

---

**F/YR23/0237/F & F/YR23/0249/LB**

**Applicant: Adam Amiras Ltd**

**Agent : Mr Liam Lunn-Towler  
Peter Humphrey Associates Ltd**

**Dukes Head And Land North West Of Dukes Head, Church Terrace, Wisbech, Cambridgeshire**

**F/YR23/0237/F - Change of use of land to form pub garden, and erect a gate (0.91m high max), a timber canopy and timber planters (part retrospective)**

**F/YR23/0249/LB - Internal and external works to a Listed Building including insertion of external side door, and erect a gate (0.91m high max), a timber canopy and timber planters**

**Officer recommendation: Grant**

**Reason for Committee: Cllr Imafidon is a director of the company that owns the pub.**

---

## **1 Executive Summary**

- 1.1** The application seeks full planning permission and listed building consent for the change of use of land to form a pub garden, the internal and external works to a Listed Building including insertion of external side door, erection of a gate (0.91m high max), a timber canopy and timber planters (part retrospective).
- 1.2** The host property is a Grade II listed building within the Wisbech Conservation Area. The host property sits opposite the grade I listed St Peters and St Pauls Church.
- 1.3** The proposal is not considered to harm the listed building or the character/setting of the historic environment or residential amenity. The Conservation Officer has no objection to the current proposal.
- 1.4** As such, the recommendation is to grant planning permission.

## **2 SITE DESCRIPTION**

- 2.1** The site is located on a corner plot to the north of the junction between Church Terrace and Falcon Lane within the market town of Wisbech. The host property is a grade II listed Public House (PH) that is joined to the rear with No 1 to 3 Church Terrace a vacant commercial premises.
- 2.2** Directly to the southwest of the site is the Grade I listed St Peter and St Pauls Church and directly to the southeast are No12 and No 13 Church Terrace which are both grade II listed properties. The site is on the edge of the town centre where numerous grade II listed properties are sited.
- 2.3** The site is located within the Wisbech Conservation Area.

### 3 PROPOSAL

- 3.1 The above applications are for change of use of land to form a pub garden, the internal and external works to a Listed Building including insertion of external side door, erection of a gate (0.91m high max), a timber canopy and timber planters (part retrospective).
- 3.2 The proposed door should match like-for-like the pub front door. The colour, material, appearance and detailing including ironmongery is to match the front door.

### 4 SITE PLANNING HISTORY

Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR03/0828/LB	Internal and external alterations	Granted	29 Sep 2003
F/YR03/0827/A	Display of 4 no. non-illuminated sign boards and 1 no. externally illuminated hanging sign	Granted	29 Sep 2003
F/92/0724/LB	Erection of kitchen and office including demolition of existing	Granted	05 Mar 1993
F/92/0723/F	Erection of kitchen and office including demolition of existing	Granted	05 Mar 1993
F/0544/83/F	Erection of sunblinds to front and side windows (retrospective) Dukes Head PH Church Street Wisbech	Application permitted	13 Oct 1983
F/0025/83/A	Display of 2 externally illuminated wall signs, 1 externally illuminated sign board and 1 externally illuminated hanging sign (retrospective)	Application permitted	13 Oct 1983
F/0644/81/F	Alterations to toilet facilities, bricking-up of external doorway and insertion of a window	Application permitted	23 Oct 1981

### 5 CONSULTATIONS

#### **Wisbech Town Council**

*That the application be supported*

#### **Conservation (East Cambs District Council) 02/05/23**

*The application site is NHLE ref 1125912 the Duke's Head, a Grade II listed public house of C17 origins in Wisbech. The building is prominently sited on Church Terrace in the centre of the Wisbech conservation area, directly opposite the Grade I medieval parish church of St Peter & St Paul (NHLE ref 1229992).*

*The NPPF states:*

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's*

*conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*

*The Duke's Head occupies the southernmost angle of a roughly triangular block which has been almost entirely given over to C20 postwar redevelopment.*

