

UTT/15/2413/LB (SAFFRON WALDEN)

Reason: UDC Application

PROPOSAL: The proposal seeks consent to replace the top floor galvanised window units with identical units

LOCATION: Council Offices, London Road, Saffron Walden

APPLICANT: Adrian Webb

EXPIRY DATE: 21 September 2015

CASE OFFICER: Rosemary Clark

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 replacement of the top floor galvanised windows with identical units. This proposal is in the non-historic part of the building.

4. APPLICANT'S CASE

- 4.1 The windows on the new part of the UDC offices are galvanised units and these have reached the end of life and are leaking. The proposal is to replace these three units with identical ones. This is top floor only in the area previously occupied by Essex County Council.

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
- 5.2 UTT/15/1722/LB - Cut out internal doorway in emergency centre wall, remove internal dividing wall and build new wall creating a larger office area – approved 30.7.15

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 is like-for-like replacement and will not impact on special architectural merit of heritage asset

Historic England

8.2 No objection – The proposed work would not change the character of the addition, and would have no effect on the significance of the Council's offices.

9. REPRESENTATIONS

9.1 No responses received

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 proposed scheme seeks consent to replace the existing galvanised metal roof lights on the eastern and western roof slopes of the modern extension. The proposed replacement units would be exact like-for-like replacements of the existing units, which are faulty and allow water to enter the building.

10.3 Given that the windows are modern units, positioned on the extension structure, there is no loss of historic fabric resulting from the works. Further to this, the proposed units would match the existing, therefore there would be little to no visual impact to the character and appearance of the heritage asset. The Conservation Officer therefore has no objection in principle, and considers that the works would represent an

enhancement in making the host building watertight. This would be subject to a condition requesting detailed drawings and cross section of the proposed units to be submitted for approval, prior to commencement of the works, as these were not supplied with the original application and were not available at the time of writing the report.

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

Conditions

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

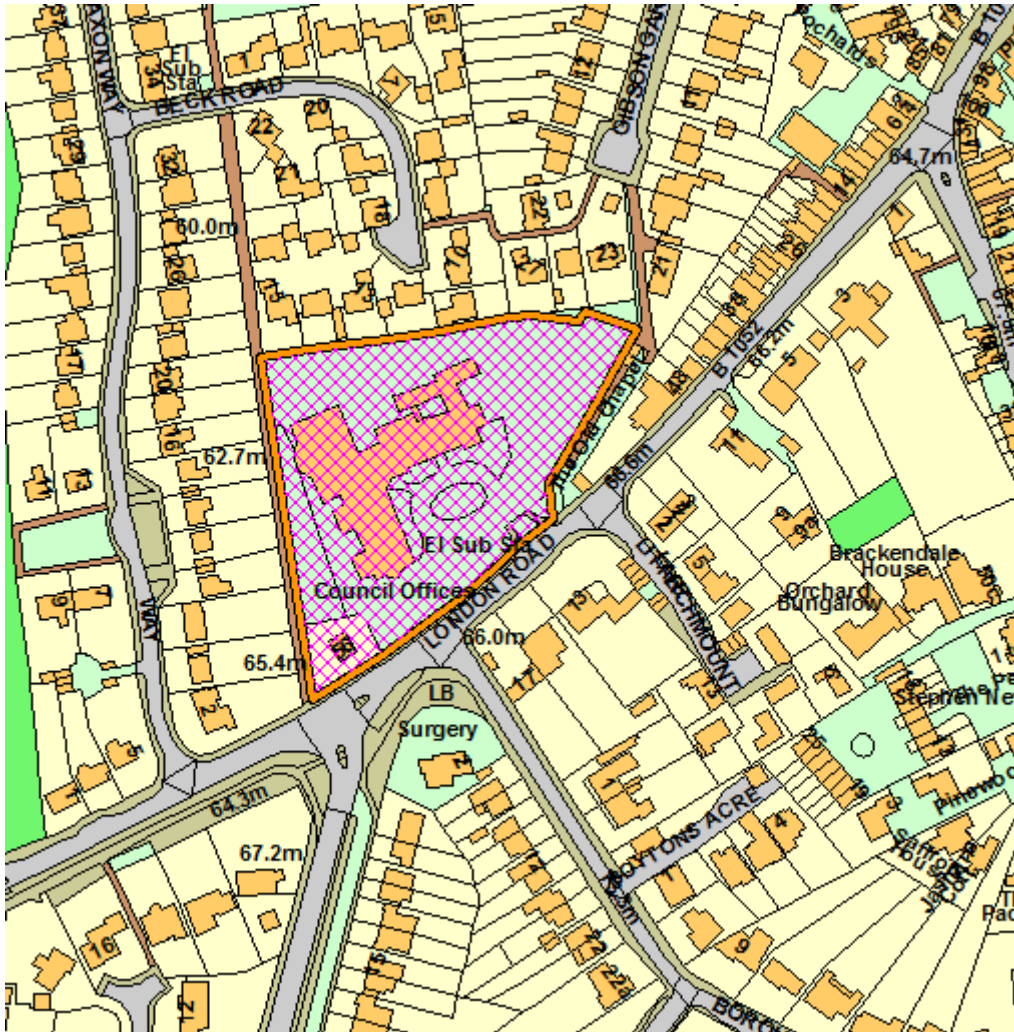
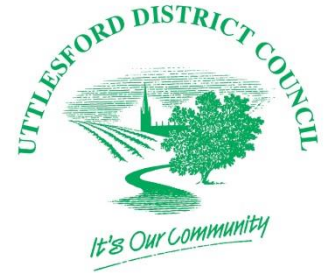
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the development detailed drawings and cross sections of the proposed units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the historic importance of the listed building in accordance with NPPF and Uttlesford Local Plan Policy ENV2.

Application no.: UTT/15/2413/LB

Address: Council Offices London Road Saffron Walden



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Organisation: Uttlesford District Council

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