

UTT/16/1445/LB - (THAXTED)

()

PROPOSAL: Demolition of 1930s factory building and 1.5m of brick wall. Conversion of 3 Listed Building into 7 no. dwellings together with internal and external alterations hearth. Revised proposal that that approved under UTT/16/0172/LB

LOCATION: Molecular Products Ltd, Mill End, Thaxted

APPLICANT: A.J. Wadhams Ltd

AGENT: Wighton Architects

EXPIRY DATE: 21 September 2017

CASE OFFICER: Nigel Brown

1. NOTATION

1.1 Within development limits, Thaxted conservation area, Listed buildings.

2. DESCRIPTION OF SITE

2.1 The application site as outlined in red on the submitted location plan is located on the western side of Mill End on the southern edge of the town perimeter of Thaxted. The site itself is mainly rectangular in shape, relatively level and is approximately 0.9 of a hectare in size.

2.2 The site was previously used by the Molecular Products Group for commercial activities until it became recently vacant in August 2013.

2.3 The site consists of a number of industrial like structures of a modern appearance that varying in size, scale and materials. Most noticeable is the main factory along with the distribution warehouse. In addition a tall tank approximately 14m in height is centrally positioned within the site and is highly noticeable within the wider surrounding area.

2.4 In addition to these buildings, a row of three buildings, double storey in height and externally finished from facing brickwork and render are located along the eastern boundary of the site fronting onto Mill End. These buildings are grade two listed and were once used as ancillary office accommodation in connection within the commercial use of the site.

2.5 Vehicle access to the site is off Mill End to the south of the junction with Bardfield Road. The site is dominated by hard standing with very little soft landscaping. Mature vegetation is located along the boundaries of the site however it is more dense along the southern boundary. Four trees in and around the site are subject to tree preservation orders.

2.6 The site is located within a well-established built up area compressing of a mixture of development. A petrol station abuts the northern boundary of the site whilst the western boundary is almost entirely occupied by two residential plots known as

'Westways' and 'West Lodge'. A public foot path abuts the southern boundary extending the entire length of the site. Further beyond this path is a local community centre along with further residential housing. The local Thaxted tennis club is located to the south east of the site and the local primary school is located to the north east fronting onto Barfield Road. The site is located approximately 170m from the town centre which can be easily reached by the existing public foot path.

3. PROPOSAL

- 3.1 Listed building consent is sought for the demolition of all structures on the site except for designated listed buildings, the demolition of a 1.5m section of brick wall along the sites frontage, and the redevelopment of the site for the construction of 22 new dwellings and the conversion of the listed buildings to 7 dwellings with associated infrastructure and landscaping. Works have legitimately started on site this is a revised proposal including minor alterations to the approved scheme.

4. APPLICANT'S CASE

- 4.1 Extensive pre-application meetings with the Local Planning Authority were held in which general advice was taken into consideration regarding the final design and layout of the application.
- 4.2 The applicant has provided a Design and Access Statement and a Planning Statement of Conformity in support of a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. In addition further information in relation to technical issues such as a heritage assessment has also been submitted in support of the proposal.
- 4.3 The applicant considers that the proposed residential scheme accords with policies contained within the Uttlesford District Council's Local Plan as well as the National Planning Policy Framework.

5. RELEVANT SITE HISTORY

- 5.1 UTT/15/1250/FUL - Demolition of structures (except Listed Building), demolition of 1.5m of Listed Brick wall and the redevelopment of the site for 22 new dwellings and the conversion of the existing Listed Buildings into 7 dwellings with associated public open space, roads, access alterations and landscaping (withdrawn)

UTT/15/1251/LB - Demolition of 1930s factory building (curtilage listed) and 1.5m brick wall, external and internal alterations and additions to 3 no. Listed Buildings and associated works (withdrawn)

UTT/16/0171/FUL, Demolition of all structures on site (except designated Listed Buildings), demolition of 1.5m of the Listed brick wall. Redevelopment for 22 new dwellings and the conversion of the Listed Buildings to 7 dwellings with associated public open space, roads, access alterations and landscaping. Erection of new boundary wall, Granted 30.6.16.

