grade I listed buildings represent the top 2.5% of the total number of listed building entries in England. Grade II* listed buildings make up 5.8% of the total number of entries, and the remaining 91.7% are listed at Grade II.

The City Centre Conservation Area

The Norwich City Centre Conservation Area Appraisal provides an assessment of the conservation area's history and significance, and all parties refer to it as a material consideration of weight.

St. Augustine's Church

Listed at grade I. St. Augustine's is a medieval church dating largely from the 14th and 15th centuries. Its roof dates from the mid-16th century, and its tower was rebuilt in the early 18th

century. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

St. Saviour's Church, Magdalen Street

Listed at grade I. St. Saviour's is a medieval church dating largely from the 14th and 15th centuries. The church is without aisles. The tower was lowered and rebuilt in the mid-19th century. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

St. Mary's Church, St. Mary's Plain

Listed at grade I. St. Mary's dates largely from the 11th and 15th centuries. Its round tower may be the oldest of the three in inner Norwich. The church is aisleless but has transepts and a two-storey porch of the 15th century, vaulted. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

Old Meeting House, Colegate

Listed at grade I. The Old Meeting House was built in 1693. The oldest Nonconformist chapel in Norwich, it has a frontage articulated by a giant order of Corinthian pilasters; the original galleried interior and seating survives. The special interest of the building is reflected in its designation and derives from architectural and historical values.

Church of St. Martin at Oak, Oak Street

Listed at grade I. St. Martin's dates from the 15th century, although the chancel was rebuilt in the mid-19th century; the church was in part rebuilt in the 1950s following bomb damage. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

City walls and towers (various addresses, encircling medieval city)

Scheduled monument. Norwich's city walls were built between 1297 and 1334, and were the most extensive in England. All of the 11 gates were destroyed between 1791 and 1810. Sections of the city walls survive, as do some of the c. 40 towers. The attached plan at appendix 1 shows the extent and location of surviving elements. The part whose setting is affected by the proposals comprises a length of c. 20 metres on the south side of Magpie Road as illustrated in View 17. The special interest of the surviving elements of the walls and towers is reflected in their designation and derives from archaeological, architectural and historical values.

St. George's Church, Colegate

Listed at grade I. St. George's dates from the 15th and 16th centuries. It comprises three storey tower, nave and aisles, chancel and north and south chapels, and two-storey south porch. The interior retains complete 18th century furnishings of high quality. The church's special interest is reflected in its designation and derives from archaeological, architectural, artistic and historical values.

St. Clement's Church, Colegate

Listed at grade I. St. Clement's may have first been built in the mid-11th century, but the present church dates from the 15th. It has a tall and slender tower, and its plan in addition comprises an aisle-less nave and chancel. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

St. James' Church, Whitefriars

Listed at grade I. St. James's dates largely from the 15th and 16th centuries. It comprises tower – the upper part of which was rebuilt on a polygonal plan in 1743, nave, south aisle and porch and chancel. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

Norwich Castle

Scheduled monument and listed at grade I. Norwich Castle comprises the remains of extensive earthworks, at the centre of which stands the motte, raised in about 1100, and the keep, whose construction began in about 1120. The keep is a major work of architecture. Its design is comparable with the White Tower (Tower of London) and Colchester castle; the external decoration is understood to be unique in England. The Castle's special interest is reflected in its designation and derives from archaeological, architectural, artistic and historical values.

Cathedral of the Holy and Undivided Trinity

Listed at grade I. Norwich's medieval cathedral was built between c. 1096 and 1145, within a precinct laid out at the same time. The cathedral retains much of its original plan, and the Norman nave, transepts and crossing tower survive. The spire was added in the 15th century. The Cathedral's special interest is reflected in its designation and derives from archaeological, architectural, artistic and historical values.

Cathedral of St. John the Baptist, Earlham Road

Listed at grade I. The Roman Catholic cathedral was built between 1882 and 1910 to the designs of George Gilbert Scott junior and John Oldrid Scott. A late work of the Gothic

Revival, it is a designed in the Early English style. The special interest of the Cathedral is reflected in its designation and derives from architectural, artistic and historical values.

Church of St. Peter Mancroft, St. Peter's Street

Listed at grade I. St. Peter's was built in the 15th century. It is the grandest of Norwich's medieval churches, and is notable for, among other things, for its tower, for the scale of its interior and quality of its clerestory and hammerbeam roof. The church's special interest is reflected in its designation and derives from archaeological, architectural, artistic and historical values.

