

UTT/20/1306/FUL (SAFFRON WALDEN)

(Part of Uttlesford District Council Offices)

PROPOSAL: The development is the erection of 2 no metal storage units, on a concrete base. Unit dimensions 1040(d) x 2060(w) x 1340(h)mm.

LOCATION: Police Office - The Lodge, 56 London Road, Saffron Walden CB11 4ED

APPLICANT: Police, Fire and Crime Commissioner for Essex

AGENT: Essex Police

EXPIRY DATE: 30 July 2020

CASE OFFICER: Mr Avgerinos Vlachos

1. NOTATION

1.1 Within Development Limits.

Conservation Area (Within the Saffron Walden 1 CA).

Setting of Listed Building (Council Offices – Grade II).

2. DESCRIPTION OF SITE

2.1 The application site comprises The Lodge building (Police Office) that is located to the south-west corner of the Uttlesford District Council Offices on London Road in Saffron Walden. The building includes brick walls under a tiled roof with associated parking spaces nearby. The Council Offices (not the contemporary wing) is a Grade II listed building and therefore the application site forms part of its curtilage. The site is also within the Saffron Walden 1 Conservation Area. Opposite the road there are residential dwellings (including 2 no. Grade II listed dwellings, i.e. no. 15 and 13 London Road); dwellings are also evident to the west of the site in the residential development of Saxon Way and a footpath separates their rear with the application site. There are also trees and bushes along the southern boundary of the site of no amenity value.

3. PROPOSAL

3.1 The proposal includes the erection of 2 no. metal storage units on a concrete base. The proposed materials include green galvanised steel for both the walls and roofs, as evident from the submitted application form.

3.2 The proposed storage units are for secure storage of bikes and equipment. The units measure 2.06m (w) x 1.04m (d) x 1.14-1.34m (h). The proposed units will be located on a proposed new concrete slab.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

5.1 The application includes the following document(s):

- Details of storage units
- Heritage and design statement
- Biodiversity checklist.

6. RELEVANT SITE HISTORY

- 6.1
- **UTT/18/3134/FUL** - Installation of Air Quality Station.
Approved with conditions.
 - **UTT/17/2966/FUL** - Installation of CCTV system.
Approved with conditions.
 - **UTT/16/0446/FUL** - Temporary siting of mobile air quality monitoring unit for a period not exceeding 2 years.
Approved with conditions.

7. POLICIES

- 7.1 S70(2) of the Town and Country Planning Act 1990 (as amended) requires the local planning authority, in dealing with a planning application, to have regard to:
(a) the provisions of the development plan, so far as material to the application,
(aza) a post-examination draft neighbourhood development plan, so far as material to the application,
(b) any local finance considerations, so far as material to the application, and
(c) any other material considerations.
- 7.2 S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 S72(1) of the Town and Country Planning Act 1990 (as amended) requires the local planning authority, in dealing with an planning application, in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.4 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Uttlesford Local Plan (2005)

S1 – Settlement boundaries for the main urban areas

GEN2 – Design

GEN8 – Vehicle parking standards

ENV1 – Design of development within conservation areas

ENV2 – Development affecting listed buildings

Supplementary Planning Documents/Guidance

None.

National Policies

National Planning Policy Framework (NPPF, 2019)

Other Material Considerations

Essex County Council Parking Standards: Design and Good Practice (2009)

Essex Design Guide (EDG)

8. PARISH COUNCIL COMMENTS

8.1 The Parish Council noted no objections to this application.

9. CONSULTATIONS

ECC Built Heritage

9.1 Built Heritage Advice pertaining to an application for the erection of two metal storage units, on a concrete base. Unit dimensions 1040 (d) x 2060 (w) x 1340 (h)mm.

The Police Office is not a listed building, however it is within the curtilage of the main council office, formerly Old Saffron Walden Hospital, which is Grade II listed (list entry number: 1280236). The site is also located in the Saffron Walden Conservation Area.

Upon review of the submitted documents, detailing the Asgard storage units, I do not consider the proposal to detract from the character of the Conservation Area or the setting of the designated heritage asset.

Therefore, I have no objection to permission being granted.

10. REPRESENTATIONS

10.1 The Council did not receive any representation letters from neighbouring occupiers. Also, a site notice was erected on site which expired on 09 July 2020 and the application was advertised in the press.

11. APPRAISAL

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

1) Design / impact on character and appearance of the conservation area / impact on the setting of a listed building (ULP Policies S1, ENV1, ENV2, GEN2, and the NPPF);

2) Amenity (ULP Policy GEN2);

3) Parking standards (ULP Policy GEN8).

1) Design / impact on character and appearance of the conservation area / impact on the setting of a listed building (ULP Policies S1, ENV1, ENV2, GEN2, and the NPPF);

11.1 *According to ULP Policy S1, development will be permitted within the existing built up areas, if compatible with the character of the settlement and, in addition, for sites on the edge of the built up area, its countryside setting.*

11.2 *According to ULP Policy GEN2, development should be compatible with the scale, form, layout, appearance and materials of surrounding buildings; also, development shall not have a materially adverse effect on the occupiers of neighbouring dwellings*

11.3 *According to para 127(c) of the NPPF, development should be sympathetic to the local character, including the surrounding built environment and landscaping setting.*

11.4 *According to ULP Policy ENV1, development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or*

significant natural or heritage features. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.