UTT/16/0172/LB, Demolition of 1930s factory building and 1.5m of brick wall. Conversion of 3 Listed Building into 7 no. dwellings together with internal and external alterations including: replacement windows, removal of fire escape, additional door to south elevation, escape door converted to window, removal of internal partitions and insertion of new internal partitions, new stair unit, removal of ramps and raising of floor, new glazed French Door to existing opening, restoration

of historic hearth. Erection of new boundary wall, Approved 30.6.16.

6. POLICIES

National Policies

- 6.1 - National Planning Policy Framework
The Planning (Listed Buildings and Conservation Area) Act 1990

Uttlesford Local Plan (2005)

- 6.2 - Policy ENV2 – Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

- 7.1 The council support the application on the following provisions that the roof line remains the same as the listed building and the tiles which are used are clay tiles with ridges to ensure the character is not affected

8. CONSULTATIONS

Historic England

- 8.1 On the basis of the information available to date, we do not wish to offer any comments.

UDC Conservation officer

- 8.2 By and large there are no fundamental changes to the originally approved scheme relating to the heritage asset. The differences relate mostly to slight variation in subdivision of internal volume into 7 units. Consequently some of the new party walls and partitions would be in an alternative location, but all the existing openings would be used as before. The exemplary Heritage Statement successfully informs the rational leading to the now proposed arrangement. All the above changes follow the discussions on site when on emptying the listed buildings its specific features could be more successfully utilised..
- 8.3 As before I feel that the scheme endeavours to improve upon previous unsympathetic alterations. It would result in much superior elevational details and final preservation of this heritage asset in new, financially secure ownership. The removal of modest area of listed wall would allow for the implementation of the wider scheme and could be viewed as of public benefit. In conclusion I suggest approval subject to conditions

ECC Ecology Advice

- 8.4 No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 The application was publicised by sending 155 letters to adjoining occupiers, displaying of site notices and advertising it within the local newspaper. No representations received relevant to the listed building application.

10. APPRAISAL

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

A. **Whether the proposal would result in detrimental harm to the historical significance or fabric of the listed buildings (UDC policy ENV2 and the NPPF)**

- 10.1 The main issue to address is whether the proposed development is in accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework and the relevant policies contained within Uttlesford District Council's Adopted Local Plan.
- 10.2 The Planning (Listed Buildings and Conservation Area) Act 1990 imposes duties requiring special regard to be had to the desirability: firstly section 16(2), of preserving a listed building or its setting or any features of special architectural or historic which it proposes.
- 10.3 Paragraph 133 of the Framework states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.
- 10.4 Furthermore, paragraph 134 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use.
- 10.5 The proposed development was consulted to UDC conservation who made the following comments:
- 10.6 The site is located within Thaxted Conservation Area and despite containing some listed structures; it has been identified as one which detracts from its character.
- 10.7 This listed building consent application seeks the consent to demolish the factory structures, some areas of listed wall and the conversion of listed range fronting the road. A detailed scheme for new housing development would form a separate planning application. The proposal has been much negotiated. Clearly, removal of C20 factory buildings is acceptable. The conversion to residential use of the listed and much altered ranges follows officer's previous advice. The scheme endeavours to improve upon previous unsympathetic alterations. It would result in much superior elevational details and final preservation of this heritage asset in new, financially secure ownership. The removal of modest area of listed wall would allow for the implementation of the wider scheme and could be viewed as of public benefit.
- 10.8 Officers consider that the proposal would cause less than substantial harm to the historical significance and fabric of the existing listed buildings and would provide sufficient public benefits such as providing additional housing for the village. The development is in accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework and policy ENV2 of the Uttlesford District Council's Adopted Local Plan.

11. CONCLUSION

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

- A The development is in accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework and policy ENV2 of the Uttlesford District Council's Adopted Local Plan.

RECOMMENDATION – Approval subject to the 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. Samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority before any work commences on site. The works shall be implemented in accordance with the approved details. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with local policy ENV2 and The national Planning Policy Framework.

Justification: The existing building is of historical importance and it is thereby necessary that these details are required before works commence to ensure that no detrimental harm fabric of the building is caused.

3. Notwithstanding the details shown on the submitted plans, additional drawings that show the railings and dwarf walls at scales between 1:20 and 1:1 as appropriate, shall be submitted and approved by the Local Planning Authority prior to the commencement of works.

REASON: In the interest of protecting the architectural and historical significance of the existing building in accordance with local policy ENV2 and The national Planning Policy Framework.