St Andrew's Church, St Andrew's Street

Listed at grade I. St Andrew's was built between the late 15th and early 16th century. Of the medieval parish churches only St Peter's Mancroft is bigger. Perpendicular style. It contains notable monuments. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

City Hall, including Police Station, Bethel and St. Peter's Streets

Listed at grade II*. Designed in 1931 and built in 1937-8, City Hall was one of the first English civic buildings to be influenced by contemporary Swedish neo-classicism, demonstrating the influence of Stockholm Town Hall. The clock tower is a landmark within the city, and it is enriched by fine sculpture and rich interiors to the principal rooms. The City Hall's special interest is reflected in its designation and derives from architectural, artistic and historical values.

St. Giles' Church, Upper St. Giles Street

Listed at grade I. St. Giles' was built in the 15th century: the cupola was added to the tower in the mid-18th century; and the chancel was rebuilt in 1866-7. The church is notable for its scale, for the quality of the roof over the nave and for its monuments. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

Former Dominican Friary (Blackfriars) Norwich; St. Andrew's Hall and Blackfriars Hall, St. Andrew's Plain

Scheduled monument and listed at grade I. The two "halls" form the nave and chancel of the Blackfriars' church, built in the 15th century. This is the most complete English friars' church to survive. The Friary's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

St. Peter Hungate, Prince Street

Listed at grade I. St. Peter's dates largely from the 15th century, although its origins may lie in the 13th century, and its chancel was rebuilt in the early 17th century. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

St. Helen's Church, Great Hospital, Bishopsgate

Listed at grade I. St. Helen's is a survival of the tradition of monastic and cathedral infirmaries and comprises an infirmary hall, parish church and chancel, the later converted to form an infirmary perhaps in the 16th century. The chancel dates from the 14th century and the remainder of the building substantially from the 15th. The church's special interest is reflected in its designation and derives from archaeological, architectural and historical values.

The Guildhall, Guildhall Hill

Listed at grade I. The Guildhall was built in the early 15th century, enlarged in the mid-16th century and altered in the mid-19th century. Notable for the richness of its decoration, the Guildhall was the seat of Norwich's government for centuries. The special interest of the Guildhall is reflected in its designation and derives from archaeological, architectural and historical values.

Erpingham Gate

Scheduled monument and listed at grade I. Forms principal gateway into the Upper Close from Tombland with opening aligned with west end of the Cathedral. Built of flint and stone in 1420 with later restorations. The special interest of the gate is reflected in its designation and derives from archaeological, architectural and historical values.

69 The Close

Listed at grade I. Forming part of the northern edge of the Upper Close adjacent to the Cathedral. Former house now an office for Norwich School. Dating largely from the 17th century and incorporating earlier elements. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

70 The Close

Listed at grade I. Forming part of the northern edge of the Upper Close adjacent to the Cathedral. Previously part of the Carnary College, now part of the school. Exterior around 1830 with extensive 14th and 15th century remains. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

Carnary Chapel

Scheduled monument and listed at grade I. Forming part of the northern edge of the Upper Close adjacent to the Cathedral. Large gothic chapel founded in 1316 with extensive undercroft. Now used by the school. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

71, Botolph Street

Listed at grade II*. Beneath a 20th century structure of no interest, Number 71 contains a 15th century undercroft, which extends beneath the pavement. The special interest of the undercroft is reflected in its designation and derives from archaeological, architectural and historical values.

31-35, Gurney Court, Magdalen Street

Listed at grade II*. Gurney Court dates from the 16th, 17th and 18th centuries, and was a courtyard house of a type characteristic of Norwich prior to its subdivision. The special interest of the house is reflected in its designation and derives from architectural and historical values.

11-15 Fye Bridge Street

Listed at grade II*. Former house, now arts centre. 16th century origins. Fine ground floor timber ceiling and courtyard windows. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

Octagon Chapel, Colegate

Listed at grade II*. The Octagon Chapel was built in 1754-6 to the designs of Thomas Ivory. Fronted by a single storey portico, the chapel is interesting both for its plan and for its fine interior, in which galleries are carried by a full height Corinthian order. The special interest of the Chapel is reflected in its designation and derives from architectural and historical values.

