

UTT/1630/11/LB – (SAFFRON WALDEN)

(Referred to Committee by Cllr Doug Perry. Reason: Impact on the community and street scene)

PROPOSAL: Conversion from A2 to C3 dwelling

LOCATION: 53 High Street, Saffron Walden

APPLICANT: Mr and Mrs Walker

AGENT: Hibbs and Walsh Associates

GRID REFERENCE: TL537383

EXPIRY DATE: 17 October 2011

CASE OFFICER: Nicholas Ford

1.0 NOTATION

1.1 Grade II* Listed Building.

2.0 DESCRIPTION OF SITE

2.1 53 High Street is a Grade II* listed building of early 19th Century construction. It was formerly a dwellinghouse, doctor's surgery, solicitor's office (A2) and office. It is substantially of stuccoed brickwork with some red and gault brick and slate roofs. There is a three storey main block with cellars and a two storey ancillary range. Glazing features sash windows of varying styles.

2.2 There is undercarriage access from the High Street to a rear yard which is used for open parking and this is surrounded by an historic high brick wall.

3.0 PROPOSAL

3.1 The application proposes the conversion of the rear portion of the building from office to dwelling. The front of the building would remain as office accommodation approved through recent planning permission and listed building consent.

4.0 APPLICANTS CASE

4.1 See Design and Access Statement.

5.0 RELEVANT SITE HISTORY

5.1 UTT/2165/10/FUL approved 2 February 2011 - External steps, new rear entrance door with porch and new window.

5.2 UTT/2119/10/LB approved 2 February 2001 - Internal and external alterations.

5.3 UTT/0723/11/FUL approved 23 June 2011 - Change of use from A2 office to C3 flat.

6.0 POLICIES

6.1 National Policies

- Policy PPS5 (Planning for the Historic Environment)

6.4 Uttlesford District Local Plan 2005

- Policy ENV2 (Development affecting Listed Buildings)

7.0 TOWN COUNCIL COMMENTS

7.1 Objects to the planning application but does not offer specific comments with regard to works to the listed building.

8.0 CONSULTATIONS

Conservation Officer

8.1 The proposal subject of this application is to return part of this structure to its former residential use. This project has been carefully considered at pre-application stage with input from English Heritage and Conservation Specialists. The final proposal appears to incorporate views expressed.

8.2 The proposed change of use would result in some very sensitive internal alterations mostly relating to the formation of a suitable party wall barrier between the new residential use and the office use at the front of the building. Most significant would be the re-alignment of the rear staircase. As the historical origins of the existing arrangement is open to debate, I find the proposed remodelling on balance acceptable as a vehicle in providing a new and long lasting use for the building in an economically secure environment. The other alteration involves introduction of minor partitions, blocking of doorways or formation of an occasional new door, all of which would not be critical to the special architectural and historic interest of the listed building. I suggest a condition that no historic fabric to be cut or removed without inspection and consent.

8.3 English Heritage

8.4 Ensure that alterations do not entail loss of original fittings. Alterations to the staircase should preserve any historic fabric as there is no details analysis whether parts affected are historic.

8.5 Amenity Bodies

8.6 To be reported.

9.0 REPRESENTATIONS

9.1 One. Notice period expired 17 October 2011.

9.2 53A High Street - Little Marketing information submitted, there is a prospective tenant interested in leasing. PPS4 encourages economic provision in town centres. Not in accordance with Employment Land Review which identifies a need for new office floor space in Saffron Walden and retention of existing floor space. The amenity space would be messy and the dwelling overlooked. Close boarded boundary fencing would harm setting of the building and obscure the bay window. There would be loss of light and outlook to 53A due to the proximity of the fence.

10.0 APPRAISAL

10.1 The issue to consider in the determination of the application is:

Whether the proposed works preserve the special architectural or historic interest which the building possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), PPS5 and ULP Policy ENV2.

10.2 The Conservation Officer has considered the proposed works to the listed building to facilitate conversion of part of the building to a dwelling. She advises that the internal alterations proposed would be sensitive and most relate to suitable party walls partitions, blocking doorways, new doors with the re-alignment of a rear staircase.

11 CONCLUSION

The following is a summary of the main reasons for the recommendation:

11.1 The works would preserve the special architectural and historic interests of the listed building subject to conditions.

RECOMMENDATION –CONDITIONAL LISTED BUILDING CONSENT

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority

3. No historic timbers of the existing building shall be cut or removed without the prior inspection and written consent of the local planning authority.

