

UTT/18/3422/FUL
(Saffron Walden)
(UDC Planning Application)

PROPOSAL: Repair and rebuild section of boundary wall.

LOCATION: Saffron Walden Museum, Museum Street, Saffron Walden

APPLICANT: Uttlesford District Council

AGENT: N/A

EXPIRY DATE: 15th March 2019

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Within Development Limits
Grade II Listed Building
Conservation Area

2. DESCRIPTION OF SITE

2.1 The application site relates to the rear boundary wall of Saffron Walden Museum. The boundary wall is between the north of the museum and the properties along Castle Street.

3. PROPOSAL

3.1 This planning application is in relation to the repair and rebuild of a section of the boundary wall.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Town and Country Planning (Environmental Assessment):
The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

5. APPLICANT'S CASE

5.1 The applicant has provided a heritage, design and access statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

Also submitted is a completed biodiversity checklist

6. RELEVANT SITE HISTORY

6.1 There are no previous planning applications linked to this proposal.

7. POLICIES

7.1 National Policies

7.2 National Planning Policy Framework (2018)

7.3 Uttlesford Local Plan (2005)

Policy S1 – Development limits for Main Urban Areas

Policy ENV1- Design of development within the conservation area

Policy ENV2- Development affecting Listed Buildings

Policy GEN2 – Design

Policy GEN4- Good Neighbourliness

Policy GEN7 - Nature Conservation

8. PARISH COUNCIL COMMENTS

8.1 Noted with no objections subject to approval by the Conservation Officer.

9.0 CONSULTATIONS

Historic England

9.1 We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

However, please note that should the rebuilding of the wall require a new foundation, scheduled monument consent would need to be sought from the Secretary of State, advised by Historic England.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals

Conservation Officer

9.2 There is no objection to the rebuilding of the section of boundary wall specified within this application. The wall has failed in part, and sensitive rebuilding of this area will not cause harm to the associated listed building, Saffron Walden Museum.

10 REPRESENTATIONS

10.1 Neighbouring properties consultation expiry date 11/1/2019

No comments received

11 APPRAISAL

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

- A The principle of development (NPPF, ULP Policies S1, GEN2, NPPF)
- B Whether the proposal would have a detrimental impact on the historic fabric, character or appearance of the listed building and the character of the surrounding conservation area as outlined in Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policies ENV1, ENV2, NPPF).
- C Impact on residential amenity (ULP Policy GEN2)
- D Any other material considerations

A The principle of development (NPPF, ULP Policies S1, GEN2, NPPF)

- 11.1 The application site lies within the development limits of Saffron Walden ULP Policy S1 where development compatible with the character of the settlement and countryside setting will be permitted within these boundaries.
- 11.2 The materials to be used in the repairs will be considered to be compatible with the existing wall and will include the reuse of the bricks.
- 11.3 Taking in consideration the above points it is considered the proposed development is in accordance with ULP Policies S1, GEN2 and the NPPF.

B Whether the proposal would have a detrimental impact on the historic fabric, character or appearance of the listed building and the character of the surrounding conservation area as outlined in Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policies ENV1, ENV2, NPPF).

- 11.4 The museum is Grade II listed and therefore the wall in question is considered to be curtilage listed. The Essex County Council Conservation officers have been consulted in regards to the proposal development, no objection has been made, the proposed repair work will not result in any significant harmful impact to the setting of the listed building or surrounding conservation area.
- 11.5 Historic England has also been consulted, no objections have been made. It is noted that if the proposal requires significant works to the foundation schedule monument consent will be required, this will be included in an attached informative. As such taking the consultation responses the proposed development will not have any harmful impact to the setting and character of the historic building and the surrounding conservation area and therefore accords with the aims of Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policies ENV1, ENV2, NPPF).