2-9, Octagon Court

Listed at grade II*. The flats forming 2-9, Octagon Court occupy an 18th century house, subsequently used as a factory before its conversion. Its special interest is reflected in its designation and derives from architectural and historical values.

Bacon's House, Colegate

Listed at grade II*. Bacon's House was a large courtyard house built in the 15th, 16th and 17th centuries and subsequently much altered. Its northern range has been lost. The special

interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

War Memorial and War Memorial Garden Terrace, St. Peter's Street

Listed at grade II*. The War Memorial was designed by Sir Edwin Lutyens and erected in 1927, although it has since twice been relocated or reconfigured, first to take its place in the Memorial Garden Terrace in the 1930s and latterly in 2011 following the repair of the terrace. The special interest of the war memorial and terrace is reflected in its designation and derives from architectural and historical values.

The Britons Arms, Elm Hill

Listed at grade II*. Former beguinage, now restaurant. Early 15th century timber framed building. Probably the only building that survived the 1507 fire and one of the few remaining buildings with a thatched roof in Norwich.

Pykerell's House

Listed at grade II*. Situated at the northern end of Rosemary Lane on the edge of St Mary's Plain. Former hall-house from 15th century. Brick and timber frame construction. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

75, Magdalen Street

Listed at grade II. Number 75 is a three-storey building dating from the 18th century, although incorporating some earlier material. The special interest of the house is reflected in its designation and derives from architectural and historical values.

Doughty's Hospital, Golden Dog Lane

Listed at grade II. Doughty's Hospital was founded in the late 17th century but rebuilt in c. 1869 in a loosely Tudor manner on three sides of a courtyard. The special interest of the hospital is reflected in its designation and derives from architectural and historical values.

2-12, Guildencroft

Listed at grade II. A terrace of six cottages or almshouses, the building dates from the 16th century, with 17th, 18th and 20th century alterations. The special interest of the almshouses is reflected in its designation and derives from architectural and historical values.

Cat and Fiddle, 105, Magdalen Street

Listed at grade II. Number 105 was largely built in the 18th century, although there is a 17th century range to the rear, and a later, 19th century range. It is of three bays, with tripartite

sash windows and a canted corner. The special interest of the building is reflected in its designation and derives from architectural and historical values.

Rear of Numbers 13 and 15, St. Augustine's Street

Listed at grade II. Numbers 13 and 15 were built in the late 16th century, set back from but parallel to the street. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

107 and 109, Magdalen Street

Listed at grade II. Numbers 107 and 109 comprise an early 19th century building of rendered brickwork, with two shop fronts to the ground floor. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

1-3, St. Augustine's Street

Listed at grade II. Numbers 1-3 comprise an early 19th century building of painted brickwork, of three bays, with sash windows in the upper floors, above shop fronts, and well-preserved interiors. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

5, St. Augustine's Street

Listed at grade II. Number 5 comprises a 17th century building raised to three stories in the 18th, with 17th, 18th and 19th century work in the rear range. It is a painted brick structure of three bays, with an additional bay to the left above a carriage arch. The special interest of the buildings is reflected in its designation and derives from architectural and historical values.

7, St. Augustine Street

Listed at grade II. Number 7 is a late 18th century building of painted brick, comprising two bays, with sash windows surviving on the upper floor. The special interest of the buildings is reflected in its designation and derives from architectural and historical values.

9 and 11, St. Augustine's Street

Listed at grade II. Numbers 9 and 11 comprise an early 19th century building of two stories and three bays, of painted brickwork, with 19th century sashes to the first floor and a 20th century shop front below. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

21, St. Augustine's Street

Listed at grade II. Number 21 is a late 18th century building of three storeys and two bays, with a 17th century range of two stories to the rear. The building is of painted brickwork with

sash windows. The special interest of the building is reflected in its designation and derives from architectural and historical values.

47 and 49, Magdalen Street

Listed at grade II. 47 and 49 comprise a 17th century building of two storeys and attic. Above the shop fronts the building is rendered, with four windows at first floor and two large dormer windows in the attic. 47 has later decorative bargeboards. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

113, Magdalen Street

Listed at grade II. Number 113 is an early 19th century building of two bays and three storeys, of painted brick, with sashes to the first floor and casements to the second, above a modern shop front. The special interest of the building is reflected in its designation and derives from architectural and historical values.

