

UTT/ 14/2112/LB (SAFFRON WALDEN)

(Referred to Committee as the applicant is the District Council)

PROPOSAL: Replacement of 3 no. floor to ceiling
Windows with 2 no. windows and 1 no. door.

LOCATION: Council Offices London Road, Saffron Walden.

APPLICANT: Uttlesford District Council

AGENT: Stephen Friend

EXPIRY DATE: 11 September 2014

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within Development Limits, Conservation Area and Grade II Listed Building.

2. DESCRIPTION OF SITE

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

3. PROPOSAL

3.1 The proposal would involve the replacement of 3 no. floor to ceiling windows with 2 no. windows and 1 no. door which are part of the Uttlesford Council Office in London Road.

3.2 The proposal is in connection with part of the office space currently in use by the Council's Human Resources Officers.

4. APPLICANT'S CASE

4.1 This application aims at the replacement of one window with the modern extension with French doors and two other windows with similar alternatives. These changes would be some distance away from the historic parts of the listed buildings and would not diminish its special architectural and historic interest. The modest changes would provide additional emergency escape and improve the integrity of the windows in question.

5. RELEVANT SITE HISTORY

UTT/1168/12/LB- Approve with condition. Remodel the ground floor reception area and first floor lavatory facilities.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- ENV2- Development affecting Listed Buildings

6.3 Uttlesford Local Plan-Pre-Submission Consultation, April 2014

- HE2- Development affecting Listed Buildings

7.0 TOWN COUNCIL COMMENTS

- 7.1 No objection.

8.0 CONSULTATIONS

Conservation Officer

- 8.1 No objection as the proposal would only be within part of the modern building and on balance the proposed modest changes would not diminish the special architectural or historic interest of the listed building.

English Heritage

- 8.2 Awaiting comments.

9.0 REPRESENTATIONS

- 9.1 None received. Notification period expired 13 August 2014.

10.0 APPRAISAL

The issues to consider in the determination of the application:

- A Impact and setting of the listed building

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- 10.1 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 (Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; National Planning Policy Framework, Adopted Uttlesford Local Plan (2005) and Uttlesford Local Plan, Pre-Submission Consultation, April 2014.

11.0 CONCLUSION

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

- 11.1 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) Acts 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.

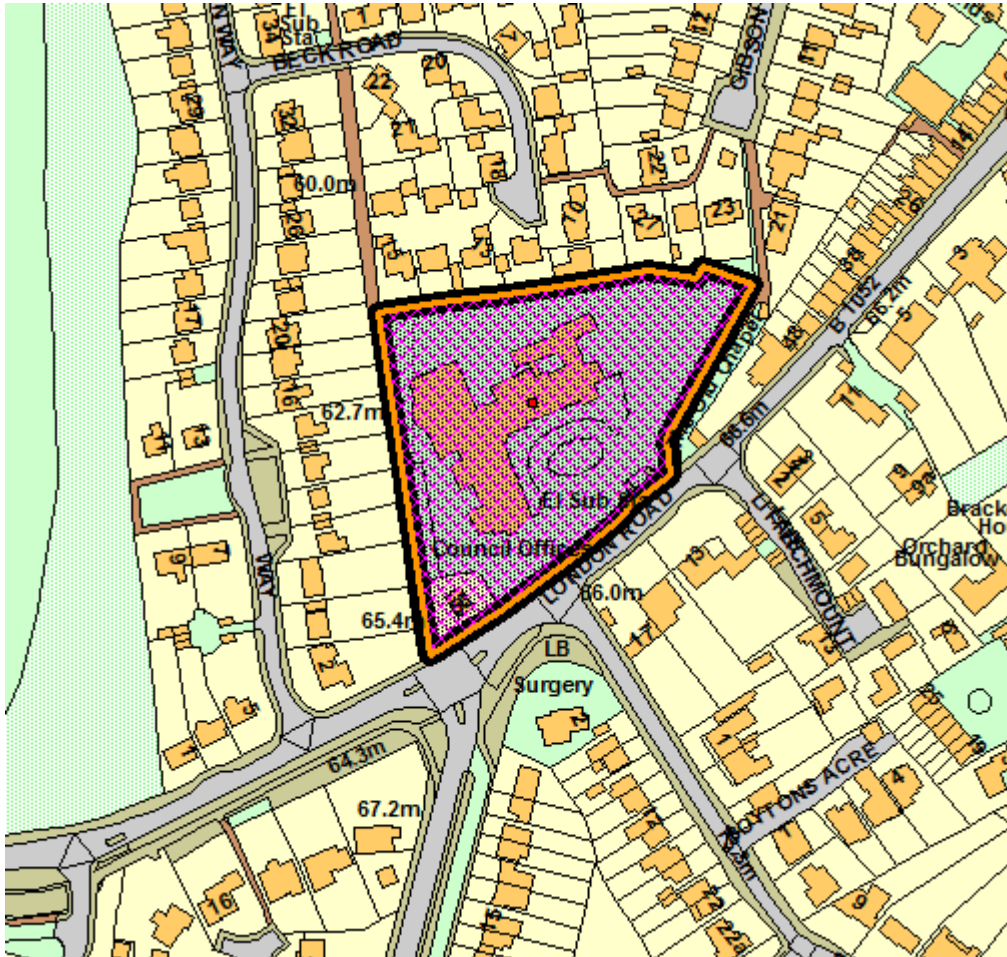
REASON: For the avoidance of doubt as to the nature of the works hereby permitted, to ensure work are carried out in accordance with the approved application details in accordance with the National Planning Policy Framework and Policy ENV2 of the Uttlesford Local Plan (2005) and Policy HE2 of the Uttlesford Local Plan-Pre-Submission Consultation, April 2014.

3. All finishes shall match existing.

REASON: To ensure works preserve the historic and architectural interests of the listed building in accordance with the National Planning Policy Framework and Policy ENV2 of the adopted Uttlesford Local Plan (2005) and Policy HE2 of the Uttlesford Local Plan Pre-Submission Consultation, April 2014.

Application No. : UTT/14/2112/LB

Address: Council Offices
London Road
Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 4 September 2014

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