C Impact on residential amenity (ULP Policy GEN2)

- 11.6 Local Plan Policy GEN2 requires that development does not cause an unacceptable loss of privacy, loss of daylight, overbearing impact or overshadowing to neighbouring residential properties.
- 11.7 The proposal works to and repair to the existing wall is not considered to result in any significant impact or loss of residential amenity to neighbouring properties that will have any materials harm. As such the proposal accords with ULP Policy GEN2.

D Any other material considerations

11.8 The following policies are included in Regulation 19 Local Plan submission and therefore have been considered in the assessment of the application; these policies hold some limited weight.

11.9 SP9- development within development limits
D1- High quality design
EN2- Design of development within conservation areas
EN4-Development affecting Listed Buildings

12. CONCLUSION

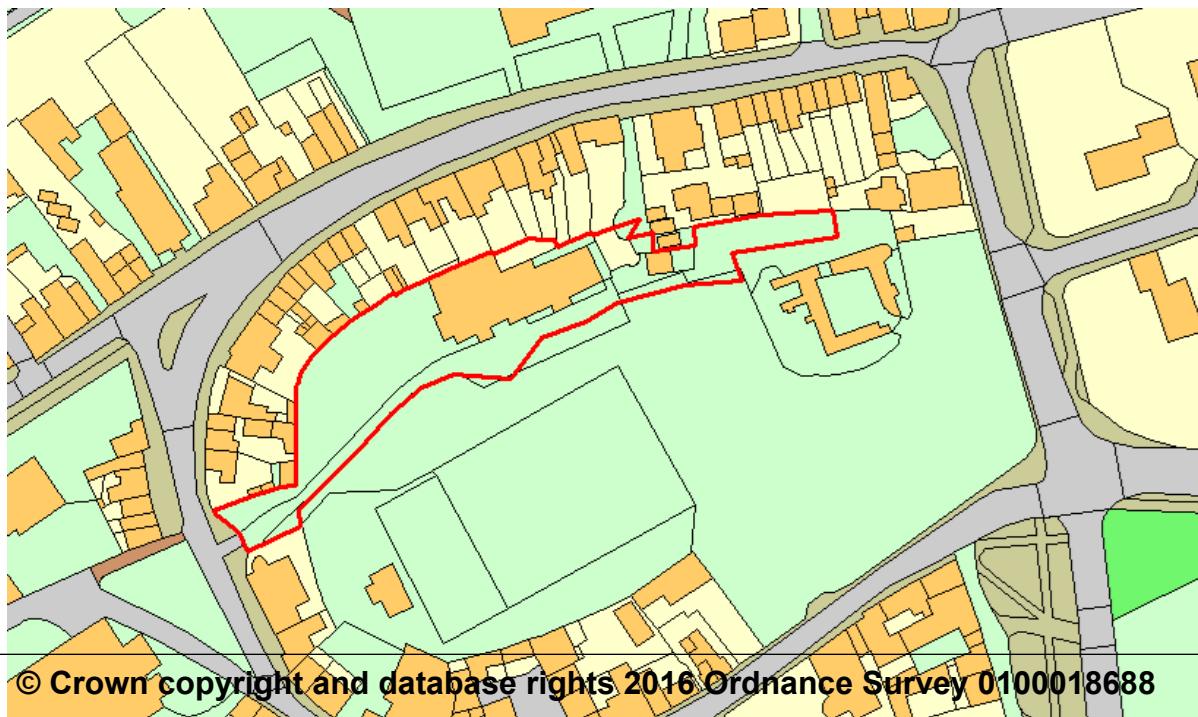
12.1 In conclusion, the proposal is considered an appropriate form development that would represent an acceptable scheme in terms of the heritage asset and its surroundings. The proposal would comply with national and relevant local plan policy and is acceptable.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

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 Purchase Act 2004.



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Organisation: Uttlesford District Council

Department: Planning

Date: 27 February 2019

Organisation: Uttlesford District
Council

Department: Planning

Date: 22 June 2017