

## **UTT/15/1663/FUL (SAFFRON WALDEN)**

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

**PROPOSAL:** External alterations to the building including the 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.

**LOCATION:** 12 Hill Street Saffron Walden

**APPLICANT:** Mr Joshi

**AGENT:** Mr Jonathan Rainey

**EXPIRY DATE:** 27 September 2015

**CASE OFFICER:** Emmanuel Allanah

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### **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**

3.1 External alterations to the building including the 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.

### **4. APPLICANT'S CASE**

4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access 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.
- 5.2 UTT/0588/91. Approve with condition. Change of use of first floor from offices to beauty salon.
- 5.3 UTT/0726/93. Approve with condition. Change of use of shop to restaurant and hot takeaway and provision of extraction flue.

- 5.4 UTT/0803/90. Approve with condition. Change of use of ground floor from A1 to D2 exercise/toning tables.
- 5.5 UTT/1327/93/FUL. Approve with condition. Change of use of first floor from office to residential accommodation.
- 5.6 UTT/2031/05/FUL. Approve with condition. Proposed part change of use of first floor from staff employed in restaurant accommodation to self- contained flat.

## **6. POLICIES**

### **6.1 National Policies**

National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

- Policy GEN2                      Design

## **7. TOWN COUNCIL COMMENTS**

7.1 No objection.

## **8. CONSULTATIONS**

### **ECC Highways Authority**

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 architectural character or visual amenity of the area (ULP Policy GEN2).

**A Whether the proposal would harm the architectural character or visual amenity of the area (ULP Policy GEN2)**

10.1 Policy GEN2 affirms that development will be permitted provided the scale, form, layout, appearance and materials are compatible with the surrounding buildings or if it would not harm the amenity of the area.

10.2 The application site is a Listed Building and it is also located within a Conservation Area. The applicant has also submitted two separate planning applications for both the Listed Building Consent and Conservation Area respectively and both planning applications would be presented to Planning Committee consideration separately.

10.3 In terms of the current planning application the aim to is carry out all the external and internal repairs required for the architectural character and features of the building in order to make it fit for its proposed use as a restaurant and takeaway premises that

would be compatible in both appearance and materials when compared with the nearby other town centre shopfronts.

- 10.4 The proposed design approach is considered acceptable as it would bring back unattended building within this part of Saffron Walden Town Centre fit for its commercial purpose for the ground floor shop. It is also seen as opportunity in improving the architectural fabric of the building compatible with other similar commercial premises within the Town Centre. Hence, the proposal is not considered to be in conflict with Policy GEN2.

## **11. CONCLUSION**

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

- A The proposed external and internal alterations to the building are considered acceptable because it would not harm the architectural character of the building or the visual amenity of the area.

### **RECOMMENDATION –CONDITIONAL APPROVAL**

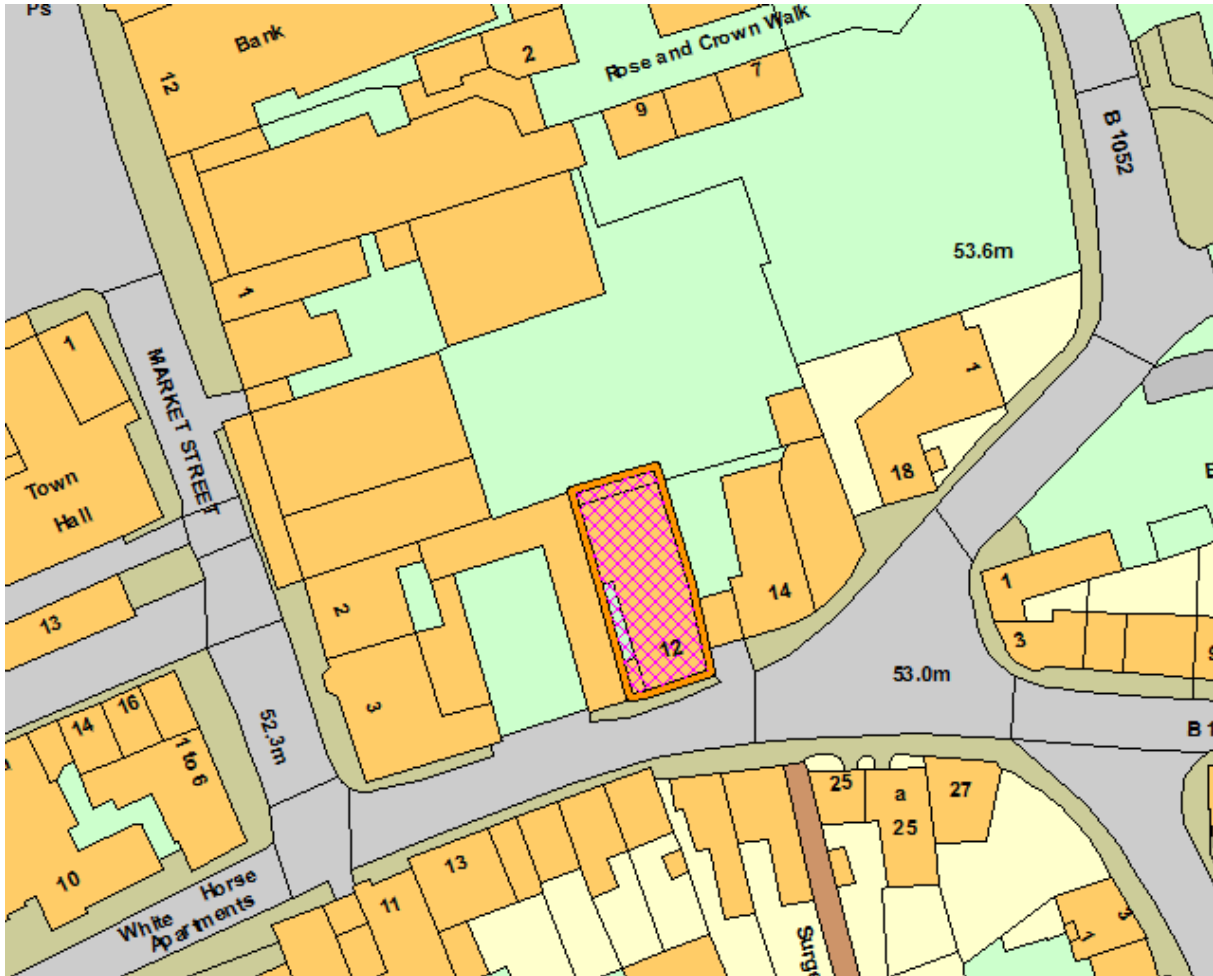
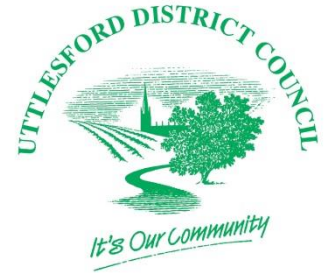
Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Act 2004.

Application no.: UTT/15/1663/FUL

Address: 12 Hill Street, Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 1 September 2015

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