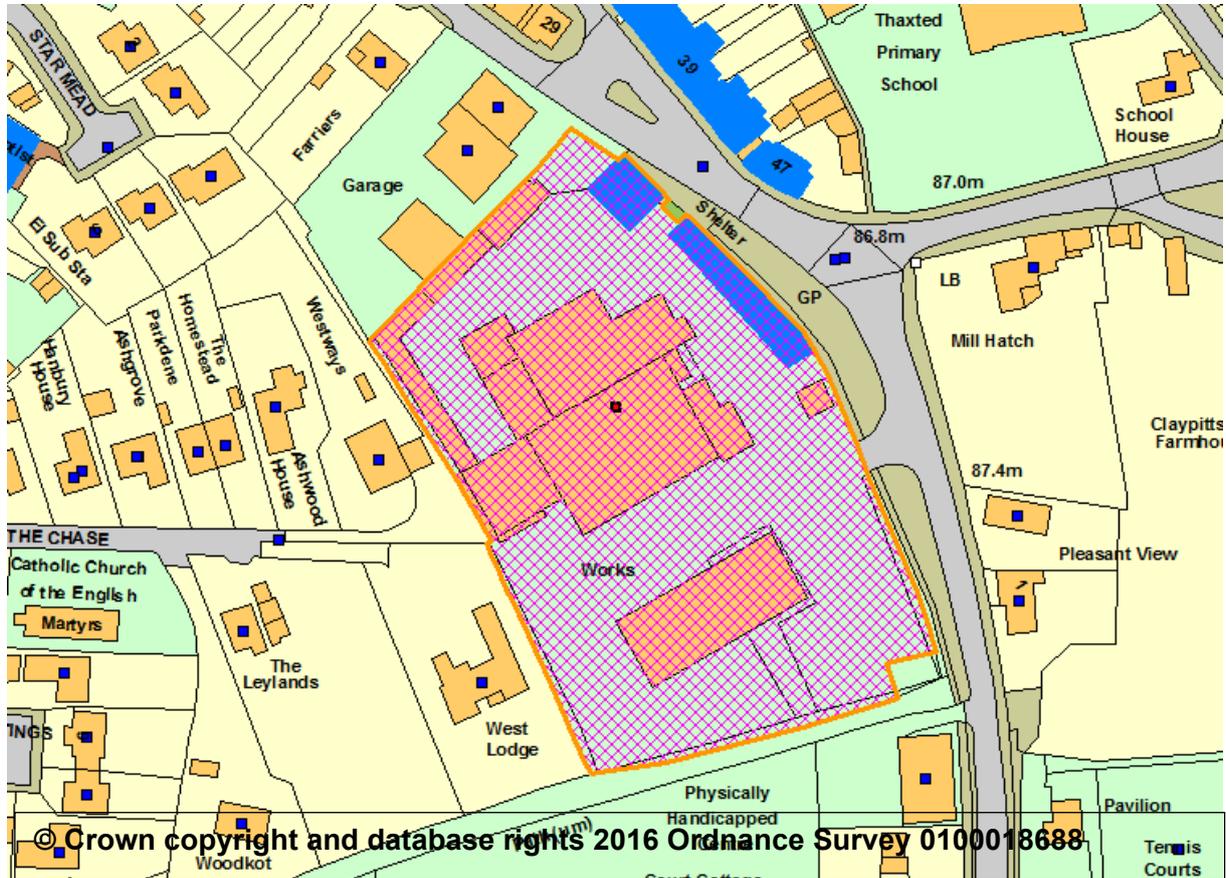
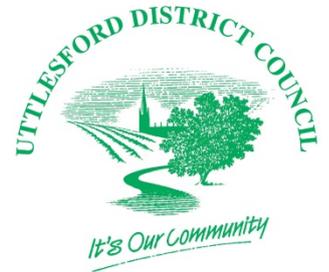
Justification: The existing building is of historical importance and it is thereby necessary that these details are required before works commence to ensure that no detrimental harm fabric of the building is caused.

4. No historic timbers other than that indicated on the approved drawing numbers of the existing building shall be cut or removed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with local policy ENV2 and The national Planning Policy Framework.

Application: UTT/17/1445/LB

Address: Former Molecular Products Ltd, Mill End, Thaxted



Organisation: Uttlesford District Council

Department: Planning

Date: 9 November 2017