*However its immediate neighbour to the north, a single storey 1970s shop, made at least some effort to acknowledge its context, and its façade was set back to give primacy to the pub.*

*In the first instance the heritage assessment does not meet the NPPF's requirements: there is insufficient information on the fabric to be lost or justification for the harm involved (the triangular area north of the pub already operates as a beer 'garden' without any direct physical link and no floor plan has been provided to illustrate alternatives). Secondly the proposal to enclose this area with a 2m solid fence on the back-of-pavement line is detrimental to the streetscape and the setting of adjoining heritage assets. A timber fence is out-of-keeping in an urban street frontage by default and its hostile, defensive character does not make a positive contribution to the area. Its main function seems to be to hide a utilitarian flat roofed smoking shelter, but a better design would not require screening in the first place.*

#### **Conservation Officer (FDC) 30/05/23**

*Due regard is given to the impact of this proposal on the architectural and historic interests of the host listed building, setting of adjacent listed buildings and on the character and appearance of the conservation area with due regard to the duty in law under S66 and S72 Planning (Listed Buildings and Conservation Areas) Act 1990. **The proposal requires amendment and some additional information.** The following comments are made:*

#### **Proposal:**

*Internal and external works to a Listed Building including insertion of external side door, and erect a gate (0.91m high max), a timber canopy and timber planters*

#### **Comments:**

*The application site is NHLE ref 1125912 the Duke's Head, a Grade II listed public house of C17 origins in Wisbech. The building is prominently sited on Church Terrace in the centre of the Wisbech conservation area, directly opposite the Grade I medieval parish church of St Peter & St Paul (NHLE ref 1229992).*

*The NPPF states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or*

*from development within its setting), should require clear and convincing justification.'*

*The Duke's Head occupies the southernmost angle of a roughly triangular block which has been almost entirely given over to C20 postwar redevelopment. However, its immediate neighbour to the north, a single storey 1970s shop, made at least some effort to acknowledge its context, and its façade was set back to give primacy to the pub.*

*In the first instance the heritage assessment does not meet the NPPF's requirements: there remains insufficient information on the fabric to be lost or justification for the harm involved.*

*Having visited the site, the internal wall is finished in modern gypsum plaster flanking a large fireplace and the external wall is again finished in a cementitious render finish. The gable wall has a modern secondary wall built in parallel and almost touching the gable end. It should be noted that the modern wall in such close proximity is likely resulting in damp forming owing to lack of air circulation.*

*I can see the benefit of creating a doorway in this position for the pub and its newly associated beer garden and the current issue of customers and staff needing to navigate a convoluted route along an often-busy pavement. Whilst there will be some loss of fabric, the aforementioned wall has been rendered in unsympathetic materials on both sides and offers little by way of significance on its own. This element is supported provided that the new door is timber and match the existing front door as proposed.*

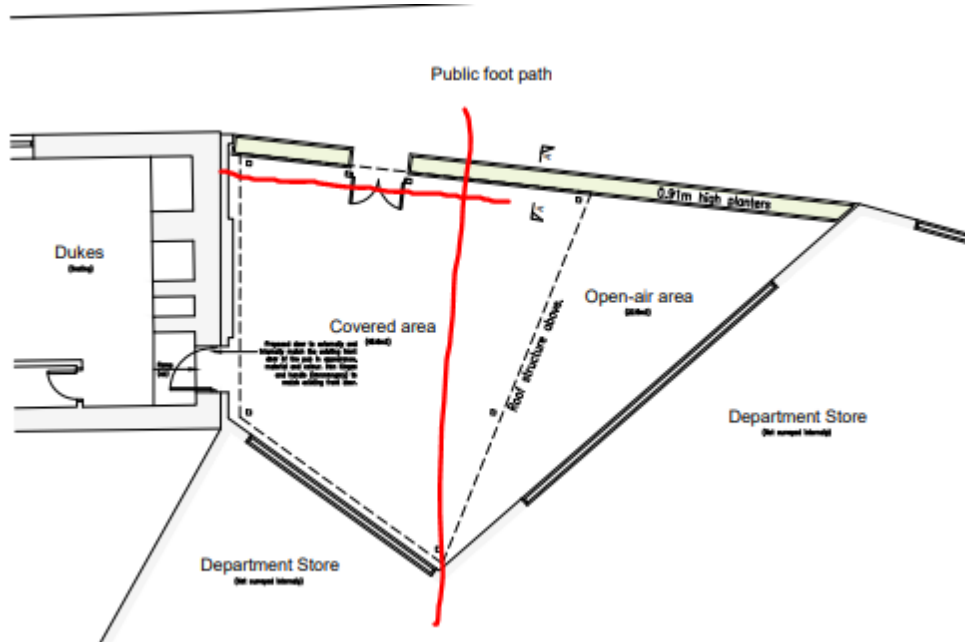
*The day I visited; the beer garden had many customers enjoying the sunshine. It offers customers a great view of the GI listed church opposite and in return the beer garden was considered to add vitality and footfall to the area.*

