

UTT/16/2598/LB (Elmdon & Wendon Lofts)

(Referred to Committee by Councillor Robert Chambers. Reason: to allow the committee to assess any impact on the listed building)

PROPOSAL: Alterations and repairs.

LOCATION: Elmdon Dial, Heydon Lane, Elmdon, Saffron Walden, Essex CB11 4NH

APPLICANT: H E Stringer Flavours Ltd

AGENT: Mrs Julie Barnes

EXPIRY DATE: 10.02.2016

CASE OFFICER: Philip Freeman Bentley

1. NOTATION

1.1 Grade II listed building – The King’s Head Inn.

2. DESCRIPTION OF SITE

2.1 The site is located to the southwest of Heydon Lane and comprises a two-storey public house. The Public House, known as the Elmdon Dial or The King’s Head, is a Grade II listed building and is timber framed with a tiled, pitched roof and is faced with weather-boarding and plaster; it has been previously extended.

2.2 The total area of the site is approximately 0.23 hectares and includes gardens as well as an area of hardstanding that is used for car parking.

3. PROPOSAL

3.1 The proposal is for alterations and repairs to the fabric of the building. These are numerous and detailed within the application documents.

4. APPLICANT’S CASE

4.1 The applicant has submitted a Heritage, Design & Access Statement, a report on the public house’s kitchen’s extraction system, and photographs of the public house.

5. RELEVANT SITE HISTORY

5.1 There is no relevant, recent planning history, aside from the associated application for Planning Permission (reference number UTT/16/2597/FUL).

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF).

6.2 Uttlesford Local Plan (2005)

- Policy ENV2 – Development affecting Listed Buildings.

6.3 Supplementary Planning Policy

Not applicable.

7. PARISH COUNCIL COMMENTS

7.1 Elmdon & Wenden Lofts Parish Council objects to the proposed development. However, it is noted that none of the reasons given for objecting are relevant in relation to the application for Listed Building Consent. A summary of the reasons can be read in the report for the associated application for Planning Permission.

8. CONSULTATIONS

Conservation Officer (UDC)

8.1 The proposal is supported. It is considered that the repairs and alternations would either have an insignificant impact on the fabric of the listed building, or be in keeping with its character. Eight conditions are suggested, subject to which there would be no undue impact on the heritage asset's special architectural or historic interest.

North-west Essex CAMRA

8.2 Objection; however, it is noted that none of the reasons given for objecting are relevant in relation to the application for Listed Building Consent. A summary of the reasons can be read in the report for the associated application for Planning Permission.

Historic England

8.3 It is also noted that no comments were made in relation to the associated application for Planning Permission.

9. REPRESENTATIONS

9.1 Nine representations have been received from neighbours. The site notice expired 28/10/2016, the press advert expired 20/10/2016 and the letters to neighbours expired 10/10/2016. All of the representations were objections. On the whole, the comments were not relevant in relation to the application for Listed Building Consent. However, there were some relevant comments, which are summarised as follows: the proposed internal alterations would cause harm to the architectural and historic interest of the listed building. All other comments are considered through the assessment of the associated application for Planning Permission. Comments made in relation to the association application for Planning Permission that are relevant to this application have been considered below.

9.2 Where relevant, comments on representations are included in the planning considerations text below

10. APPRAISAL

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

A Whether the proposed works would preserve the listed building (ULP Policy ENV2 and the NPPF).

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10.1 S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

10.2 Local Plan Policy ENV2 requires that development affecting a listed building is in keeping with its scale, character and surroundings, and states that alterations that impair the special characteristics of a listed building will not be permitted. The NPPF generally requires that the significance of heritage assets not be harmed.

10.3 With reference to the list entry, it is considered that the proposed development would preserve the listed building. Although numerous alterations and repairs are proposed, as detailed within the application documents, it is noted that these are relatively minor and would be sensitive to the building's architectural and historic interest. The submitted Heritage, Design & Access Statement demonstrates that the applicant has considered the special architectural and historic interest of the listed building and designed the proposals so as to ensure that this is preserved, whilst also improving functionality. It is noted that some objectors have stated that they believe that the internal alterations would harm the listed building; however, the Council's Conservation Officer has thoroughly assessed the proposals and considers them acceptable, subject to eight conditions.

10.4 It is agreed that any consent should be subject to condition. However, it is recommended that the conditions are used in a modified form. Conditions relating to the historic timber frame and a schedule of repairs and method statement should be attached to any Listed Building Consent as suggested. There should also be a condition relating to historic rafters. A condition requiring the submission and approval of materials, as opposed to multiple materials conditions, should also be attached, and supplemented by an informative listing the Conservation Officer's suggested materials and finishes. A condition, or conditions, relating to finishes for the proposed cartlodge and boundary treatments should be attached to any Planning Permission; this is discussed in relation to the associated application for Planning Permission.

