

UTT/18/3421/LB
(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 seeks listed building consent for 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 ENV2

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 requires 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 Whether the proposal is in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Policy ENV2 of Uttlesford District Council's adopted Local Plan.

B Any other material considerations.

A Whether the proposal is in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Policy ENV2 of Uttlesford District Council's adopted Local Plan

- 11.1 Policy ENV2 (Development affecting Listed Buildings) seeks to protect the fabric, character and the setting of listed buildings from development, which would adversely affect them. This policy reflects the thrust of the statutory duty in section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.
- 11.2 Paragraph 189 of the NPPF requires the applicant to describe the significance of the heritage asset affected to understand the potential impact of the development on their significance. Paragraph 196 considers the harm to the designated heritage asset; this harm should be weighed against the public benefits of the works.
- 11.3 The proposal is for the repair of the boundary wall to the rear of the museum building. The application has been referred to the conservation officer, not objection have been made. Comments are regards to the reuse of the original bricks have been submitted and as such a condition will be included.
- 11.4 Overall the proposed repair works have been assessed and will not result in any harm to the fabric and setting of the heritage asset and is therefore considered that the development would not diminish its special architectural or historic interest. The proposal accords with ULP policy ENV2, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF.

B Any other material considerations

- 11.5 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.
- 11.6 EN4-Development affecting Listed Buildings

12. CONCLUSION

- 12.1 The proposals would not have a detrimental impact on the historic fabric, character or appearance of the listed wall and complies with the requirements of Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION – LISTED BUILDING CONSENT 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.

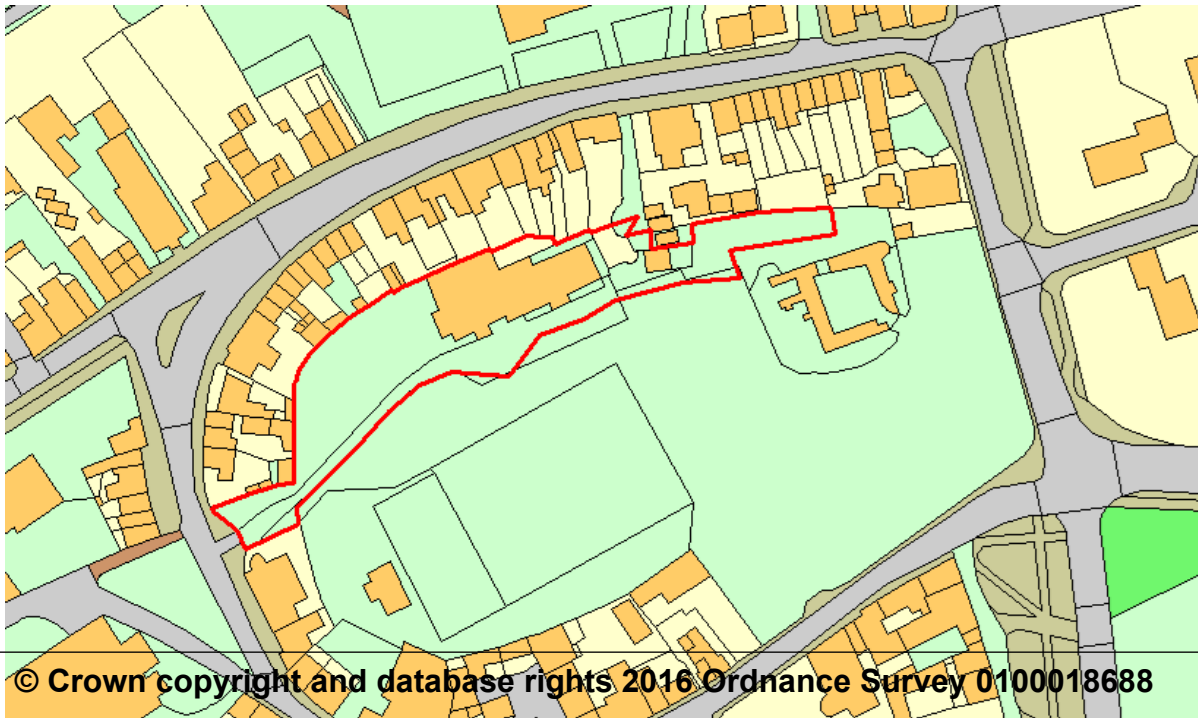
2. The repairs and repointing hereby permitted shall match the existing. A lime base

mortar shall be used in the pointing work. These details shall not be changed without the written permission from the Local Planning Authority

REASON: In the interests of the historical importance of the wall in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005)

- 3 The repairs to the wall shall re-use the original bricks of which can be appropriate included and re-used. The proposed bricks to be used in the repair shall be of a similar appearance, size and colour to the original wall.

REASON: In the interests of the historical importance of the wall in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005).



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Organisation: Uttlesford District Council

Department: Planning

Date: 27 February 2019