*The currently unauthorised planters are on balance supported. They are not of the best quality of appearance, but successfully create a delineation of public and private space and are low enough to retain views of the gable end of the listed building and a relationship between the beer garden and the street. This element is supported.*

*The previous proposal to enclose the majority of this newly created beer garden with a 2m fence on the back-of-pavement line was entirely detrimental to the streetscape and the setting of adjoining heritage assets. The vitality that a beer garden open to the street provides, would have been entirely lost and replaced with a barren and hostile timber fence of defensive appearance, would have impacted detrimentally on the setting of the GI listed pub, the GI listed church opposite and the character and appearance of the Wisbech Conservation Area. It is positive to see this element deleted from the proposal.*

*Following the removal of the fence enclosing the canopy, this leaves just the proposed timber canopy supported on timber posts. The canopy is shown to be no taller than the modern wall as it is shown to be using the wall for support. This will ensure the upper gable wall of the listed building remains visible and appreciated. Care needs to be taken not to send rainwater collected by the canopy between the modern wall and the building gable end as it will exacerbate damp issues.*

Although there is on balance support for a canopy, I consider that the existing canopy is too large in footprint. The canopy should be set back from the footpath a small distance to allow it to recess and should be reduced to give a greater area of outside garden space, which will look less dominant within the setting of the surrounding heritage assets and also offer a greater area for customers to enjoy good weather. This could be achieved by running the outer edge of the canopy parallel with the gable end of the pub as shown in red below.



### **Suggested Conditions**

*If the case officer is minded to approve this application, a condition should be appended to preclude the enclosure of the open canopy sides in perpetuity.*

### **Conservation Officer (FDC) 06/06/23**

*Due regard is given to the impact of this proposal on the architectural and historic interests of the listed building, setting of adjacent listed buildings and on the character and appearance of the conservation area with due regard to the duty in law under S66 and S72 Planning (Listed Buildings and Conservation Areas) Act 1990. The following comments are made:*

*The following comments should be read in conjunction with the previous comments dated 9 June.*

*The canopy has been reduced in both width and also brought back slightly from the back edge of the highway so as to recess it from the corner of the building. Both alterations are in line with the suggestions in my last comments and the proposal is now on balance supported.*

*From a heritage consideration there is no further objection.*

### **Principal Licensing Officer (FDC) 01/06/23**

*Re the planning application (F/YR23/0237/F) - it mentions a beer garden can we please remind the applicant that should this be approved they will need to consider a variation to the licence to allow them to sell alcohol from this location. k*

**Environment & Health Services (FDC) 05/06/23**

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, the noise climate, or be affected by ground contamination.*

**Valuation & Estates Officer (FDC) 30/03/23**

*From estates side, we do not have land ownership that would be affected by this development.*

