

## **UTT/13/3289/DC (Saffron Walden)**

Application by Uttlesford District Council

**PROPOSAL:** New cycle shelter with retaining wall behind.  
**LOCATION:** UDC Offices, London Road, Saffron Walden.  
**APPLICANT:** Uttlesford District Council.  
**EXPIRY DATE:** 29 January 2014  
**CASE OFFICER:** Clive Theobald

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### **1. NOTATION**

1.1 Within Development Limits / Conservation Area / Curtilage of Grade II Listed Building.

### **2. DESCRIPTION OF SITE**

2.1 The site comprises a raised planting bed area measuring some 4 metres across situated between the main rear delivery/loading bay area and a walkway positioned at elevated level in front of the staff meeting room within the curtilage of the UDC offices. A flight of entrance steps leads up the outside edge of the planting bed from the staff car park onto the walkway.

### **3. PROPOSAL**

3.1 This application relates to the erection of an additional cycle shelter within the curtilage of the Council offices site to accommodate 10 No. staff cycle spaces with construction of retaining wall behind involving the removal of the majority of the existing raised planting bed together with associated ground levelling works..

3.2 The cycle shelter would have dimensions of 4.1m (W) x 2.07m (D) x 2.08m (H) and would have clear perspex sides and roof with a steel framed black finish. The enclosing retaining wall would comprise red engineering brick with brick on edge coping finish to match the existing listed building. A line of existing planting bed would be retained behind the rear section of the new retaining wall behind the new shelter. The existing wheelie bins within the loading bay area would be relocated along the inside edge of the newly created concrete apron upon which the shelter would stand.

### **4. APPLICANT'S CASE**

4.1 This small works project has been promoted by the Council's Climate Change Manager as part of the Council's Green Travel Plan as combined UDC/ECC grant funding has become available to fund the project to encourage both Council staff and ECC Social Services staff who work at the Council offices to cycle to work rather than use alternative means of transport in the interests of sustainable travel. It is estimated that the cost of the cycle shelter and associated works would be in the region of £5,000 to £5,500 where initial expenditure for the project would be subsequently recouped through the Energy Efficiency budget.

## **5. RELEVANT SITE HISTORY**

5.1 None.

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (NPPF).

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

- ULP Policy GEN2 – Design
- ULP Policy ENV1 – Design of development within Conservation Areas
- ULP Policy ENV2 – Design affecting Listed Buildings

### **6.3 Uttlesford District DRAFT Local Plan**

- Policy SP13 – Protection of the Historic Environment
- Policy DES1 – Design
- Policy HE1 – Design of Development within Conservation Areas
- Policy HE2 – Design affecting Listed Buildings

## **7. TOWN COUNCIL COMMENTS**

7.1 No objections.

## **8. CONSULTATIONS**

### **Specialist Advice on Historic Buildings and Conservation**

8.1 The proposal involves the provision of a new cycle shelter within the curtilage of this Grade II listed building. The shelter by reason of its indicated siting, modest size and lightweight appearance would not have a detrimental effect upon the setting of the listed building. I therefore have no objections to the proposal subject to a condition requiring a sample of the retaining wall brickwork to be submitted for approval prior to the commencement of development to ensure compatibility with the appearance of the listed building.

## **9. REPRESENTATIONS**

9.1 None received. Notification period expired 2 January 2014. Advertisement expired 2 January 2014.

## **10. APPRAISAL**

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

- A Design / effect on character and appearance of the conservation area / effect on setting of a listed building (ULP Policies GEN2, ENV1 and ENV2).
- A Design / effect on the character and appearance of the conservation area / effect on the setting of a listed building (ULP Policies GEN2, ENV1 and ENV2).**

- 10.1 The proposed cycle shelter would be located within a recessed side position immediately adjacent to the two Council staff entrance points into the rear of the main UDC building and also the staff function/meetings room and would not by its siting be in movement conflict with vehicles using the existing delivery/loading bay area.
- 10.2 The design and specifications of the shelter would reflect its intended use where it would fit well within the space made available to it within this operational part of the UDC site. The existing large green wheelie bins would be relocated to the side of the shelter meaning that this UDC function would not be compromised by the proposal and would actually improve on the existing storage arrangement. The proposal would therefore comply with ULP Policy GEN2.
- 10.3 The shelter would not by its siting, design and appearance have a harmful effect upon the character and appearance of the conservation area or upon the setting of the adjacent listed building subject to a brick sample condition being imposed upon any planning permission granted for prior approval at the request of the Council's Conservation Officer. The proposal would therefore comply with ULP Policies ENV1 and ENV2.

