

**UTT/15/1722/LB (SAFFRON WALDEN)**

Reason: UDC Application

**PROPOSAL:**            **The proposal seeks consent to cut out internal doorway in emergency centre wall, remove internal dividing wall and build new wall creating a larger office area**

**LOCATION:**            **Council Offices London Road Saffron Walden CB11 4ER**

**APPLICANT:**         **Robert Cant**

**EXPIRY DATE:**      **01 August 2015**

**CASE OFFICER:**     **Rosemary Clark**

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**1. NOTATION**

Within Development Limits, Conservation Area, Grade II Listed Building

**2. DESCRIPTION OF SITE**

The application site comprises an imposing red brick structure with brick and stone dressing, located in a prominent position on London Road, within the historic market town of Saffron Walden. Formerly the Old Saffron Walden Hospital now the Council Offices for Uttlesford District Council. The building was extended in the 1980's when it was converted for use to offices for the district council which included a glazed atrium and basement.

**3. PROPOSAL**

- 3.1 This proposal relates to the creation of a new doorway through a wall in the basement to provide an additional emergency exit route from the existing control room and to enable the existing mailroom to be extended.

**4. APPLICANT'S CASE**

- 4.1 This proposal relates to the creation of a new doorway through a wall in the basement to provide an additional emergency exit route from the existing control room and to enable the existing mailroom to be extended.

**5. RELEVANT SITE HISTORY**

- 5.1 UTT/0935/88/DC and UTT/0936/88/LB - Refurb and extend existing hospital building as UDC office and Civic Centre and alteration to existing access. Demolition of C20 addition on west of building, remove balcony across front and reinstate front facade windows and porch. – approved 7.9.88

**6. POLICIES**

**6.1 National Policies**

- National Planning Policy Framework

## 6.2 Uttlesford District Local Plan 2005

- ENV2 – Development affecting the character and setting of a Listed Building

## 7. TOWN COUNCIL COMMENTS

- 7.1 No objection

## 8. CONSULTATIONS

### Conservation Officer

- 8.1 Proposal is acceptable as it will not impact on special architectural merit of heritage asset

### Historic England

- 8.2 No objection

## 9. REPRESENTATIONS

- 9.1 Neighbours – one response – concerns regarding hours of work and disposal of materials

### Officers notes:

Disposal of materials not material planning consideration. The works are internal and hours of work would not be considered in this case

## 10. APPRAISAL

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

- A Whether there would be any harm to the setting of listed buildings and if the proposed works would preserve the historic character and architectural qualities of the listed building (ULP Policy ENV2)

### **A Whether the proposal would be harmful to the setting of the listed buildings**

- 10.1 The property is a Grade II Listed building and as such Policy ENV2 applies. This policy reflects the thrust of the statutory duty in section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990. This states that development affecting a listed building should be in keeping with its scale, character and surroundings. Development proposals that adversely affect the setting and special characteristics of a listed building will not be permitted.
- 10.2 The proposed alterations are to the non-historic part of the building. The wall is of modern construction and forms part of the basement which was constructed during the late C20th redevelopment of the premises into council offices. The wall in question is located away from the main historic structure. There would be no impact in terms of loss of historic planform or fabric. Also, as the doorway is an internal feature, there would be no impact upon the character or appearance of the host heritage asset.
- 10.3 In addition to this, a further partition wall in this same section would be removed and a new partition erected to create a larger office space. Again, this partition is of modern construction and there would be no impact upon the historic planform, fabric or

appearance of the primary listed building, and whilst the basement area forms part of a valid phase in the historic development of the heritage asset, the proposed works are not considered to adversely harm its special significance.

10.4 The application is therefore considered to satisfy paragraphs 128, 133 and 134 of the NPPF, 2012 and Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

## **11. CONCLUSION**

11.1 It is therefore considered that the proposal would not be detrimental to the special architectural and historic interest of the listed building and complies with the NPPF and Uttlesford Local Plan Policy ENV2.

## **RECOMMENDATION –CONDITIONAL APPROVAL**

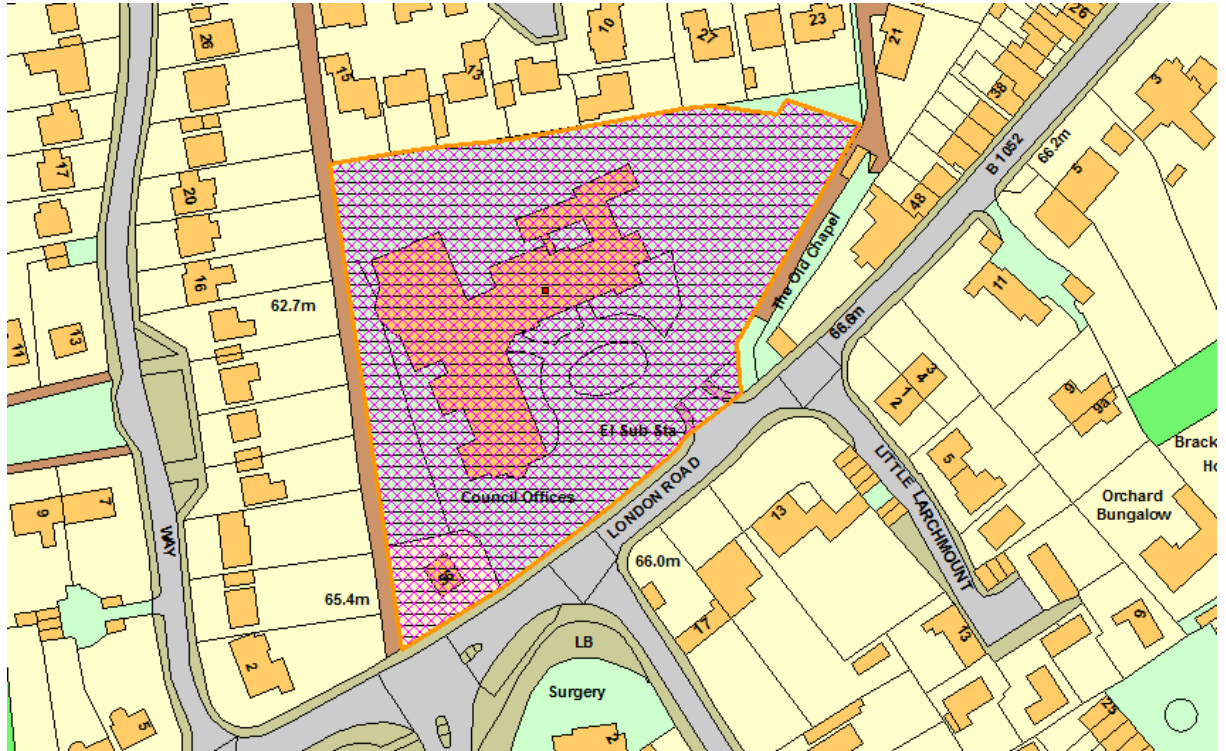
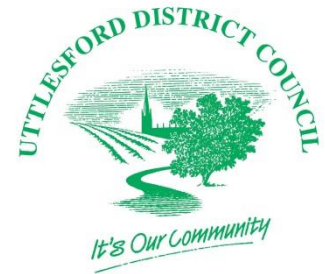
### Condition

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.

Application number: UTT/15/1722/LB

Location: Uttlesford District Council London Road  
Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

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