**Housing Strategy (FDC) 30/03/23**

*As this does not impact affordable housing, I have no comment to make.*

**Historic England**

*Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.*

*We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>*

*It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.*

**The Wisbech Society**

*The Wisbech Society, OBJECTS to this application, for the following reasons.*

*1. A 2metre high timber fence would affect the setting of the Grade 1 listed St. Peter & St. Paul church. Better if the wall and roof was of a laminated glass construction so that it fits better into the built heritage environment.*

*2. Although details of the new external door is provided, how will the internal finish of the doorway appear. Will it fit with the 17th Century coaching Inn?*

*3. It is noticed that the structure will impinge on the side view and natural light of the ex-department store's windows. Is this acceptable?*

**National Amenity Bodies**

*No comments received.*

**Designing Out Crime Officers 03/04/23**

*Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I have searched the Constabulary crime and incident systems covering location and ward for the last 2 years. I would consider the proposed location to be an area of medium risk to the vulnerability to crime.*

*The planters look very nice, however, during the out of hours they could be used as a climbing aid to gain entry to the beer garden, this area does not appear to be well overlooked. I would therefore recommend the following measures to help reduce the vulnerability to crime.*

- CCTV - It is also recommended that a monitored CCTV is considered. It is not a universal solution to security problems; it can help deter vandalism or*

*burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications. CCTV Signs should conform to the Information Commissioners Office regulations and placed in relevant areas around each unit. Please ensure that staff are fully trained and can provide footage upon request by the Police.*

- *External Lighting - The garden should be well lit and with LED bulkhead dusk to dawn lighting above the external door. CCTV and Lighting – The security is optimised when applications are mixed to complement each other, this will assist in providing is good CCTV footage should it be required for evidential purposes.*
- *Alarm – Our recommendation is that a monitored alarm system is installed. Visit the National Security Inspectorate (NSI), or the Security Systems and Alarms Inspection Board (SSAIB) for more information.*
- *Gate – Our recommendation is that the gate has a self-closer and is locked out of hours to reduce the risk of unwanted attention within the garden space.*

### **Designing Out Crime Officers 05/06/23**

*Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime.*

*I note the amendment to the drawings (removal of fence). This will open the area up and provide more natural surveillance.*

*All other comments dated 3rd April 23 are still applicable.*

*If I can be of further assistance, please do not hesitate to contact me.*

### **Cambridgeshire County Council Highways Authority**

*The Local Highway Authority raises no objections to the proposed development. From the information provided, the proposal appears unlikely to have any detrimental impact on the public highway. The applicant must however ensure that any gates provided are fitted such that they are unable to swing outwards across the adjacent footway.*

*Should the LPA be mindful to approve the application, please append the following Condition to any consent granted.*

#### *Protection of Highway*

*HDMC 24 No part of any structure shall overhang or encroach under or upon the public highway and no gate shall open outwards over the public highway.*

*Reason: In the interests of highway safety.*

### **Cambridgeshire County Council Highways Authority**

*The Local Highway Authority raises no objections to the proposed development. The amended plans change the height of the fence, but otherwise do not appear to change its relationship with the public highway. The observations and condition*

*recommended previously in correspondence dated 26th April 2023 therefore remain applicable.*

**Senior Archaeologist (CCC) 30/03/23**

*Considering the limited development impact we would not consider archaeological intervention to be proportionate. Therefore, we have no objections or requirements for this development.*

**Senior Archaeologist (CCC) 01/06/23**

*Thank you for the re-consultation of the above referenced planning application. We have reviewed the amending documents and confirm that our previous advice still applies, we have no requirements or objections to the planning application.*

**Local Residents/Interested Parties**

No representations received

**6 STATUTORY DUTY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works 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 POLICY FRAMEWORK**

**National Planning Policy Framework (NPPF)**

Paragraph 11 Sustainable development

Paragraph 47 Decisions should accord with the development plan

Paragraph 130 Well-designed development

Paragraph 190 Heritage assets

**National Planning Practice Guidance (NPPG)**

Determining a Planning Application

**National Design Guide 2021**

C1 – Context –How well does the proposal relate to the site and its wider context

I1, 2 & 3 – Identity Well-designed, high-quality places that fit with local character

**Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP6 – Employment, Tourism, Community Facilities and Retail



LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy LP3 – Spatial Strategy for Employment Development

Policy LP4 – Securing Fenlands Future

Policy LP5 – Health and Wellbeing

Policy LP7 – Design

Policy LP8 – Amenity Provision

Policy LP10 – Shop Frontages, Security Shutters and Canopies

Policy LP23 – Historic Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and Historic Environment**
- **Residential Amenity**
- **Economic Growth**
- **Other considerations**
  - **Change Of Use and Ownership**
  - **Wisbech Society Questions**
  - **Highways**
  - **Design Out of Crime Comments**

## **9 BACKGROUND**

- 9.1 A lot of negotiations have been conducted to overcome Conservations Officer objections and Planning Officer concerns. The 2m high Fence and gate have been removed from the application, the canopy has been reduced and further detail on the proposed external door submitted.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy LP16 of the Fenland Local Plan states that proposals for alterations to existing buildings will be permitted if it can be demonstrated that the proposal protects and enhances any affected heritage assets and their settings to an extent commensurate with paragraph 190 of the National Planning Policy Framework and in accordance with Policy LP18 of the Fenland Local Plan.

- 10.2 The principle is therefore considered acceptable and in accordance with Policy LP16 of the Fenland Local Plan 2014.

### **Character and Historic Environment**

- 10.3 Policy LP16 and LP18 of the Fenland Local Plan state that the council will work to protect, conserve and seek opportunities to enhance the historic environment.

- 10.4 The Conservation Officers comments were taken on board by the applicant/agent and alterations were made to the scheme. The FDC Conservation Officer has given due regards to the impact of this proposal on the architectural and historic interests of the listed building, setting of adjacent listed buildings and on the character and appearance of the conservation area with due regard to the duty in law under S66 and S72 Planning (Listed Buildings and Conservation Areas) Act 1990 and on balance no longer raises any objection.
- 10.5 The addition of a pub beer garden is common practice throughout Fenland and not in itself considered out of character. Beer gardens have become more common place since the introduction of smoking in public spaces laws and Covid. Owing to the position of the pub backing onto other buildings the opportunities for locating a beer garden are limited. The position of the beer garden is in a recessed area subservient to the main host building. The planters to the front of the beer garden adjacent to the back edge of the public footpath are not considered the best quality however they clearly distinguish the beer garden from the footpath. The canopy has been reduced through negotiation and sits back from the corner of the building so as to make it appear subservient.
- 10.6 On balance the proposed planters and canopy are not considered to harm the listed building or its setting or any features of special architectural or historic interest which it possesses, the setting of adjacent listed buildings or on the character and appearance of the conservation area. Therefore, the proposal is considered on balance to be acceptable under policies LP16 and LP18 of the Fenland Local Plan 2014.
- 10.7 The proposal includes the insertion of a door into the side of the listed building to enable customers and employees to move between the inside of the pub and the beer garden freely without having to walk around the front of the pub along the main public footpath. The Conservation Officer has visited the site and states that the internal wall is finished in modern gypsum plaster flanking a large fireplace and the external wall is again finished in a cementitious render finish.
- 10.8 The Conservation Officer can see the benefit of creating a doorway in this position for the pub and its newly associated beer garden and the current issue of customers and staff needing to navigate a convoluted route along an often-busy pavement. Whilst there will be some loss of fabric, the aforementioned wall has been rendered in unsympathetic materials on both sides and offers little by way of significance on its own. The Conservation Officer therefore supports the insertion of the new doorway provided that the new door is timber to match the existing front door as proposed.
- 10.9 Therefore, the proposed new doorway into the beer garden from the existing listed building is considered on balance acceptable under policy LP18 of the Fenland Local Plan 2014.

#### **Residential Amenity**

- 10.10 There are a number of residential flats above commercial premises in the vicinity but not immediately adjacent to the host property. The Public House and the beer garden proposed would be subject to licensing restricting times of use. The Environmental Health team did not raise any concerns over any potential residential amenity issues. There are no concerns of overlooking or overshadowing

and any noise issues/complaints would be dealt with under Environmental Health legislation.