- 11.5 *According to ULP Policy ENV2, development affecting a listed building should be in keeping with its scale, fabric, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted.*
- 11.6 The site is located within the development limits of the main urban area of Saffron Walden.
- 11.7 The Council's Conservation Officer was consulted as the site is located within the Saffron Walden 1 Conservation Area and within the setting of a Listed building (Council Offices, former Old Saffron Walden Hospital – Grade II), raising no objections to the proposal. He reported that after reviewing all the submitted documents, the proposal does not detract from the character of the Conservation Area nor the setting of the designated heritage asset.
- 11.8 The proposal will amount to a negligible increase in the built form on site, it will be screened from the main road (as there is a sizeable wall to the southern site boundary), and it will not harm any of the nearby trees and bushes. In terms of design and materials, the proposed green coloured metal units are considered acceptable, as there are similar elements on site (e.g. the neighbouring air quality monitoring units). Therefore, by nature and position, the proposal is considered acceptable.
- 11.9 Overall, the proposal is of subservient scale, form, layout, design and materials that will not harm the character and appearance of the original building nor of the conservation area nor the setting of the listed building, and therefore it accords with ULP Policies S1, ENV1, ENV2, GEN2, and the NPPF.

2) Amenity (ULP Policy GEN2);

- 11.10 *According to ULP Policies GEN2 and H8, development will not be permitted unless it does not have an adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, or overbearing impact.*
- 11.11 Due to the nature and location of the proposal, no material overlooking, overshadowing or overbearing effects are considered.
- 11.12 Overall, the proposal will not harm the amenity of neighbouring occupiers by way of loss of privacy, loss of light or an overbearing impact, and thus it accords with ULP Policy GEN2.

3) Parking standards (ULP Policy GEN8).

- 11.13 *According to ULP Policy GEN8, development will not be permitted unless the number, design and layout of vehicle parking spaces proposed is appropriate for the location, whilst Uttlesford Local Residential Parking Standards (2013) and Essex County Council Parking Standards: Design and Good Practice (2009) provide further guidance and good practice.*
- 11.14 The proposal will not harm existing parking arrangements on site nor on the adjacent Council parking area. Therefore, according to local parking standards, there is no need for additional parking spaces. The proposed secure storage units would facilitate in encouraging more sustainable means of travel in accordance with Essex Parking Standards.
- 11.15 Overall, the proposal is in accord with ULP Policy GEN8, and with Essex Parking Standards.

12. CONCLUSION

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

- A** In conclusion the proposal is acceptable and complies with all relevant ULP Policies and the NPPF.

RECOMMENDATION – APPROVAL WITH CONDITIONS

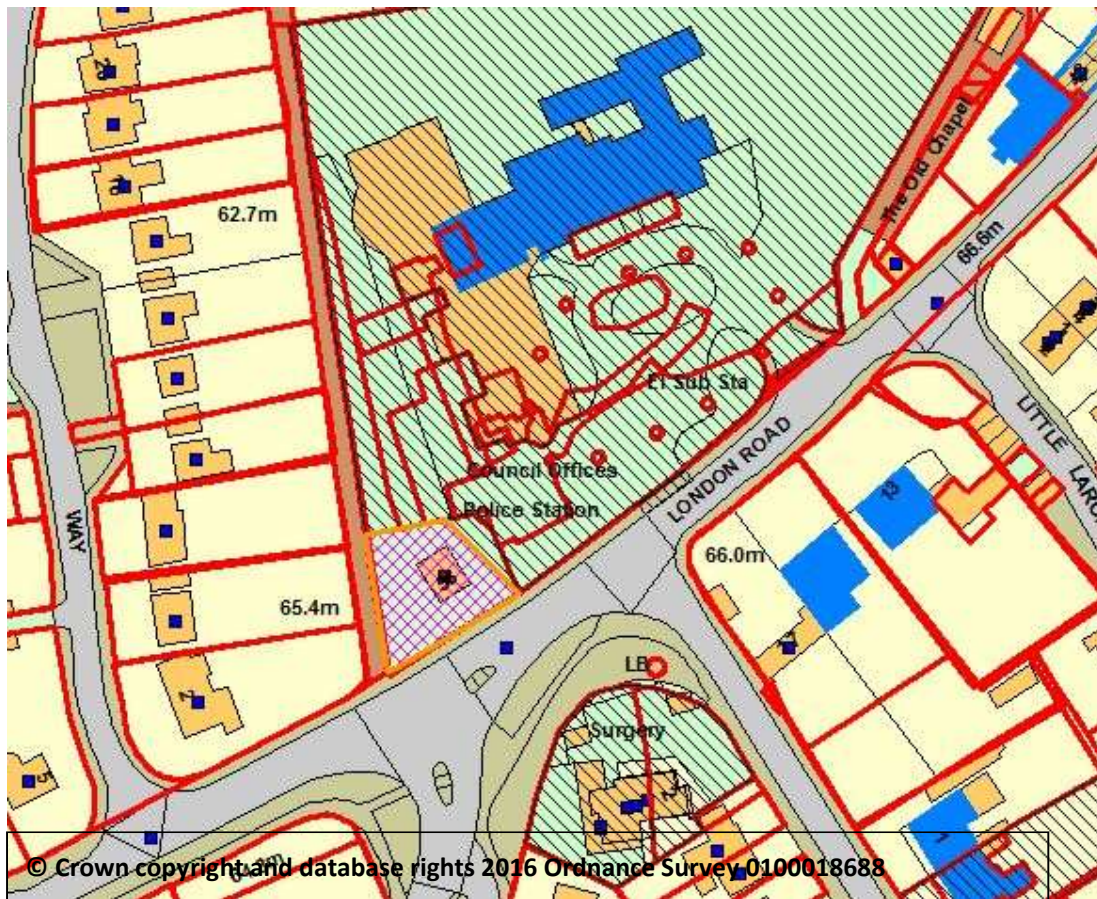
Conditions

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.

Application: UTT/20/1306/FUL

Address: Police Office - The Lodge, 56 London Road, Saffron Walden CB11 4ED



Organisation: Uttlesford District Council

Department: Planning

Date: 09 July 2020