

UTT/15/1660/LB (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor

PROPOSAL: Installation of a replacement extract duct (including removal of existing air condensing units; new fresh air intake; and air condensing unit.

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

3.1 Installation of a replacement extract duct including removal of existing air condensing units; new fresh air intake; and air condensing unit.

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/0965/03/LB. Approve with condition. Internal alterations to accommodate restaurant; including alterations to partitions.

5.2 UTT/1100/93/LB. Approve with condition. Provision of extraction flue.

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.

Environmental Health Officer

8.2 No objection subject to recommended planning conditions.

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 replacement of the extract duct including removal of existing air condensing units; new fresh air intake; and air condensing unit would not harm 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.

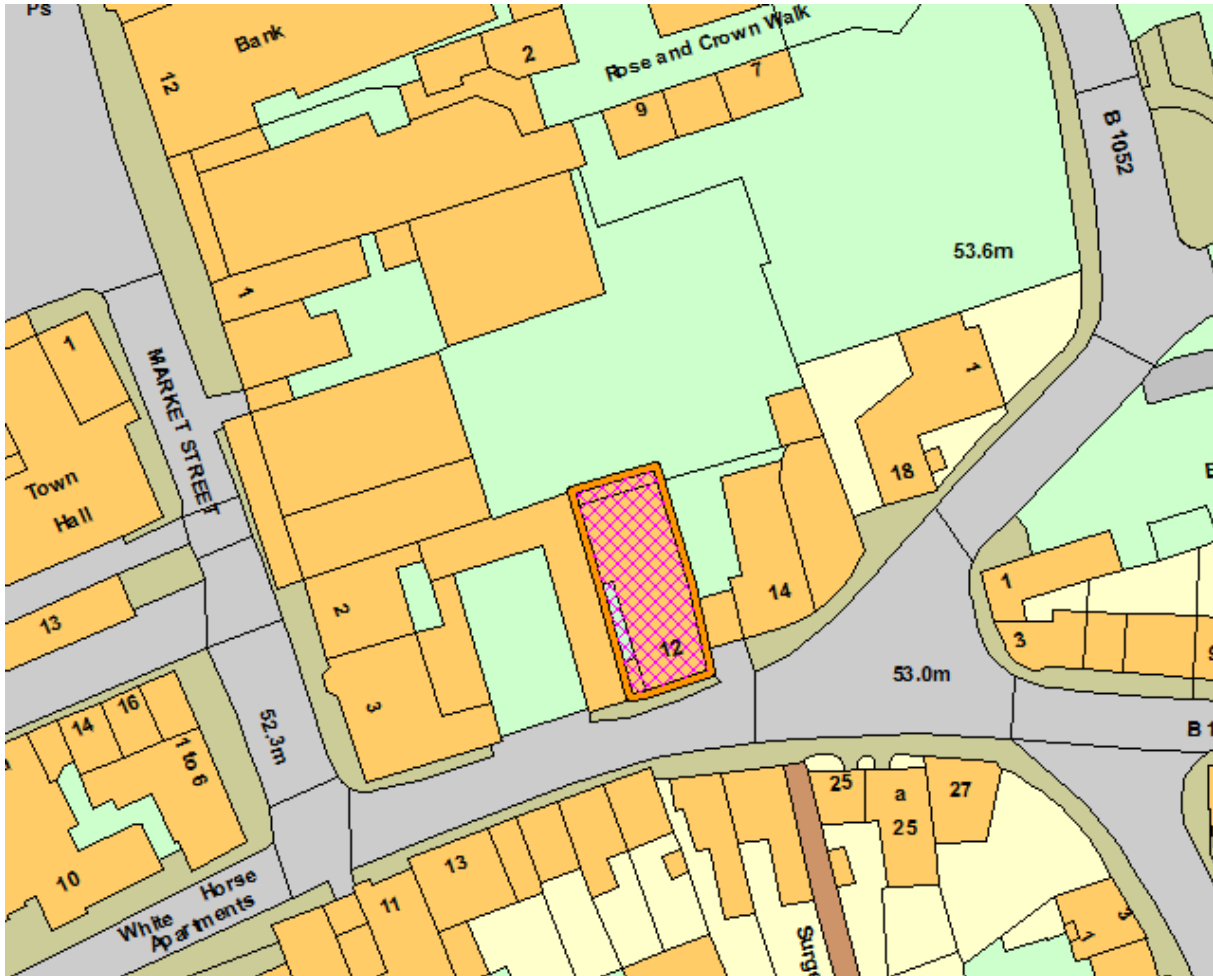
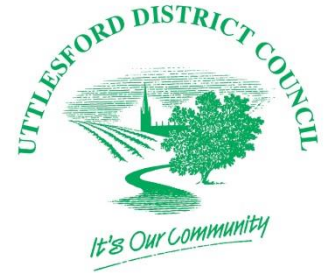
2. Before development commences details of materials and finishes of the proposed extractor flue and duct hereby permitted, and the method of fixing the ducting to the internal surfaces, shall have been submitted to and approved in writing by the local planning authority. The development /works shall be implemented in accordance with the approved details. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: In the interest of preserving the historic character and appearance of the Listed Building and its setting in accordance with Policies ENV1 and ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is safeguarded and the amenity of the surrounding locality is protected.

Application no.: UTT/15/1660/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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