10.11 Therefore, no significant harm in terms of overlooking, loss of light or noise is anticipated, and the proposal is considered acceptable under policy LP16 and LP2 of the Fenland Local Plan 2014.

### **Economic Growth**

10.12 Creating a doorway from the pub and to the proposed beer garden overcome the current issue of customers and staff needing to navigate a convoluted route along an often-busy pavement. The beer garden allows customers to enjoy the sunshine and offers customers a great view of the Grade I listed church opposite. The proposed beer garden is also considered to add vitality and footfall to the area and viability of the Public House.

10.13 Therefore, the proposals are considered acceptable under policy LP6 of the Fenland Local Plan 2014.

### **Other Considerations**

#### **Change Of Use and Ownership**

10.14 The land on which the pub garden is proposed is not under the ownership of the pub owner and was not previously used for anything other than additional pavement adjacent to the main footpath. Land registry searches have been undertaken to clarify who owns the plot of land. It is understood that the plot was owned by Beales shop which went into administration a few years ago. The application form includes Certificate B and the notifications were sent to the correct people dealing with the administration of Beales.

#### **Wisbech Society Questions**

10.15

**1. A 2metre high timber fence would affect the setting of the Grade 1 listed St. Peter & St. Paul church. Better if the wall and roof was of a laminated glass construction so that it fits better into the built heritage environment.**

The 2m high fence has now been removed from the proposal. There is no wall proposed. The timber canopy proposed is considered a suitable material for the location.

10.16

**2. Although details of the new external door is provided, how will the internal finish of the doorway appear. Will it fit with the 17th Century coaching Inn?**

The Conservation Officer visited the site and states that the existing internal wall is finished in modern gypsum plaster flanking a large fireplace and the external wall is again finished in a cementitious render finish. Whilst there will be some loss of fabric, the aforementioned wall has been rendered in unsympathetic materials on both sides and offers little by way of significance on its own. This element is supported provided that the new door is timber to match the existing front door as proposed.

10.17

**3. It is noticed that the structure will impinge on the side view and natural light of the ex-department store's windows. Is this acceptable?**

The revised scheme has reduced the canopy and moved it away from the side window of the ex-department store.

**Highways**

10.18 The proposed planters and gate would lie adjacent to the public footpath. The Highways department have no objection to the proposal subject to the gate opening into the site rather than out onto the footpath and no part of the scheme overhanging the public footpath. The revised scheme has reduced the canopy back from the back edge of the highway therefore no encroachment onto the footpath is anticipated. This will be conditioned within the decision notice.

**Design Out of Crime Comments**

10.19 Owing to the amendments made to the scheme (removal of the 2m high fence) the area is opened up and provides natural surveillance. Suggestions were made with regards external lighting, alarm and gate. The building is listed, and alterations may need planning permission or building control consent therefore it is suggested that should the applicant wish to erect alarms or external lighting they discuss this with the conservation officer and building control.

