

**UTT/20/0672/LB (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

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 (Extension of Time 30 June 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 I 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 ENV2- Development affecting Listed Buildings

8. PARISH COUNCIL COMMENTS

8.1 No objection

9.0 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 latter.

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 notice and advertisement consent- 13.4.20 and 16.4.20 respectively

Comments raised;

- Damage to wall shall be repaired to its original state
- Pedestrian and highway safety
- There should be increased better signage rather than the inclusion of a gate
- Scheme would allow more dog walkers into Castle grounds creating more paths

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 Whether the proposal would adversely affect the listed building or its setting (NPPF, ULP Policy ENV2)

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setting(NPPF, ULP Policy ENV2)

- 11.1 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.
- 11.2 The Castle itself is Grade I listed and is also a Schedule Monument, being the remain 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 importance 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.
- 11.3 Essex County Council Conservation Officers have been consulted in regards to the proposed development and 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.
- 11.4 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 11.3) and confirm that Historic England have no objection in principle to the proposed works.
- 11.5 It is therefore considered that the proposal would not be harmful to the character, setting or historic fabric of the heritage asset and the proposal comply with the NPPF and ULP Policy ENV2.

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 – APPROVE LISTED BUILDING CONSENT WITH CONDITIONS

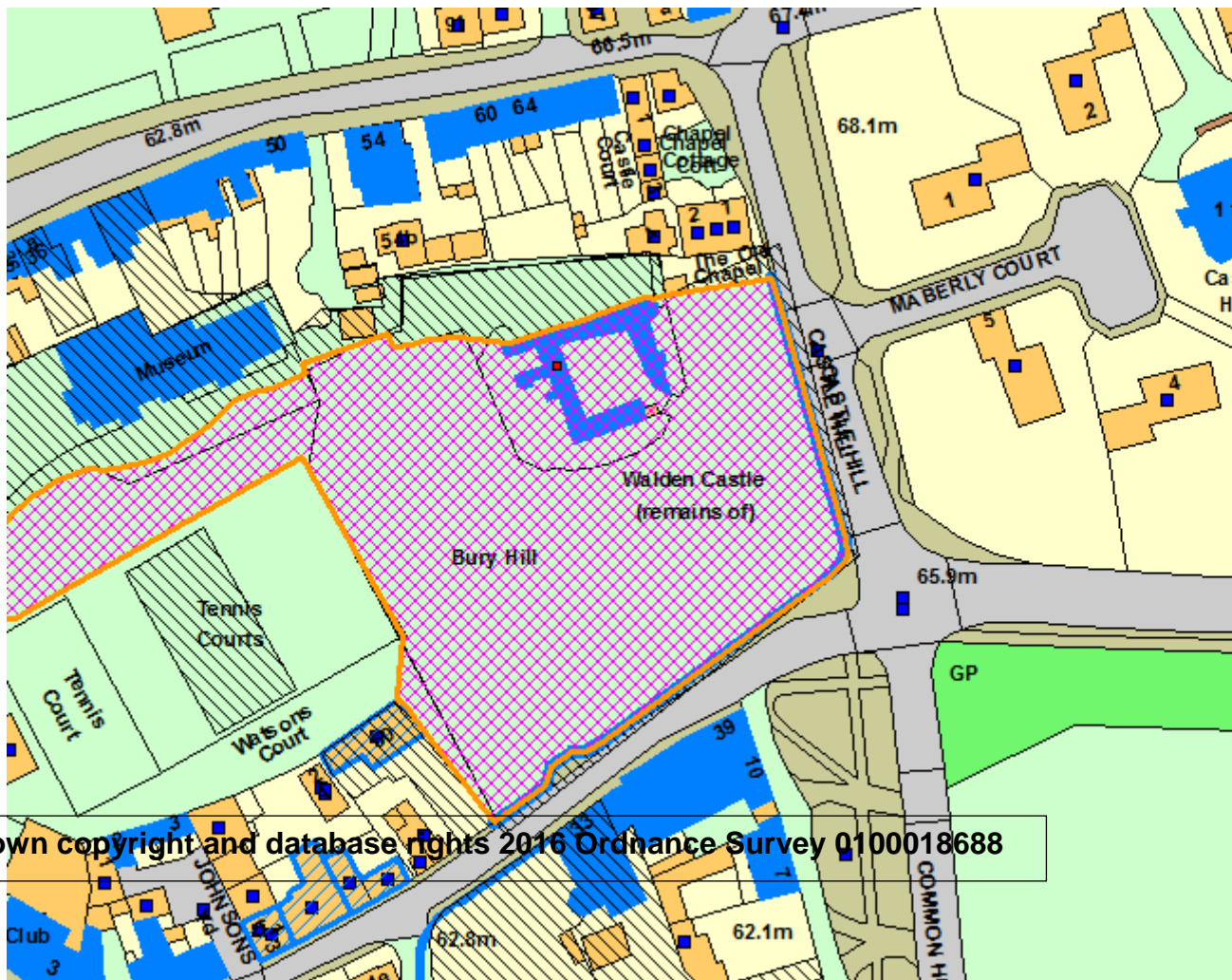
Conditions

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 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 works hereby approved shall be carried out with materials to match the existing structure as detailed in the application.

REASON: In the interest of the special historic importance of the site and its surroundings in accordance with ULP Policy ENV2



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Organisation: Uttlesford District Council

Department: Planning

Date: 23.4.2020