115-117, Magdalen Street

Listed at grade II. 115-117 comprise a 17th century building of two storeys and attic. Above the modern shop front (which extends across Number 113) the building is largely rendered, with later applied timberwork and bargeboards to number 115. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

23 and 25, St. Augustine's Street

Listed at grade II. Numbers 23 and 25 comprise a 17th century building of three storeys and four irregular bays. The two upper floors have later sash windows above a modern shop front, and the elevation is crowned by five small gables with bargeboards. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

27-29, St. Augustine's Street

Listed at grade II. Perhaps of 17th century origin with 18th century additions to the rear, numbers 27-29 comprise a two storey range of three bays, refaced in the 19th century. The shop fronts and sashes date from the 19th century. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

22 and 24 St. Augustine's Street

Listed at grade II. Late 18th century with remains of early 16th century timber frame structure. Houses with surviving shop window in no 22. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

26-30, St. Augustine's Street

Listed at grade II. Numbers 26-30 comprise a 19th century brick terrace in the late-Georgian manner, but conceal the remains of a 15th century timber-framed building. To the right is a double storey glazed bay, the lower part framed by a fully developed Doric order. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

King's Head PH, 42 Magdalen Street

Listed at grade II. 17th century building with 19th century alterations and additions. Tall carriage arch leading to rear yard that bears the name of the pub. Decorated bargeboards above three gable dormers are a distinctive feature. The special interest of the building is reflected in its designation and derives from architectural and historical values.

46 and 48, Magdalen Street

Listed at grade II. Numbers 46 and 48 comprise a 17th century building re-fronted (or remodelled) in the mid-18th century to form a frontage of three stories and four bays framed by giant pilasters. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

44, Magdalen Street

Listed at grade II. Dating from the 16th century, Number 44 was remodelled in the mid-18th century and has a Georgian frontage. Giant pilasters frame a five bay elevation at the centre of which is a columned and pedimented porch beneath a Venetian window; above the full-length cornice is a plain attic storey. The building's interior was lost in the late 20th century. The special interest of the building is reflected in its designation and derives from architectural and historical values.

32, 34 and 36A St. Augustine's Street

Listed at grade II. Numbers 32, 34 and 36A date from the early 19th century and form a group of two storey brick houses and shops, with sash windows. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

41 Magdalen Street

Listed at grade II. Number 41 is a late 18th century building of two storeys and three bays. Above the ground floor – a modern shop front – it is rendered, with a high parapet and three sashes. The special interest of the building is reflected in its designation and derives from architectural and historical values.

42-52, St. Augustine's Street

Listed at grade II. Numbers 42-52 comprise an early 19th century terrace of seven bays and three storeys, of brick with sash windows and other original details to doors and shop fronts, and with a curved corner to Sussex Street. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

63, St. George's Street

Listed at grade II. Number 63 is dated to 1670 and comprises a small, single bay house of two storeys with attic, and 18th century additions. It is built of flint rubble, with casement windows including in its large dormers. It was originally a single-cell weavers' cottage. The special interest of the building is reflected in its designation and derives from architectural and historical values.

1A-11, Sussex Street

Listed at grade II. Numbers 1A-11 comprise an early 19th century terrace of nine bays and three stories. The entrances to the original houses are set in pairs to the side of the windows, beneath single blind openings. Windows were renewed when the houses were extended to the rear and converted to flats in the 20th century. The special interest of the terrace is reflected in its designation and derives from architectural and historical values.

55, St. Augustine's Street

Listed at grade II. Number 55 is a 16th century building of two stories, constructed of galleted flint, to which a third storey was added in the 18th century, when the original windows were blocked and sash windows and a pedimented doorway inserted. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

12, Golden Dog Lane

Listed at grade II. Number 12 is a substantial early 19th century house of three bays and two storeys, constructed of white brick, with a cast iron veranda to the rear. The special interest of the building is reflected in its designation and derives from architectural and historical values.

10, Golden Dog Lane

Listed at grade II. Number 10 is a small early 19th century house of three bays and two storeys, built of red brick. It has simple Gothic detail, comprising brick hood moulds above the windows and a cast iron porch. The special interest of the building is reflected in its designation and derives from architectural and historical values.

5, Cross Lane

Listed at grade II. Number 10 is a 17th century building of two stories with an attic. It is rendered, and is fenestrated with sash windows, of which there are two, widely-spaced, on the first floor. There are two large dormers, both to the left of the building's substantial chimneystack. The special interest of the building is reflected in its designation and derives from architectural and historical values.

