

UTT/15/1661/LB (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor.

PROPOSAL: Proposed replacement of the existing roof on existing lean-to, replacement of customer entrance door, removal of later fascia treatments and other minor alterations to the building. Proposal also includes minor internal alterations to existing building.

LOCATION: 12 Hill Street Saffron Walden Essex CB10 1EH.

APPLICANT: Mr Joshi

AGENT: Mr Jonathan Rainey

EXPIRY DATE: 22 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

- 1.1 Within Development. Conservation Area. Within Flood Plain Zone. Aerodrome Direction. Archaeological Site. Listed Building. Road Classification Line. Water Authority

2. DESCRIPTION OF SITE

- 2.1 The application site is part of an existing two storey building. It is a Listed Building which is located within Saffron Walden Town Centre, along a designated shopping parade.

3. PROPOSAL

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4. APPLICANT'S CASE

- 4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access and Heritage Statement.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0224/05/FUL. Approve with condition. To vary condition C.90B to alter opening hours to 11:30am to 11:00pm Sunday to Thursday and 11:00am to 11:30pm Friday and Sunday.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy ENV1 Design of Development within Conservation Areas
- Policy ENV2 Development affecting Listed Building

7. TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

Conservation Officer

8.1 No objection subject to recommended planning condition.

9. REPRESENTATIONS

9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

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10.1 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features.

10.2 The proposal would enhance the character and appearance of the essential features of the building which constitutes the essential features of the Conservation Area. Hence, it is not in conflict with Policy ENV1.

10.3 Policy ENV2 affirms that development affecting a listed building should be in keeping with its scale, character and surroundings.

10.4 The details of the proposed external and internal work that would bring this Listed Building to its beneficial use are considered acceptable because its scale and form are in keeping with the surrounding which would assist in preserving the historical characteristics and setting of the Listed Building in accordance with Policy ENV2.

11. CONCLUSION

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

A The proposal is considered acceptable because it would not harm the character and appearance of the Conservation Area or the setting of the Listed Building; hence the proposal is in accordance with Policies ENV1 and ENV2.

RECOMMENDATION – CONDITIONAL APPROVAL

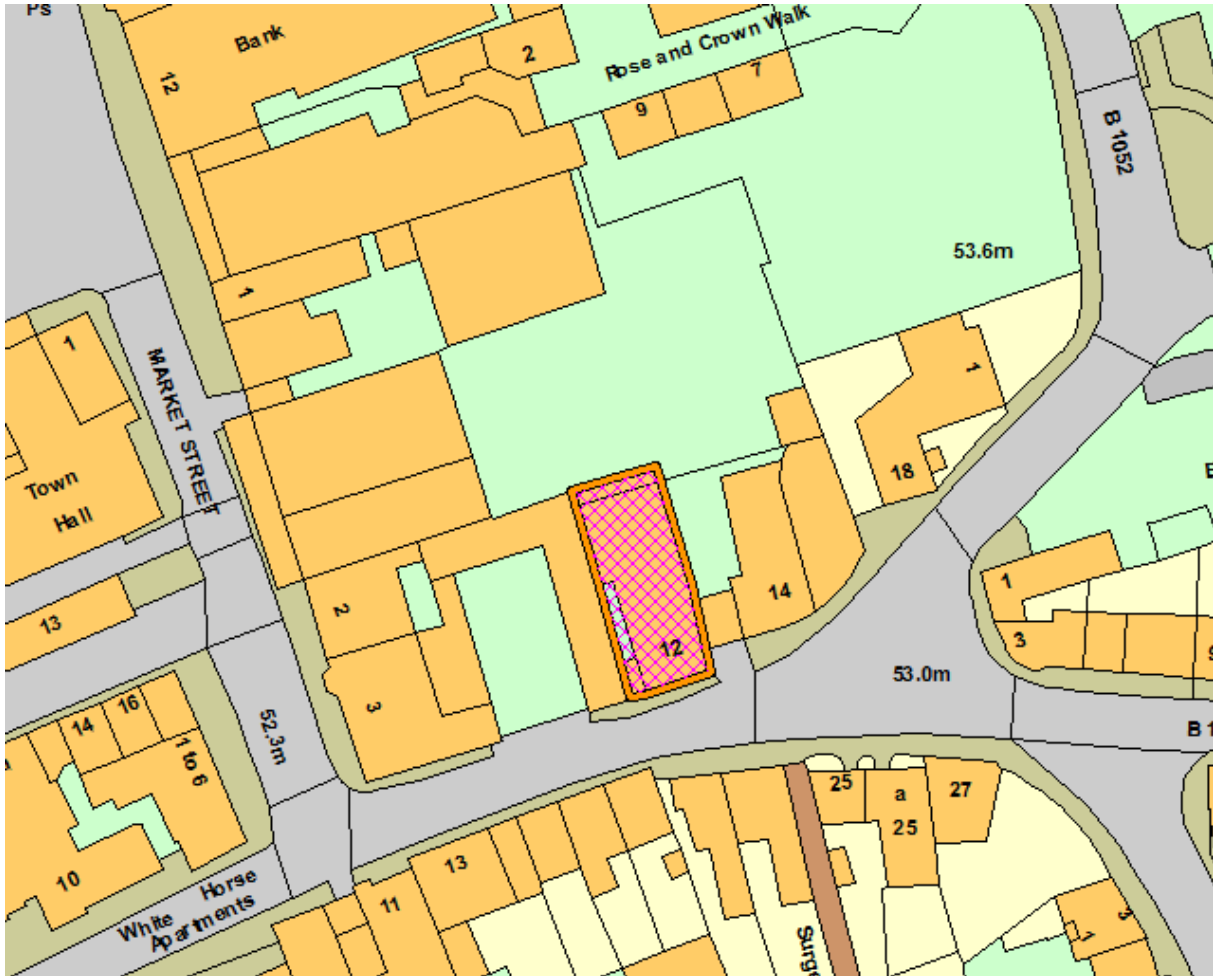
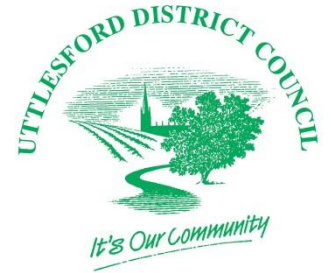
Conditions/ reasons

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 no.: UTT/15/1661/LB

Address: 12 Hill Street, Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 1 September 2015

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