

UTT/17/2952/LB (SAFFRON WALDEN)

(Referred to Committee by Cllr Lodge. Reason: Possible overdevelopment)

PROPOSAL: Alterations and extensions to include: repair and restoration of window frames, alterations to access to main front door, removal of internal partitions, creation of doorway from existing window on eastern elevation, pitched roof and 1st floor extension to former stable block, addition of conservation roof lights and addition of garden rooms to rear. Alterations to existing front boundary wall.

LOCATION: Police Station, East Street, Saffron Walden

APPLICANT: Cityshape Heritage Limited

AGENT: Ian Abrams Architect Limited

EXPIRY DATE: 18 January 2018

CASE OFFICER: Luke Mills

1. DESCRIPTION OF SITE

1.1 The site is located off East Street, Saffron Walden. It contains a Grade II listed former police station.

2. PROPOSAL

2.1 The application is for listed building consent to make various internal and external alterations to the police station, including:

- Garden room extensions
- First floor extension to former stable block
- Window repairs
- Alterations to door positions
- Removal of internal partitions
- Alterations to front boundary wall
- Alterations to rear retaining wall

2.2 The application was submitted alongside a planning application for a three-dwelling development, which has since been withdrawn (UTT/17/2951/FUL).

3. ENVIRONMENTAL IMPACT ASSESSMENT

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

4. APPLICANT'S CASE

4.1 The application includes the following documents:

- Planning Supporting Statement incorporating Design and Access Statement

- Heritage Appraisal
- Extended Phase 1 Habitat Survey
- Biodiversity Validation Checklist
- Development Flood Risk Statement
- Phase 1 Environmental Report
- Asbestos Refurbishment Survey

5. RELEVANT SITE HISTORY

5.1 It is considered that there are no historic applications of relevance to the subject application. The following planning history is noted:

CC/SWB/0002/51 Erection of wooden hut at rear of Police Station
Unconditional Approval 27/08/1951

SWB/0093/66 Provision of a double garage on land at rear
Approved with Conditions 14/10/1966

SWB/0090/71 Erection of timber screen and door to front porch
Approved with Conditions 18/10/1971

SWB/0097/72 Police office accommodation
Approved with Conditions 18/10/1972

UTT/1254/83/CC/CA Proposed extension to car park and new petroleum installation
Approved with Conditions 06/02/1984

UTT/2241/88/CC Conversion of garage to recreation room and resiting of garage block
Approved with Conditions 22/02/1989

UTT/0688/96/LB Erection of advertisement display board to replace existing
Approved with Conditions 04/09/1996

UTT/0769/98/FUL Provision of access ramp and provision of new pedestrian gate and 900mm wall between station building and front boundary. Provision of telephone on west elevation
Approved with Conditions 30/09/1998

UTT/0770/98/LB Provision of access ramp and provision of new pedestrian gate and 900mm wall between station building and front boundary. Provision of telephone on west elevation
Approved with Conditions 30/09/1998

UTT/0711/99/AV Erection of 6.25m high flag pole.
Approved with Conditions 20/08/1999

UTT/12/5672/TCA Fell 1 no. Pear, 1 no. Lime and group of conifers. Remove lower branches to height of 2.5-3m, reduce crown by approx. 0.5-1m 1 no. Pear
No Objections 21/11/2012

UTT/15/1011/LB Replacement of previously removed railings; structural repairs to elevated platform supporting railings
Approved with Conditions 23/12/2015

UTT/16/2890/LB Application to vary condition 1 of UTT/15/1011/LB to extend the time frame given for replacing railings.
Pending Decision

6. POLICIES

6.1 Relevant policies for the consideration of listed building consent applications are listed below.

Uttlesford Local Plan (2005)

6.2 - ENV2 – Development affecting Listed Buildings

National Policies

6.3 National Planning Policy Framework (NPPF) (2012)
- paragraphs 128-134

7. TOWN COUNCIL COMMENTS

7.1 Does not wish to comment due to insufficient information.

8. CONSULTATIONS

Conservation Officer

8.1 No objections, subject to minor amendments. Extract:

“I consider that in principle the police station and the attached outbuilding lend itself well to the suggested conversion to three houses. The devised scheme deals intelligently with the subdivision of the historic structure. It aims at the removal of some later partitions and formation of party walls along the logical lines. The two modest extensions at the rear would respond well to the architectural period of the listed building and subject to final details would not unduly detract from its original style. The detailed schedule of repairs mostly indicates like for like repairs which would result in the reinstatement of some previously lost historic details.

