

**UTT/1168/12/LB – (SAFFRON WALDEN)**  
*(Referred to Committee as the applicant is the District Council)*

**PROPOSAL: Remodel ground floor reception area and first floor lavatory facilities**

**LOCATION: Council Offices, London Road, Saffron Walden**

**APPLICANT: Uttlesford District Council**

**AGENT: None**

**GRID REFERENCE: TL 535-379**

**EXPIRY DATE: 2 August 2012**

**CASE OFFICER: Nicholas Ford**

## **1.0 NOTATION**

1.1 Grade II Listed Building.

## **2.0 DESCRIPTION OF SITE**

2.1 The Council Offices are houses in the Old Saffron Walden Hospital which is Grade II listed and dates from 1865, constructed of red and white brick under a slate roof. The building features a modern wing to its south west elevation.

2.2 The interior entrance hall features a three bay limestone arcade, stair, open timber roof and carved stone corbels.

## **3.0 PROPOSAL**

3.1 The application requests listed building consent for remodelling of the ground floor reception area within the historic part of the building to create additional private interview rooms. The alterations would consist of the introduction of new timber framed partitions within existing larger rooms. It is also proposed to re-organise first floor lavatory facilities within the modern extension. This would re-assign male and female conveniences requiring small changes to internal partitions and formation of an additional door providing separate access to the accessible w.c.

## **4.0 APPLICANTS CASE**

4.1 The new partitions would not impinge on the arrangement of the existing historic windows nor would they affect any internal decorative plasterwork. The proposed modest changes would not diminish the special architectural or historic interest of the listed building while providing more client focused environment for the visitors to the Council Offices.

## **5.0 RELEVANT SITE HISTORY**

5.1 UTT/0273/06/LB - removal of partitions and provision of new partitions to create a new reception area granted listed building consent on 25 July 2006.

## **6.0 POLICIES**

### **6.1 National Policies**

National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

- Policy ENV2 - Development affecting Listed Buildings

## **7.0 TOWN COUNCIL COMMENTS**

- 7.1 None received.

## **8.0 CONSULTATIONS**

- 8.1 Conservation Officer: Verbal comments: The new partitions would not impinge on the arrangement of the existing historic windows nor would they affect any internal decorative plasterwork. The proposed modest changes would not diminish the special architectural or historic interest of the listed building. Alterations to the first floor are in the modern wing and so would not affect elements of historic and architectural interest.

- 8.2 English Heritage: No comments received.

## **9.0 REPRESENTATIONS**

- 9.1 None received. Notification period expired 12 July 2012.

## **10.0 APPRAISAL**

The issues to consider in the determination of the application are:

**In considering whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), NPPF and ULP Policy ENV2.**

10.1 In considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

10.2 The Conservation Officer has considered the proposed works. She considers that the new partitions would not impinge on the arrangement of the existing historic windows nor would they affect any internal decorative plasterwork. Alterations to the first floor are in the modern wing and so would not affect elements of historic and architectural interest. The proposed modest changes would not diminish the special architectural or historic interest of the listed building.

## **11.0 CONCLUSION**

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

11.2 Subject to conditions it is considered that the special architectural and historic interests of the listed building would be preserved.

## **RECOMMENDATION – CONDITIONAL APPROVAL TO BE RECOMMENDED TO THE GOVERNMENT OFFICE**

1. The works to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

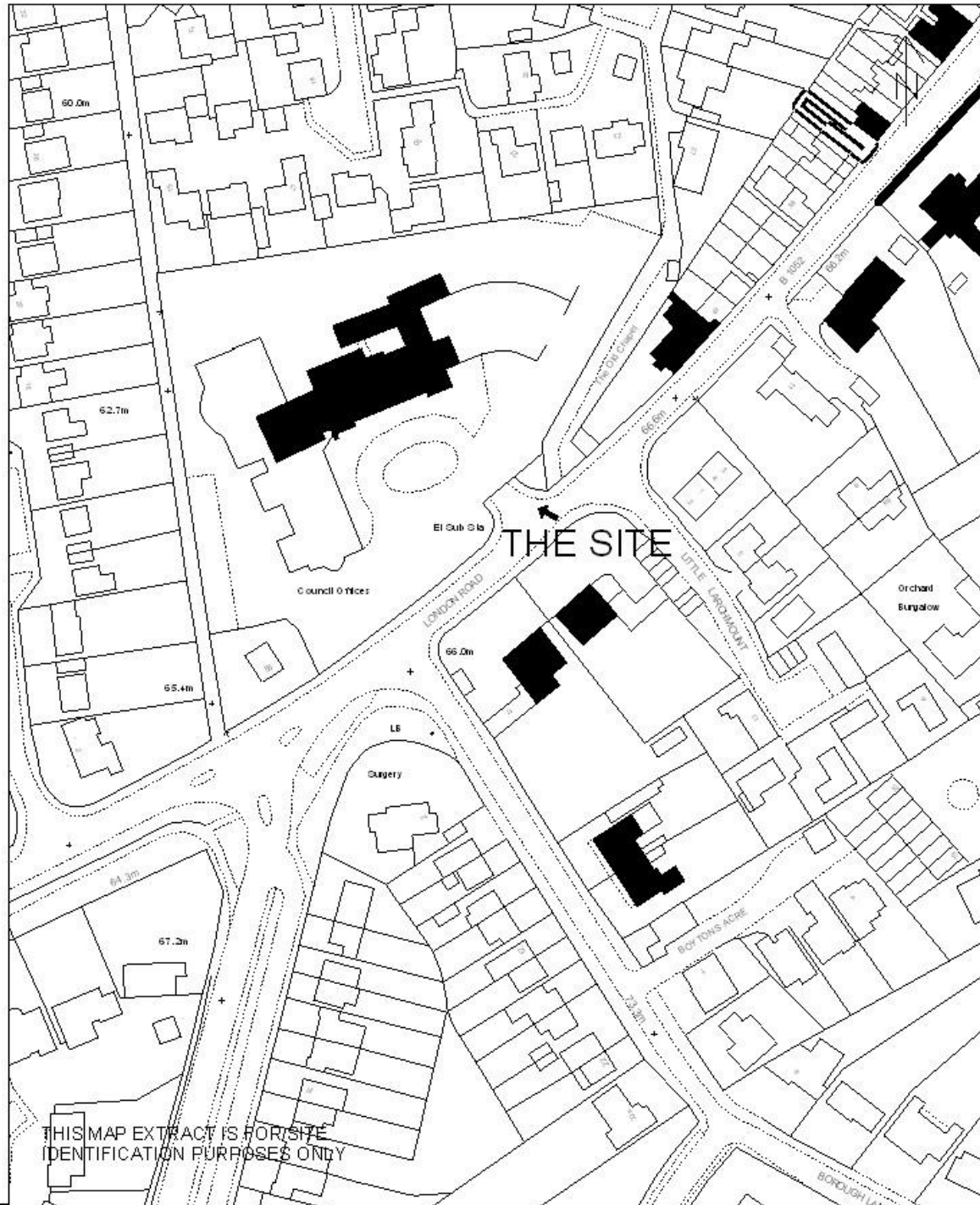
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the works hereby permitted, to ensure works are carried out in accordance with the approved application details in accordance with the NPPF and Policy ENV2 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. All finishes shall match existing.

REASON: To ensure works preserve the historic and architectural interests of the listed building in accordance with the NPPF and Policy ENV2 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.



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DATE:12/07/2012

MAP REFERENCE: TL5337NE

SCALE:1:1250