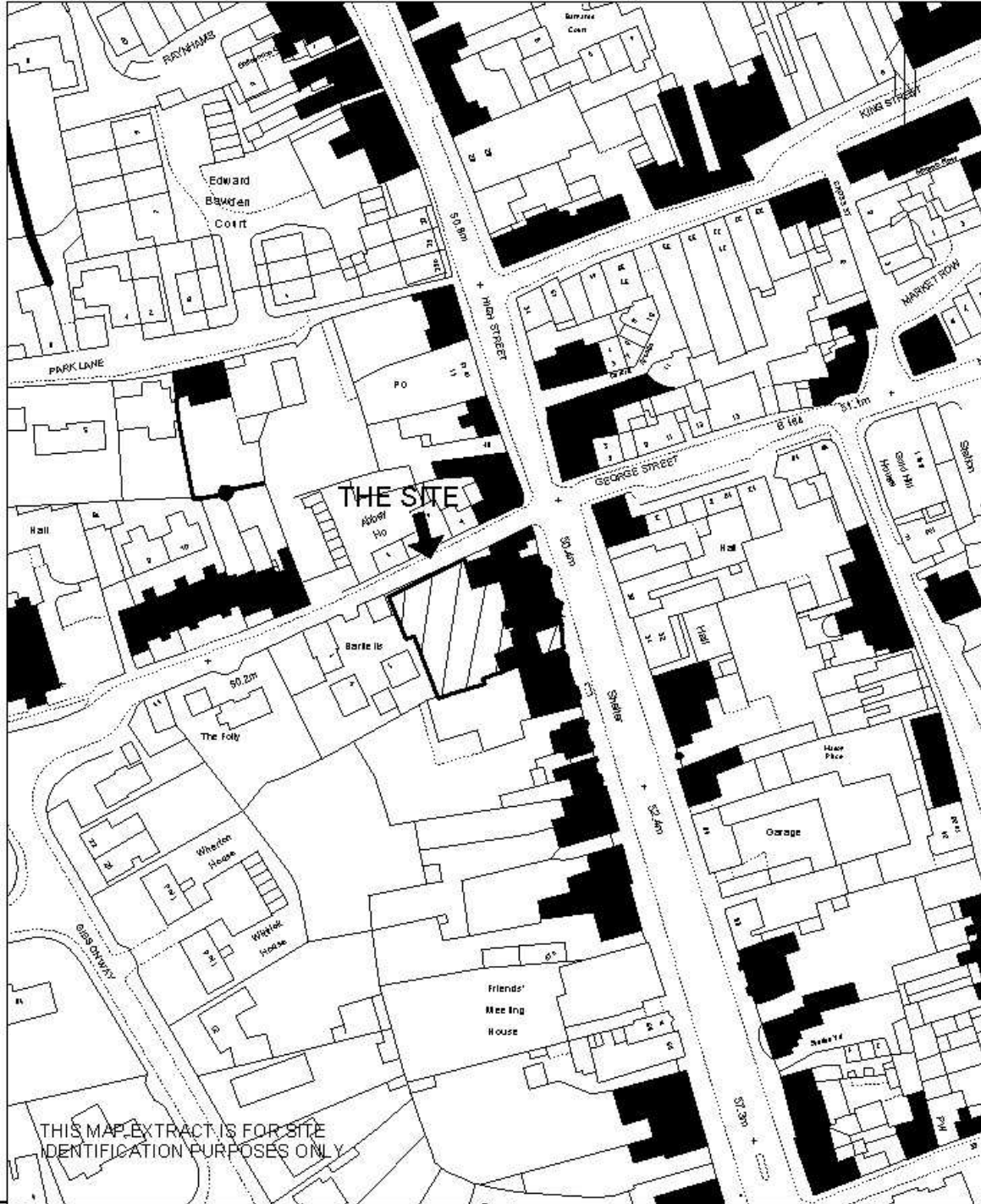
REASON: In order to preserve the special architectural and historic interests of the listed building.

4. No electricity, gas or water meter boxes, soil ventilation pipes, air extraction pipes, boiler flues, ventilation grills or ducting shall be fixed to the exterior of the building without prior written approval of the Local Planning Authority.

REASON: In order to preserve the special architectural and historic interests of the listed building.

5. Existing door handles shall be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to preserve the special architectural and historic interests of the listed building.



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