The suggested conversion and extension of the garage/stable block would represent a subservient range which while create a useful home would not diminish the primacy of the principle heritage asset on this site. Having said that, there are some small areas of concern which would have to be overcome to gain officers support.

- Although in principle and on balance I have no objection to the formation of a relatively tall brick wall within the frontage of the unit 5, any such wall must be formed in hand made soft red brick to match existing in a brick type, bonding, pointing and coping. However erection of a timber fence running along the left hand boundary of the unit would be unsightly and clearly visible from the public realm of the conservation area. I feel that at least the length of this boundary from the public footpath up to the face of the unit 5 would have to be in matching brick or simple railings and hedging if required.
- I find the suggested large metal gate far too ornate, and a simpler alternative

should be considered.

- The roofs of the two new flat roof extensions should be finish in lead or dark coloured zinc.
- There should be no obscured glazing in any of the windows within historic volume of the building.”

Historic England

8.2 Does not wish to comment.

Ecological Consultant (Place Services)

8.3 ECC Ecology - No objections, subject to conditions. Extract:

“In the north east area of the development site there is Japanese Knotweed, this will need to be removed before construction can start. As the proposed landscaping does not include recommendations outlined in the Extended Phase 1 Survey (T4Ecology, September 2017) this will need to be revised and submitted for approval. It shows timber feather board fencing which would limit the movement of hedgehogs through the site unless hedgehog gaps are installed. There is no lighting scheme, for the houses or parking areas, this will be needed to protect the Slade and surrounding vegetation from light spill. There are no enhancements via native planting. These need to be secured via condition of consent.”

9. REPRESENTATIONS

9.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. No representations have been received.

10. APPRAISAL

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

- A Impact on the listed building
- B Biodiversity

A Impact on the listed building

10.1 S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering whether to grant listed building consent for any works, the local planning authority shall 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. The National Planning Policy Framework and Policy ENV2 of the Uttlesford Local Plan (2005) are material considerations.

10.2 The Conservation Officer raised no objections to the initial submission, subject to a number of minor amendments. Revised drawings have since been submitted, which include changes to the boundary wall detailing and the use of metal gates with simpler detailing. It is concluded that the works as now proposed would not have an adverse effect on the special character of the listed building.

10.3 Regard has been had to the Council's statutory duties under S72(1) of the

Planning (Listed Buildings & Conservation Areas) Act 1990, and it is considered that there would be no adverse effect on the character and appearance of the Saffron Walden conservation area.

B Biodiversity

10.4 S40(1) of the Natural Environment and Rural Communities Act 2006 requires local planning authorities to have regard to the purpose of conserving biodiversity when exercising its functions. Also, R9(3) of the Conservation of Habitats and Species Regulations 2017 requires Local Planning Authorities to have regard to the requirements of the Habitats Directive and Birds Directive when exercising its functions.

10.5 Taking into account the comments of the Council's ecological consultant, it is considered that there would be no adverse effects on any protected species or valuable habitats.

11. CONCLUSION

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

A The proposed works would not have an adverse effect on the special character of the listed building. It is therefore recommended that listed building consent be granted.

RECOMMENDATION – APPROVAL 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.

