

## UTT/17/3663/LB – (SAFFRON WALDEN)

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

**PROPOSAL:** Alterations and extensions for former Police Station to form 3 no. dwellings - 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:** 15 February 2018

**CASE OFFICER:** Luke Mills

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### **1. DESCRIPTION OF SITE**

1.1 The site is located off East Street, Saffron Walden. It contains a Grade II listed police station and associated offices within a pair of former police houses.

### **2. PROPOSAL**

2.1 The application is for listed building consent to make various internal and external alterations to the police station to facilitate its conversion to three dwellings. The works include:

- 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 It is noted that the publicised description referred to the demolition of the adjacent former police houses. However, the demolition works do not require listed building consent because the post-1948 construction of the buildings ensures that they are not listed by association with the police station.

2.3 An application for planning permission has also been made (UTT/17/3662/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
- Transport Statement
- Tree Survey, Arboricultural Impact Assessment and Method Statement
- Biodiversity Validation Checklist
- Extended Phase 1 Habitat Survey (Preliminary Ecological Appraisal Incorporating Bat Survey Inspection)
- Japanese Knotweed Management and Eradication method statement
- Flood Risk Assessment, Foul and Surface Water Statement
- Phase 1 Environmental Report
- Factual Report
- Chemical Interpretive Report
- Asbestos Refurbishment Survey
- Existing Building Images
- Schedule of Windows and Doors
- Construction Method Statement
- Lighting specifications

## 5. RELEVANT SITE HISTORY

5.1 The site has been the subject of a number of applications for permission/consent, as listed below:

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/1567/99/FUL Change of use from residential to offices, provision of car park at rear and installation of replacement windows

*Approved with Conditions 24/03/2000*

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*

UTT/17/2951/FUL Proposed change of use, alterations and extensions for form 3 no. dwellings. Alterations of existing front boundary wall and rear retaining wall. Demolition of existing single storey garages and rear kitchen extension.

*Withdrawn 11/12/2017*

UTT/17/2952/LB 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.

*Approved with Conditions 18/01/2018*

- 5.2 The most relevant application is UTT/17/2952/LB, which resulted in a grant of listed building consent for various extensions and alterations to the police station and its boundary wall.

## **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 No objections. Informative note states:

“...the Council expresses concerns regarding the impact of this development on the street scene of East Street. The proposed new residential properties should seek to be an integral part of the existing street scene with minimal disruption to the current view and vista of East Street.”

## **8. CONSULTATIONS**

### **Historic England**

8.1 Does not wish to comment.

## **9. REPRESENTATIONS**

9.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. One representation has been received, which raises concerns about the proposed level of parking provision.

9.2 The parking provision falls outside the scope of this application for listed building consent. However, it is considered fully in the officer's report for the associated planning application (UTT/17/3662/FUL).

## **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 extensions and alterations to the listed building are generally the same as those approved by listed building consent UTT/17/2952/LB, with the following differences:

- The rear extensions at Plots 6 and 7 would be set lower
- The pedestrian gates for Plots 5 and 6 would be blue-painted timber, rather than metal railings
- Additional rooflights would be inserted on the west elevation of Plot 5

10.3 It is concluded that, with these changes, the scheme continues to respect the special character of the listed building.

10.4 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**

- 10.5 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.
- 10.6 Taking into account the comments of the Council's ecological consultant on the associated planning application, it is considered that there would be no adverse effects on any protected species or valuable habitats. The recommended conditions would be applied to the planning permission should it be granted.

## **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**

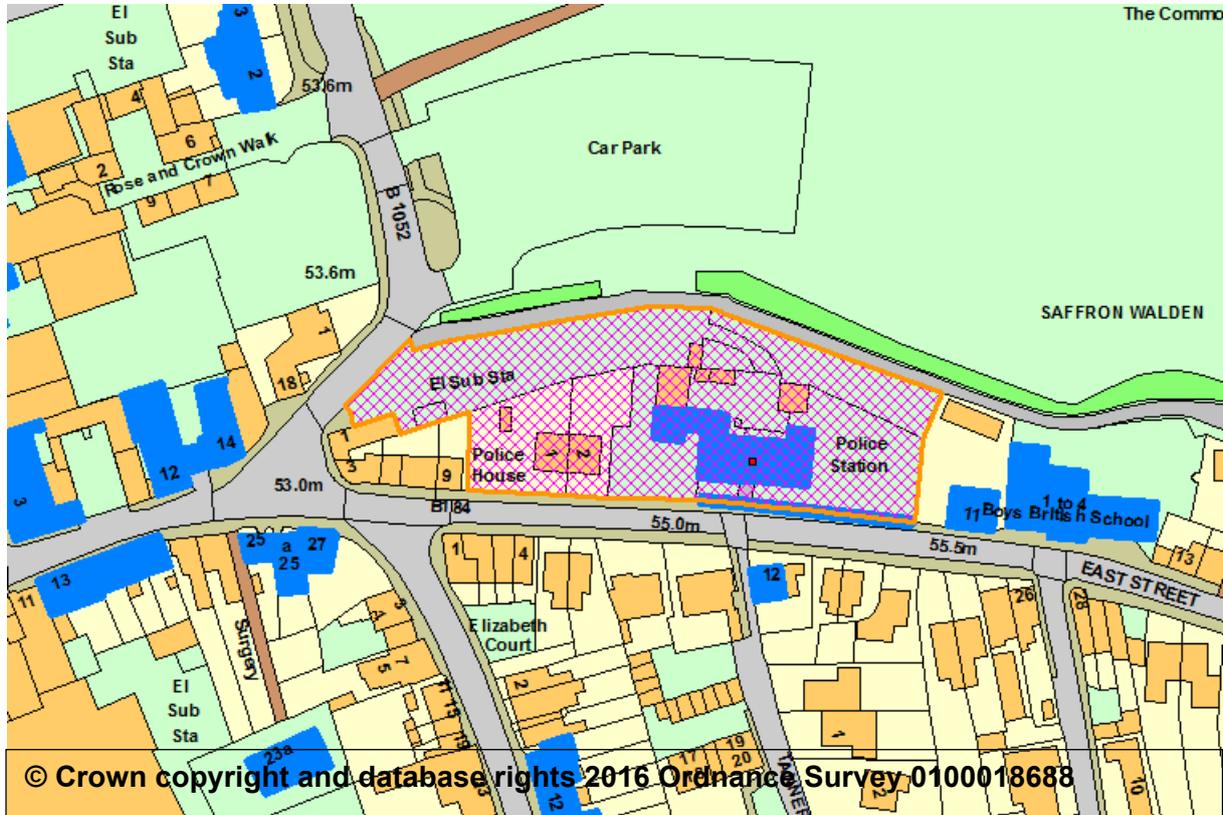
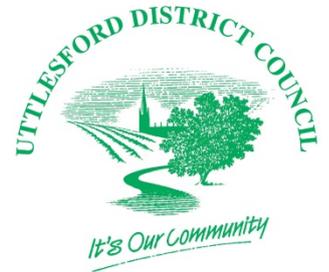
### **Conditions**

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.

Application: UTT/17/3663/LB

Address: Police Station, East Street, Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 1 February 2018