

UTT/18/1298/LB (SAFFRON WALDEN)

(Referred to Committee by Cllr Lodge. Reason: Over-development)

PROPOSAL: **New pedestrian access to existing front boundary wall**

LOCATION: **Police Station, East Street, Saffron Walden, CB10 1LR**

APPLICANT: **Cityshape Heritage Ltd**

AGENT: **Ian Abrams Architect Ltd**

EXPIRY DATE: **9 July 2018**

CASE OFFICER: **Luke Mills**

1. DESCRIPTION OF SITE

- 1.1 The site is located off East Street, Saffron Walden. It comprises a section of boundary wall associated with the Grade II listed former police station, which is currently undergoing a residential conversion.

2. PROPOSAL

- 2.1 The application is for listed building consent to form a pedestrian access within the boundary wall along East Street, which forms part of the Grade II listing.

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:
- Supporting statement (Cityshape Heritage Ltd)
 - Heritage Appraisal
 - Transport Statement
 - Biodiversity Validation Checklist
 - Extended Phase 1 Habitat Survey
 - Tree Survey, Arboricultural Impact Assessment and Method Statement
 - Remediation Method Statement
 - Addendum Letter Report for Site Investigation Works
 - Chemical Interpretive Report
 - Factual Report
 - Flood Risk Assessment, Foul and Surface Water Statement
 - Letter containing comments on consultation responses

5. RELEVANT SITE HISTORY

- 5.1 The site has an extensive planning history. Most relevant are the recent

planning permission and listed building consent for the conversion of the police station to three dwellings and the erection of four houses to the west (UTT/17/3662/FUL and UTT/17/3663/LB). An application for the erection of a further dwelling was refused on 9 July 2018 (UTT/18/1297/FUL).

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 Objection. Concerns include:

- Harm to the conservation area and the setting of listed buildings
- Loss of open space for the approved development
- Harmful pollution from the low chimney

8. CONSULTATIONS

Conservation Officer

- 8.1 Objection to the associated planning application (UTT/18/1297/FUL) but not to the proposed pedestrian access.

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

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 Taking into account the comments of the Conservation Officer, it is considered that the proposed design for the pedestrian access, incorporating piers of matching bricks and a timber gate, would be sympathetic to the appearance of the remainder of the wall. It is therefore concluded that its special character would be preserved.

11. CONCLUSION

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

- A** Regard has been had to all material considerations, and it is recommended that listed building consent be granted.

RECOMMENDATION – APPROVAL WITH CONDITIONS

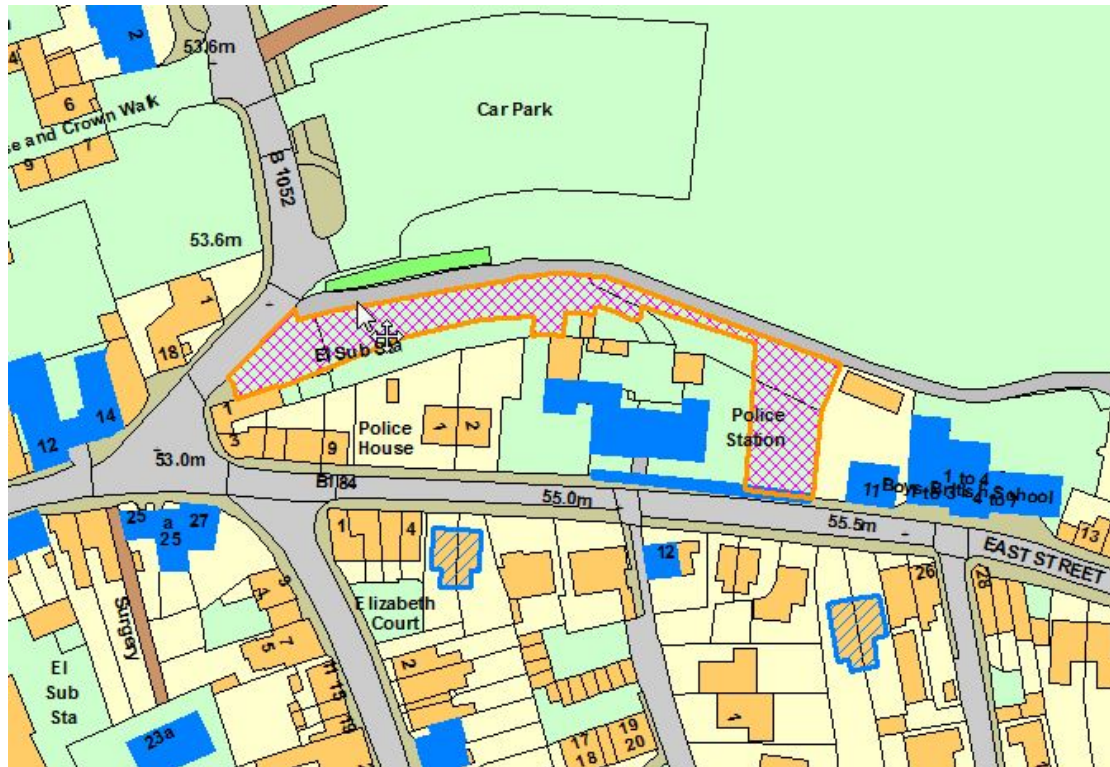
Conditions

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/18/1298/LB

Address: Police Station, East Street, Saffron Walden, CB10 1LR



Organisation: Uttlesford District Council

Department: Planning

Date: 13 July 2018