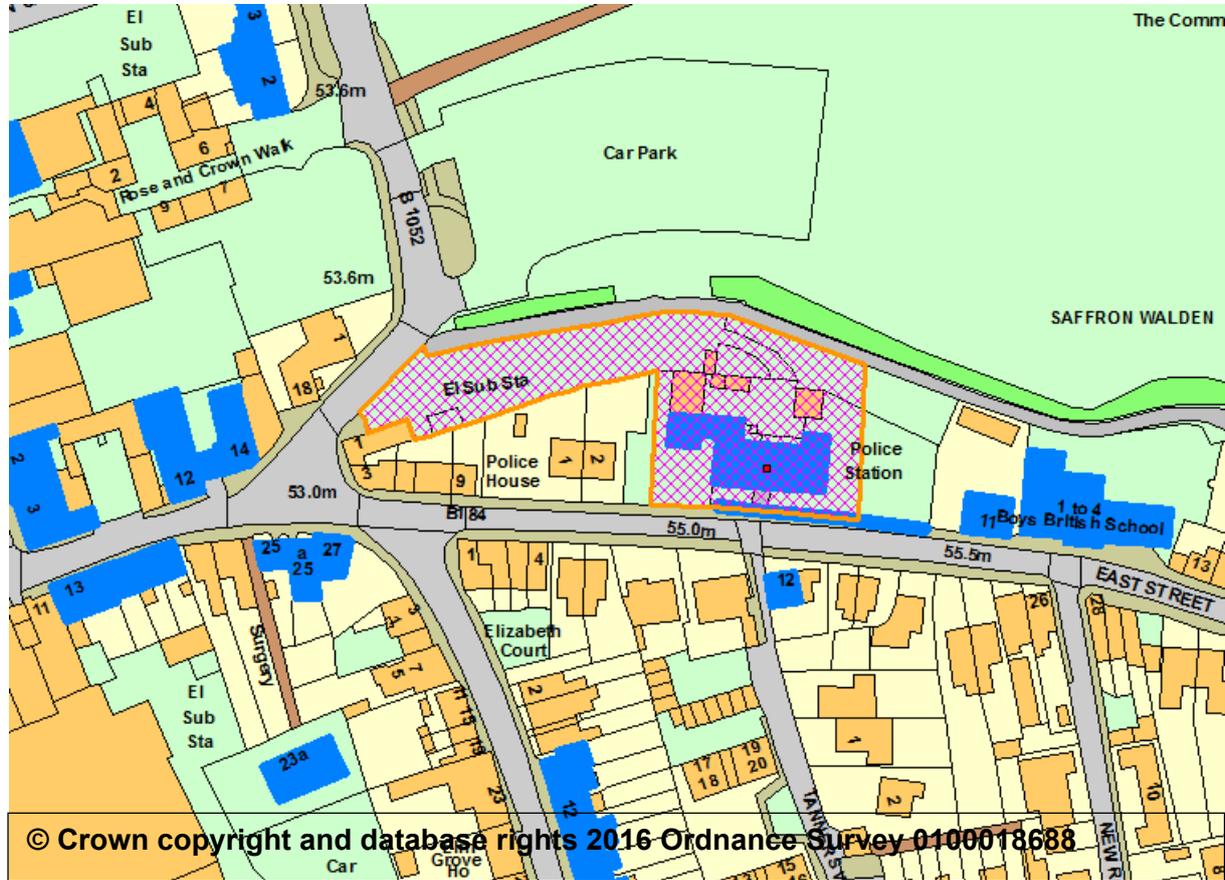
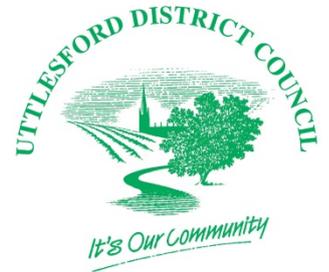
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works must be carried out in accordance with the ecological mitigation and enhancement measures and/or works recommended in the submitted Extended Phase 1 Survey (T4 Ecology, September 2017).

REASON: To conserve and enhance biodiversity, in accordance with S40(1) of the Natural Environment and Rural Communities Act 2006 and R9(3) of the Conservation of Habitats and Species Regulations 2017.

Application: UTT/17/2952/LB

Address: Police Station, East Street, Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 4 January 2018