**11 CONCLUSIONS**

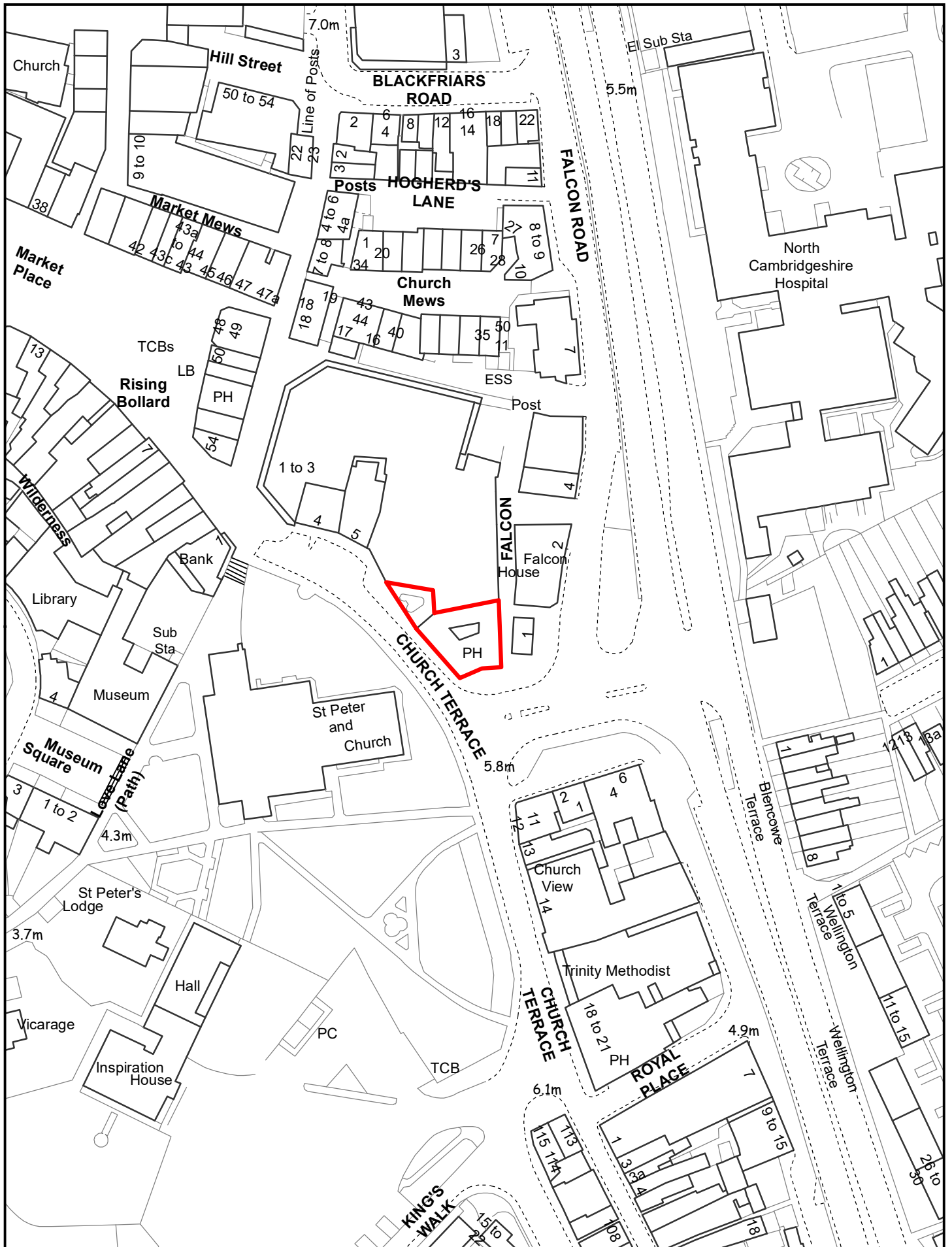
11.1 The application is considered on balance to be acceptable as it is considered that the proposal will not cause significant harm to the Grade II Listed Building, the surrounding listed buildings or their settings, the setting of the Conservation Area, residential amenity and would give the pub long term viability. As such, the proposed development complies with Policies LP1, LP6, LP16 and LP18 of the Fenland Local Plan 2014.

**12 RECOMMENDATION**

**GRANT:** Subject to the following conditions:

1	There shall be no enclosure of the open canopy sides in perpetuity.  Reason: In order to preserve the special architectural and historic character of the area and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.
2	Prior to the commencement of the use hereby approved the gate hereby approved shall be hung to open inwards only.  Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
3	No part of any structure shall overhang or encroach under or upon the public highway.  Reason: Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
4	Prior to the commencement of development, details of any services which

	<p>may be visible on external elevations, particularly CCTV and lighting, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to preserve the special architectural and historic character of the ** and/or in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
5	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>