68-89, Duke Street

Listed at grade II. 68-89, and structures listed with them, form a complex courtyard. Two timber-framed ranges at right angles to Duke Street and parallel to Muspole Street form the earliest parts of what became a courtyard known as Wrights Foundry Yard. Later alterations included the addition of mathematical tiles to conceal much of the timber frame and the replacement of the original windows with sash windows of characteristic vertical proportions. The ranges to Duke and Muspole Streets are jettied. The special interest of the complex is reflected in its designation and derives from archaeological, architectural and historical values.

The Catherine Wheel, St. Augustine's Street

Listed at grade II. The Catherine Wheel is a late 19th century house built of brick, now painted, of two storeys and three bays. The public house itself has a fine frontage, with Ionic columns and windows divided by arched transoms. The special interest of the building is reflected in its designation and derives from architectural and historical values.

Block to rear of 24, Magdalen Street

Listed at grade II. Number 24 is an early 19th century factory on three floors, built of brick but with continuous fenestration on the upper floor. It was a bombazine factory. The special interest of the building is reflected in its designation and derives from architectural and historical values.

13-19, Sussex Street

Listed at grade II. Numbers 13-19 comprise an early 19th century terrace of eight bays and three stories. The entrances to the original houses are set in pairs to the side of the windows, beneath single blind openings. Windows were renewed when the houses were extended to the rear and converted to flats in the 20th century. The special interest of the building is terrace in its designation and derives from architectural and historical values.

29, Magdalen Street

Listed at grade II. Number 29 is a substantial early 17th century house (dated 1612) of two storeys and attic. The first floor, above a 20th century shop front, is of painted brick, with six

windows glazed with early 18th century sashes; above this are three substantial gabled dormers with casements. To the rear are two further 17th century ranges. The special interest of the building is reflected in its designation and derives from architectural and historical values.

Folly House and Pineapple House, 47 and 49 St. Martin's Lane

Listed at grade II. Folly House and Pineapple House are two houses. Folly House dates from the 17th century and is set at right angles to the street: it is of two storeys of rubble, with an original shaped gable on the street and a later gable to the rear. Pineapple House dates from the 19th century and is a two storey brick building. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

22, Calvert Street

Listed at grade II. Number 22 is a substantial late 18th century house, now in commercial use. Built of brick, it is of six bays and three storeys. It has an arched doorway set within a door-case comprising an open pediment supported above Tuscan columns and entablature, and its windows are sashes. The special interest of the building is reflected in its designation and derives from architectural and historical values.

21, Sussex Street

Listed at grade II. Number 21 is an early 19th century brick house of three bays. The central bays are blank, above a doorway comprising a segmental fanlight, fluted columns and a panelled door, all set within a broad opening in the wall. The house was extended to the rear in the 20th century and converted into flats. The special interest of the building is reflected in its designation and derives from architectural and historical values.

20, Calvert Street

Listed at grade II. Number 20 is a late 18th century brick house of five bays, with a central pedimented door-case, sash windows and a pronounced brick string course between the first and attic storeys. The special interest of the building is reflected in its designation and derives from architectural and historical values.

11, Calvert Street

Listed at grade II. Number 11 is a late 18th century brick house with a three bay elevation to the street, its door set within a pilastered opening with an open pediment. Long elevations face the garden and side street. The special interest of the building is reflected in its designation and derives from architectural and historical values.

27 and 29, Sussex Street

Listed at grade II. Numbers 27 and 29 comprise a pair of early 18th century houses, now flats, built of brick and disposed in five asymmetric bays. They have classical door-cases, sash windows and a bracketed eaves cornice. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

9, Calvert Street

Listed at grade II. Number 9 is a brick structure dating from the late 18th century and may have been built as a coach house of four bays with carriage openings beneath broad segmental arches, the central two bays projecting beneath a pediment. After subsequent uses the building was repaired as flats in 1972-3, from which phase the casements may date. The special interest of the building is reflected in its designation and derives from architectural and historical values.