## **11 CONCLUSION**

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

- A The proposed shelter forms part of the Council's Green Travel Plan and would be acceptable in terms of its siting and design and its effect on the character and appearance of the conservation area and the setting of the adjacent listed building (ULP Policies GEN2, ENV1 and ENV2).

## **RECOMMENDATION – CONDITIONAL APPROVAL**

Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. A brick sample of the retaining wall for the development hereby permitted shall be submitted to and approved in writing by the Council prior to commencement of the development. The development shall be implemented in accordance with the approved details unless otherwise approved in writing.

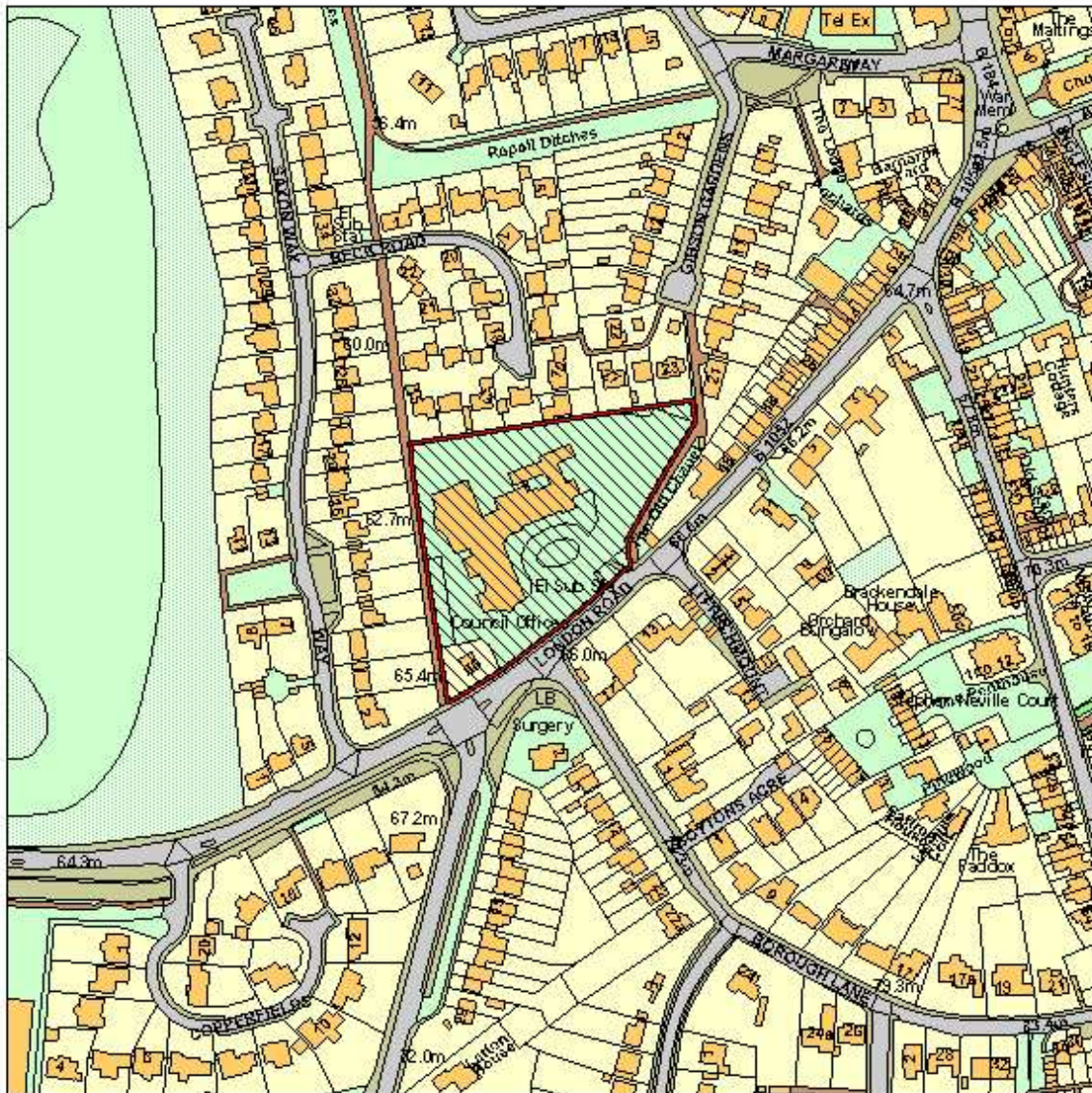
REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the Listed Building in accordance with ULP Policies ENV1 and ENV2 of the Uttlesford Local Plan (adopted 2005).

UT1/13/3289/DC

Council Offices, London Road, Saffron Walden



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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	03 January 2014
SLA Number	Not Set