11. CONCLUSION

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

A The proposed works would preserve the listed building, in accordance with ULP Policy ENV2 and the NPPF.

RECOMMENDATION – APPROVAL WITH CONDITIONS

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. Notwithstanding the approved details, no elements of the historic timber frame other than those indicated shall be cut or removed without the Local Planning Authority's inspection and prior written consent.

REASON: To preserve the character of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Notwithstanding the approved details, no elements of the historic rafters shall be cut or removed without the Local Planning Authority's inspection and prior written consent.

REASON: To preserve the character of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Notwithstanding the approved details, no works hereby permitted shall take place until a formal schedule of repairs and a method statement are submitted to and approved in writing by the Local Planning Authority. All repairs must be carried out in accordance with the approved details.

REASON: To preserve the character of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

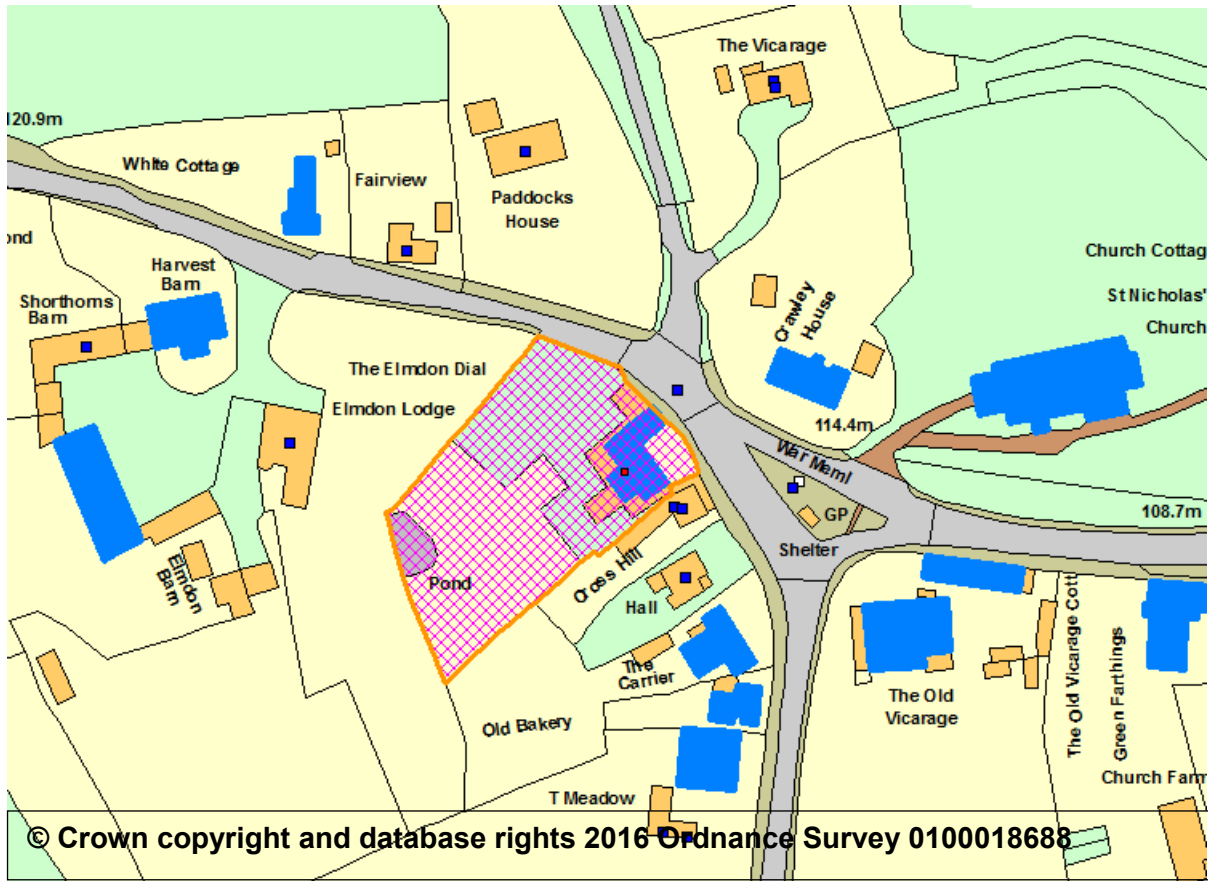
JUSTIFICATION: Details are required prior to commencement to ensure that the scheme would be acceptable in respect of the character of the listed building.

5. Notwithstanding the approved details, no works hereby permitted shall take place until the external finishing materials are submitted and approved in writing by the Local Planning Authority. The works hereby permitted shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To preserve the character of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

JUSTIFICATION: Details are required prior to commencement to ensure that the scheme would be acceptable in respect of the character of the listed building.

Application number: UTT/16/2598/LB
Address: Elmdon Dial Heydon Lane Elmdon



Organisation: Uttlesford District Council
Department: Planning
Date: 26 January 2017