

UTT/20/0670/FUL (Saffron Walden)

(UDC Planning Application)

PROPOSAL: Works to boundary wall including reinstatement of wall and insertion of gate

LOCATION: Saffron Walden Castle, Museum Street, Saffron Walden, Essex

APPLICANT: Mrs N Wittman, Uttlesford District Council, London Road, Saffron Walden CB11 4ER

AGENT: Mr L Merle, Uttlesford District Council, London Road, Saffron Walden CB11 4ER

EXPIRY DATE: 11 May 2020

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, Conservation Area, Ancient Monument, Assets of Community Value, listed structure (wall)

2. DESCRIPTION OF SITE

2.1 The application site comprises the listed wall that serves the boundary of the Grade 1 listed and Historic Monument that is Saffron Walden Castle. The wall has recently been damaged on the south-east corner of the site. The wall is adjacent to the footpath that runs along Church Street and Castle Hill. It is a brick and flint wall that has been subject to previous repair works.

3. PROPOSAL

3.1 This application relates to the re-building of the damaged wall including the insertion of a pedestrian gate

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 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.

5. APPLICANT'S CASE

5.1 See Design and Access Statement submitted with application

6. RELEVANT SITE HISTORY

6.1 There are no previous planning applications linked to this proposal

7. POLICIES

7.1 **National Policies**

National Planning Policy Framework

7.2 **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 ENV4 – Ancient Monuments and sites of Archaeological Importance

Policy GEN2 – Design

Policy GEN1 - Access

8. **PARISH COUNCIL COMMENTS**

8.1 No objection

9. **CONSULTATIONS**

9.1 **Conservation Officer**

The applications are accompanied by a Design & Access Statement and contains drawings showing the extent of the intervention whilst illustrating the current damage to the wall following a vehicular incident. Photographs also highlight some scarring within the wall where previous repair works have been undertaken. Having assessed the submission, I raise no objections. Given the designation status of the host heritage asset, the LPA should also seek the specialist advice from Historic England in addition to this letter.

9.2 **Highways Authority**

From a highway and transportation perspective the Highway Authority has not objections to make on this proposal as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policies GEN1.

9.3 **Historic England**

We can confirm that Historic England have been consulted on the application and that scheduled monument consent has also been granted. We suggest you seek the view of the specialist conservation advisers. We can however confirm that we do not object in principle to the works.

10. **REPRESENTATIONS**

10.1 Neighbouring properties consultation – 17.3.20
Expiry date 14.4.20 – 2 responses received

Site Notices and advertisement consent – Expiry date 13.4.20 and 16.4.20 respectively

Comments raised are;

- Gate is unnecessary

- Create a footpath across the sward below the castle;
- Should be restored to damage to original state;
- Safety to pedestrians
- Signage to Castle could be improved rather than the creation of new gates

10.2 All material planning merits will be considered in the following report.

11. APPRAISAL

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

- A The principle of development (NPPF, ULP Policies S1, GEN2)
- 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, NPPF, ENV1, ENV2)
- C Access and Highway Safety (ULP Policy GEN1)

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

- 11.1 The application site lies within the development limits of Saffron Walden, where development compatible with the character of the settlement will be permitted in accordance with ULP Policy S1.
- 11.2 The proposal is to re-build the boundary wall to the south-west of the site that has recently been damaged. It also includes the introduction of a pedestrian gate within the re-constructed wall.
- 11.3 The wall would re-use bricks and flints where possible with matching additional materials as required. It would follow the same design and height of the original wall. The addition of the pedestrian gate is to encourage increased footfall to the historic site and will be of a suitable design to reflect the character and appearance of the location.
- 11.4 It is therefore considered that the principle of this development is acceptable complying with NPPF and ULP Policies S1 and GEN2.

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 NPPF, ENV1, ENV2)

- 11.5 The Castle itself is Grade I listed and is also a Scheduled Monument, being the remains of a twelfth century tower-keep, located upon the Bury Hill, within the Saffron Walden Conservation Area. The Castle and its surroundings is an important remnant of the town's history. As such due to the important and sensitive nature of the site due consideration is made to the assessment of this application. The boundary wall that borders the Castle grounds is Grade II Listed in its own right.
- 11.6 Essex County Council Conservation Officers have been consulted in regards to the proposed development, no objections have been made. The accompanying

Design and Access Statement contains drawings showing the extent of the intervention whilst illustrating the current damage to the wall following the vehicular incident. The photographs also highlight some scarring within the wall where previous repair works have been undertaken.

