

UTT/17/3663/LB – (SAFFRON WALDEN)

(Referred to Committee by Cllr Lodge. Reason: Potential overdevelopment.)
Deferred from Planning Committee on 14.2.18 to receive views of Conservation Officer

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

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.

Conservation Officer

8.2 Recommends approval. Full response:

“The Saffron Walden Police Station is a prominent red brick structure of late C19 origins built in Elizabethan style with stone dressing. Its full architectural and historic special interest has been in detail described in the exemplary Heritage Appraisal forming part of this submission.

The proposal subject of this application is the conversion of 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. The redevelopment of this site was subject of pre-application consultations and previously approved scheme.

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 extensions at the rear would respond well to the architectural period of the listed building and 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.

In essence this revised scheme follows the previously approved application UTT/17/2952/LB with minor differences as indicated in the case officer's report. I consider that these adjustments would not diminish the special architectural and historic interest of the heritage asset or the character of the conservation area. I suggest approval of this application.”

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

- 11.1 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.
- 11.2 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
- 11.3 Taking into account the comments of the Conservation Officer, it is concluded that the revised scheme respects the special character of the listed building.
- 11.4 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

- 11.5 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.
- 11.6 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.

12. 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

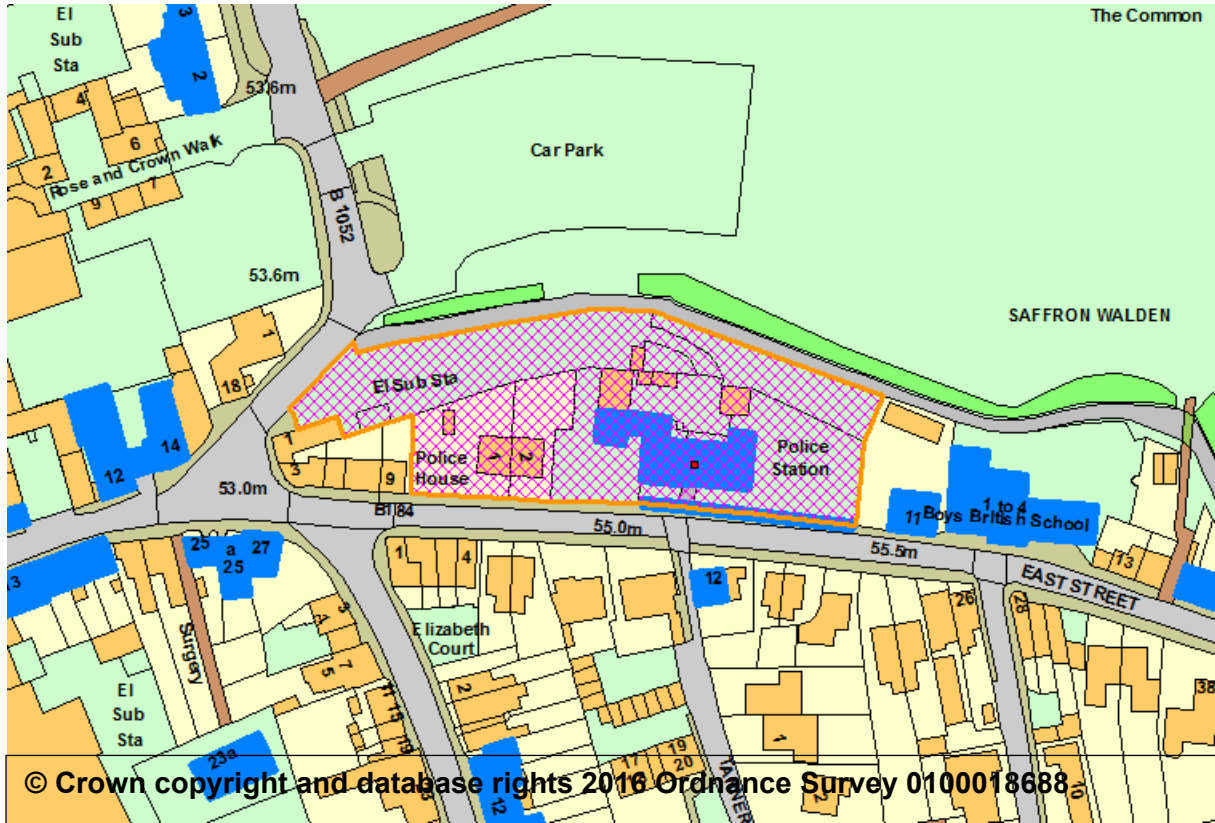
Conditions

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: 2 March 2018