80 and 82, St. George's Street

Listed at grade II. Numbers 80 and 82 comprise a structure built in the early 16th century, extended later in the century and subsequently altered. The ground floor is of rubble, above which is a jettied timber-frame. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

1-9, Muspole Street

Listed at grade II. Numbers 1-9 date from the 17th century, and have been much remodelled subsequently. They comprise a structure of six bays, the left hand side in brick and the right rendered, with five substantial dormers, and a further two bay range to the right with a gabled roof. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

98 and 100 Oak Street

Listed at grade II. Numbers 98 and 100 date from c. 1600, and comprise a three storey building of seven bays, the upper floor being of five beneath five gables: the building was heightened towards the end of the 17th century. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

27 and 29 Colegate

Listed at grade II. Numbers 27 and 19 were built as houses in the 17th century and were heightened and extended to the rear in the 18th. They form a seven bay range, rendered with a rusticated base, and have seven large dormers. The special interest of the buildings is reflected in their designation and derives from architectural and historical values.

The Woolpack , Muspole Street

Listed at grade II. The Woolpack occupies a late 18th century building of three storeys and five bays. The special interest of the building is reflected in its designation and derives from architectural and historical values.

45-51 London Street, Former Nat West Bank

Listed at grade II. Built in 1924 as a bank and recently converted to a restaurant. Classical style with central domed cupola. The special interest of the building is reflected in its designation and derives from architectural and historical values.

1 Guildhall Hill

Listed at grade II. Facing Market Place and the Guildhall at the corner of Lower Goat Lane. Now a shop. Early 16th century with 19th century alterations. The special interest of the building is reflected in its designation and derives from architectural and historical values.

2-4 Elm Hill

Listed at grade II. Originally houses, now restaurant and houses. Turns corner from Princes Street into Elm Hill opposite St Peter Hungate Church. 17th century with later alterations. Rendered with heavy rustication. The special interest of the building is reflected in its designation and derives from architectural and historical values.

6-8 Elm Hill

Listed at grade II. Pair of houses from 18th century. The special interest of the building is reflected in its designation and derives from architectural and historical values.

40 Elm Hill

Listed at grade II. Turns the corner from Elm Hill into Wensum Street, opposite Church of St Simon and St Jude. Formerly a house, now a café on the ground floor. 17th century origin with 20th century exterior. The special interest of the building is reflected in its designation and derives from architectural and historical values.

Maid's Head Hotel, Tombland

Listed at grade II. Early hotel with 15th century cellars and the majority of the building from 16th century with major façade alteration in early 20th century. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

11 and 13 Wensum Street

Listed at grade II. Former use unknown, now a pub. 17th century with 15th century undercroft, heightened in 18th century and major alterations in 20th. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

Fye Bridge

Listed at grade II. Site of the first crossing of the River Wensum. Bridge rebuilt 1933 in brick and stone. Two spans with three piers. The special interest of the bridge is reflected in its designation and derives from architectural and historical values.

2 Fye Bridge Street

Listed at grade II. Adjacent to Mischief Tavern and forming a riverside courtyard with 17th century range parallel to the street line and 19th century extension at right angles to it facing the river. The special interest of the building is reflected in its designation and derives from architectural and historical values.

The Mischief Tavern, 8 Fye Bridge Street

Listed at grade II. Former house, now pub. Late 16th century with later alterations. Long range facing St Clement's Alley and St Clement's Church. Fye Bridge Street façade rebuilt at the end of 19th century when the street widened for trams. The special interest of the building is reflected in its designation and derives from architectural and historical values.

7 and 9 Fye Bridge Street

Listed at grade II. Former factory now café. Turns corner from Fye Bridge Street into Fishergate. 19th century with 16th century remains. The special interest of the building is reflected in its designation and derives from archaeological, architectural and historical values.

3 and 5 Colegate

Listed at grade II. Former house, now office. 18th century five bay symmetrical façade with quoins. The special interest of the building is reflected in its designation and derives from architectural and historical values.