- 11.7 Due to the high status of this site Historic England have been consulted. They have confirmed that they have been consulted and that Scheduled Monument Consent has been granted. Therefore they suggest that guidance is sought from our specialist advisors (as above 11.6) and confirm that Historic England have no objection in principle to the proposed works.
- 11.8 It is therefore considered that the proposal would not be harmful to the character, setting or historic fabric of the historic assets and the proposal complies with NPPF and ULP Policies ENV1 and ENV2.

C Access and Highway Safety

- 11.9 Essex County Highways have been consulted and have raised no objection to the proposal stating that it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

D Other material planning consideration

- 11.10 There have been two responses received from members of the public. The main concerns was pedestrian safety with regard to the proposed gate. This has been considered by the Highways Authority see 11.9 above and no objections raised. The other response does not relate to a material planning consideration. No objection was raised by the Town Council.

12. CONCLUSION

The proposed development is considered an appropriate form of 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 policies and is acceptable.

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

- A** The proposals are acceptable in terms of design complying with ULP Policies S1, and GEN2.
- B** The proposals are acceptable and would not adversely impact the Conservation Area or Listed Buildings thus complying with ULP Policies ENV1 and ENV2.
- C** The proposal would not adversely impact highway safety in accordance with ULP Policy GEN1.

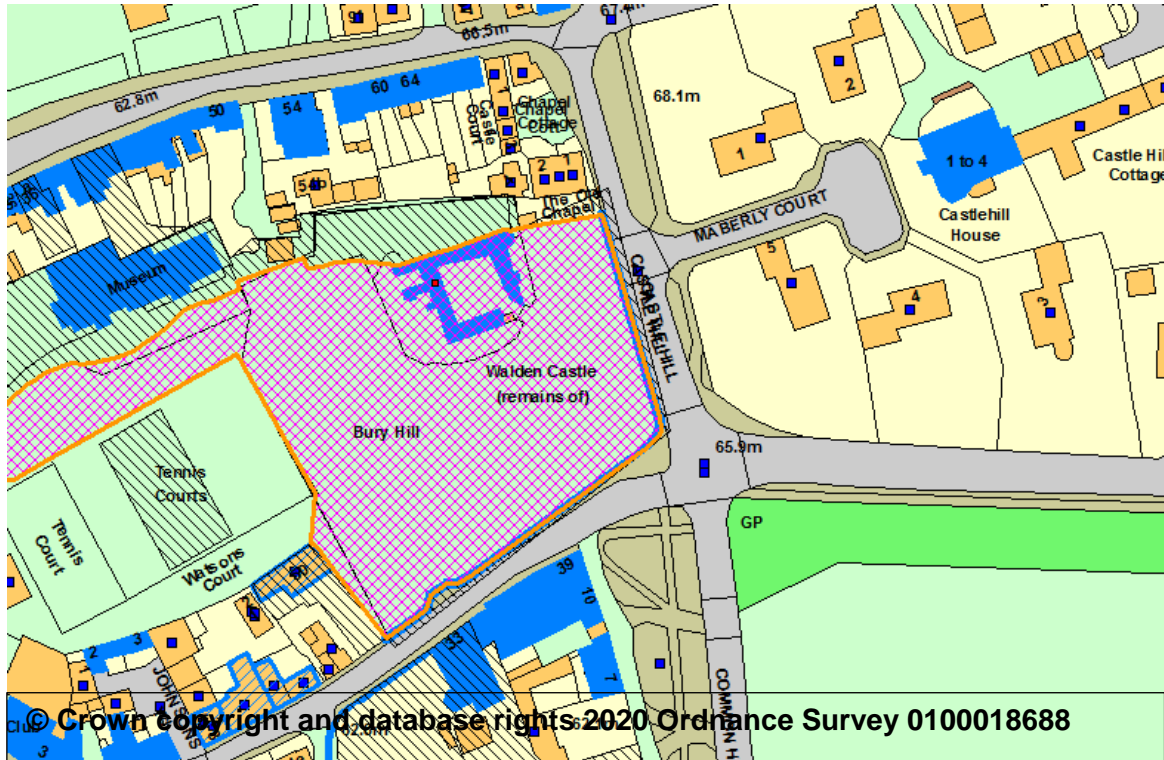
RECOMMENDATION – APPROVAL WITH CONDITIONS

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.



Organisation: Uttlesford District Council

Department: Planning

Date: 23.4.20