

UTT/14/2570/LB (GREAT CHESTERFORD)

Reason: UDC EMPLOYEE GOVERNOR AT SCHOOL

PROPOSAL: Alterations to access points and site walling, including: partial demolition of wall; replacement of fencing with walling; replacement of access gates and works to pedestrian access including path, patio and levelling

LOCATION: Great Chesterford Primary Academy, School Street, Great Chesterford, Saffron Walden, Essex

APPLICANT: Great Chesterford Primary Academy

AGENT: Brian Christian Building Surveyor

EXPIRY DATE: 17 October 2014

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, Conservation Area, in curtilage of Grade II Listed Building

2. DESCRIPTION OF SITE

2.1 The application site is within the curtilage of a grade II knapped flint school building with limestone dressings on gault plinth. It has a steeply pitched clay tile roof with bands of fishscale tiles. Includes crosswings to south and small wings on north end. Gothic style. The playground area wall to the west is gault brick with panels of flint and saddle-back coping. The playground is located to the north of the school building, currently bordered by a mixture of brick and flint wall and ranch style fencing with some metal entrance gates.

3. PROPOSAL

3.1 The proposals relates to alterations to access points to include partial demolition of wall to create a new 'internal' footpath, relocating existing gates to new access closer to the highway including the replacement of existing ranch style with brick and flint walls to match the existing boundary walls. A new gate to pedestrian access to the west of the playground and a sliding gate giving access to parking for the staff.

4. APPLICANT'S CASE

4.1 The scheme seeks to improve the access and safety for school children and parents and siblings in the absence of a public footpath along School Street. The proposal will allow an internal footpath to be created.

5. RELEVANT SITE HISTORY

UTT/14/2569/FUL – Alterations to access points and site walling, including: partial demolition of wall; replacement of fencing with walling; replacement of access gates and works to pedestrian access including path, patio and levelling – Awaiting Decision

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- ENV2 – Listed Building

7. PARISH COUNCIL COMMENTS

- 7.1 Strong support - No objection

8. CONSULTATIONS

Conservation Officer

- 8.1 No objections subject to conditions regarding materials

9. REPRESENTATIONS

- 9.1 17 Neighbours consulted – No responses received

10. APPRAISAL

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

- A Whether the proposal would be detrimental to the appearance and setting of the Listed Building (ULP Policy ENV2)

A Whether the proposal would be detrimental to the appearance and setting of the Listed Building (ULP Policy ENV2)

- 10.1 The proposed alterations involving the changes to gates and boundary treatment are relatively minor and whilst it is regrettable that part of the existing flint and brick wall will be removed to make the opening for the new pathway, the replacement of the existing timber fencing with a brick and flint wall goes some way to improving the overall appearance of the locality and in this instance are considered to be acceptable and will not harm the setting of the Listed Building. By using materials to match the existing wall and the use of timber gates the proposals are considered to be acceptable and meet the criteria of ULP (Policy ENV2).

11. CONCLUSION

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

- A The proposals are acceptable and would not be detrimental to the appearance and setting of the Listed Building. Therefore it is considered that the proposal meets the criteria of the ULP Policy ENV2.

RECOMMENDATION – GRANT LISTED BUILDING CONSENT

Conditions

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

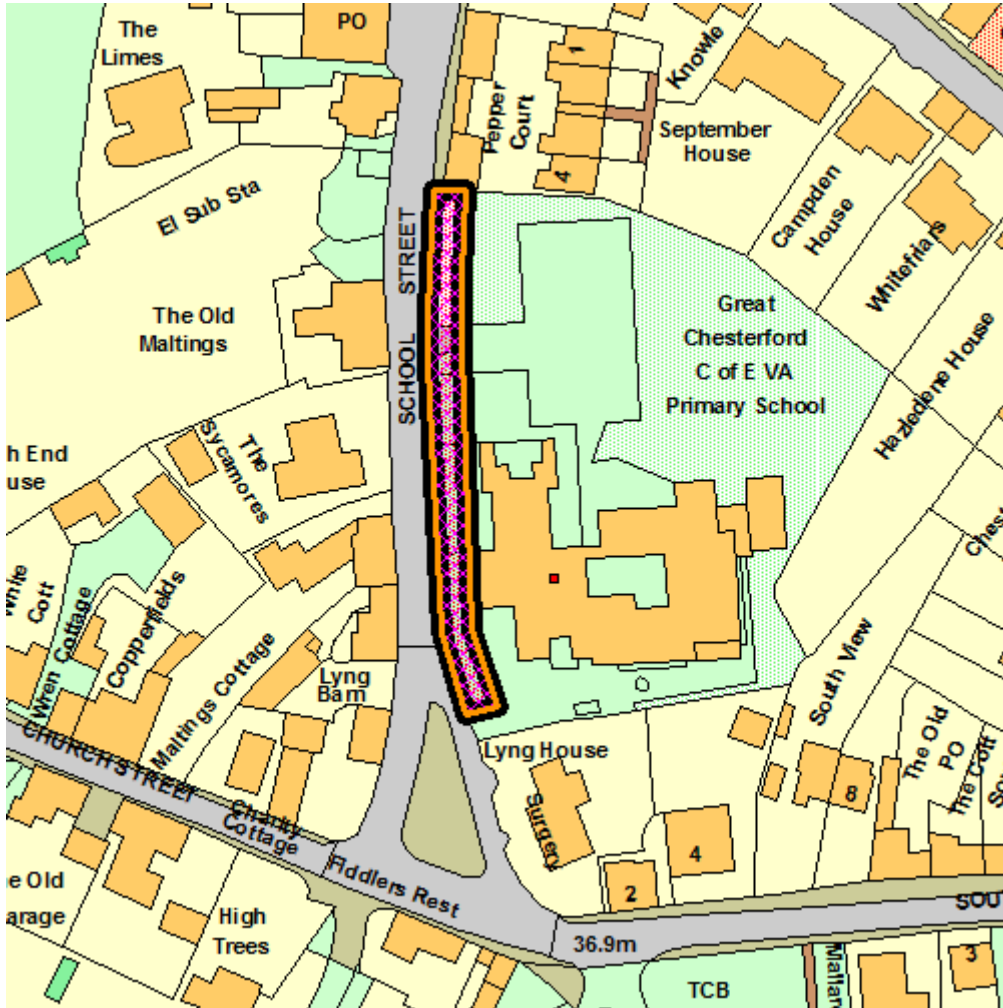
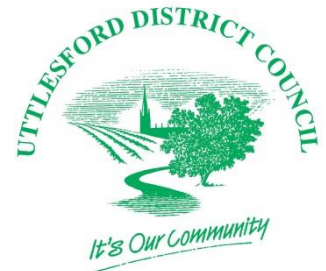
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials used including all brick types, coping and flint work to match the existing boundary walls unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the appearance of the development and to protect the historical importance of the Listed Building in accordance with ULP Policy ENV2

Application No. : UTT/14/2507/LB

Address: Great Chesterford Primary Academy
Great Chesterford



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council

Department: Planning

Date: 2 October 2014

SLA Number: 100018688