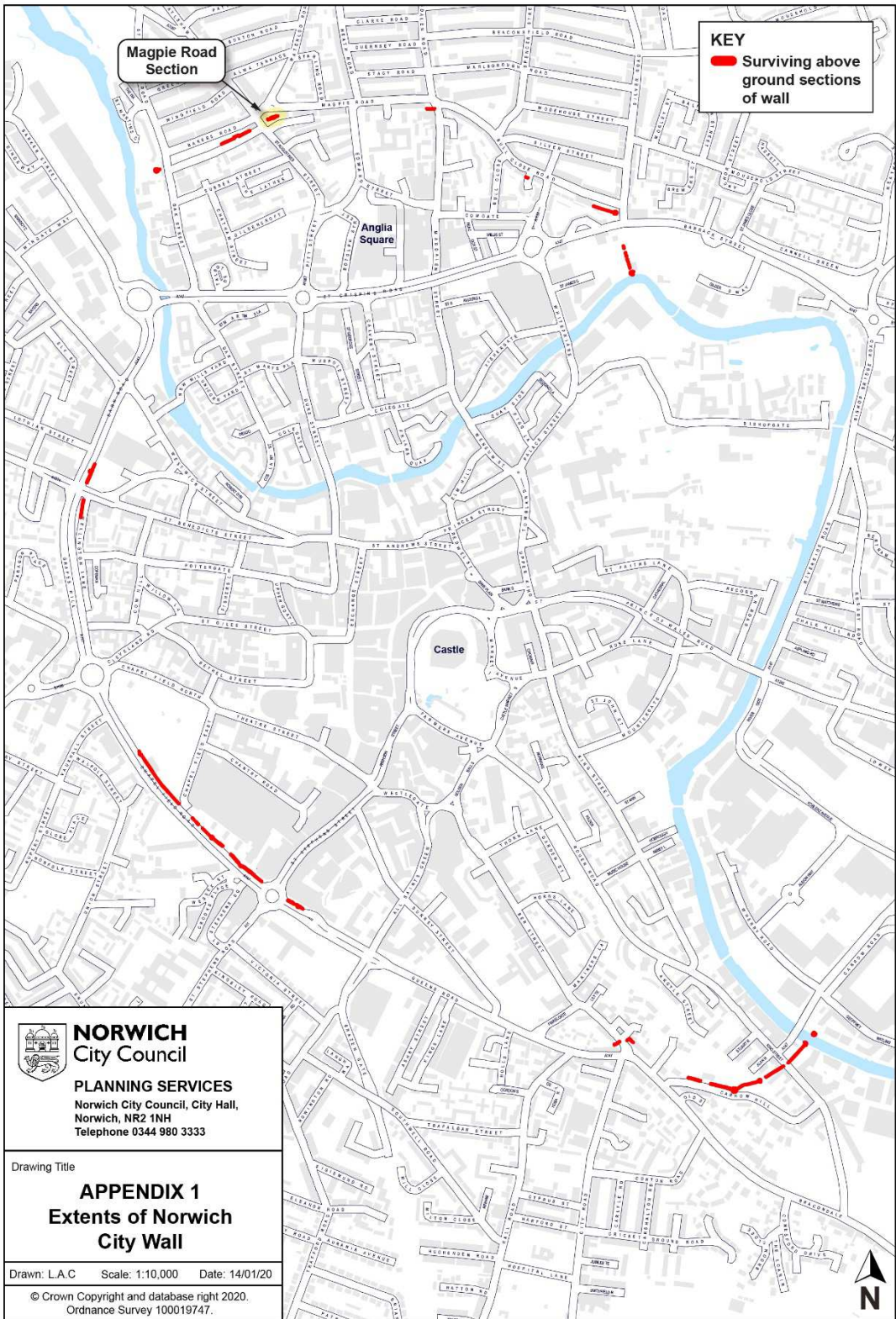
Waterloo Park

Grade II* registered park and garden. Opened in 1933 in an elevated position to the north of Norwich city centre. A well-preserved example of an early 20th century municipal park which was designed by Captain Sandys-Winsch. Retains various original structures including the

pavilion, bandstand and pergola which are listed at Grade II. The special interest of the park is reflected in its designation and derives from architectural and historical values.

43-45, Pitt Street

Locally listed. Numbers 43 and 45 date from the 19th century and are a pair of double-fronted houses with stucco elevations, number 43 with a former pub frontage, also stuccoed. The buildings are of local architectural and historical value.



SIGNED

Historic England

Name: John Neale
Job Title: Head of Development Advice
Signature: *John Neale*
Date: 16/01/2020

Norwich City Council

Name: Ben Webster
Job Title: Design Conservation and Landscape Manager
Signature: *Ben S. Webster*
Date: 16/01/2020

Montagu Evans
(on behalf of the applicant)

Name: Dr Chris Miele
Job Title: Senior Partner
Signature: *Chris Miele*
Date: 16/01/2020