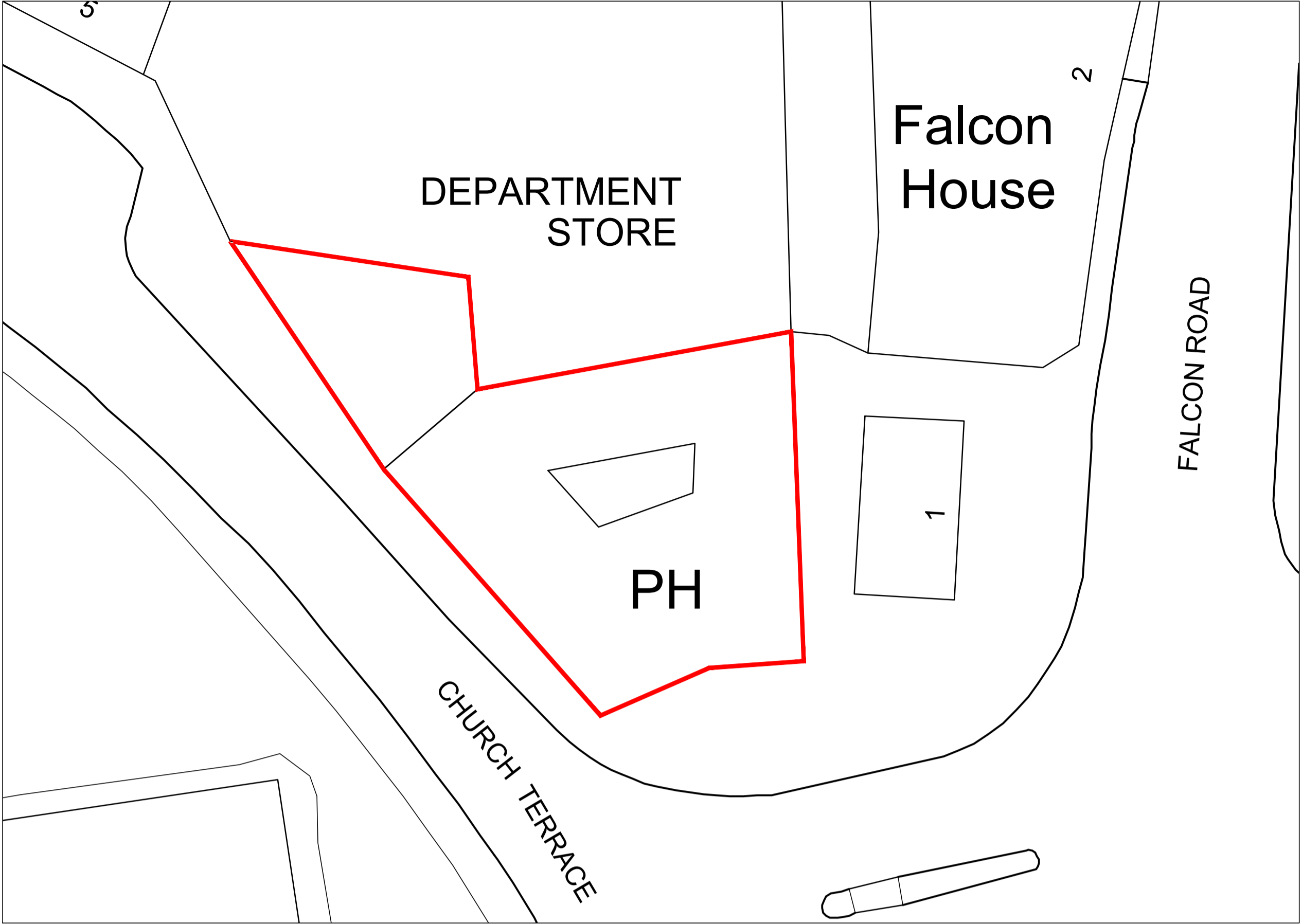
Created on: 30/03/2023

© Crown Copyright and database rights 2023 Ordnance Survey 10023778

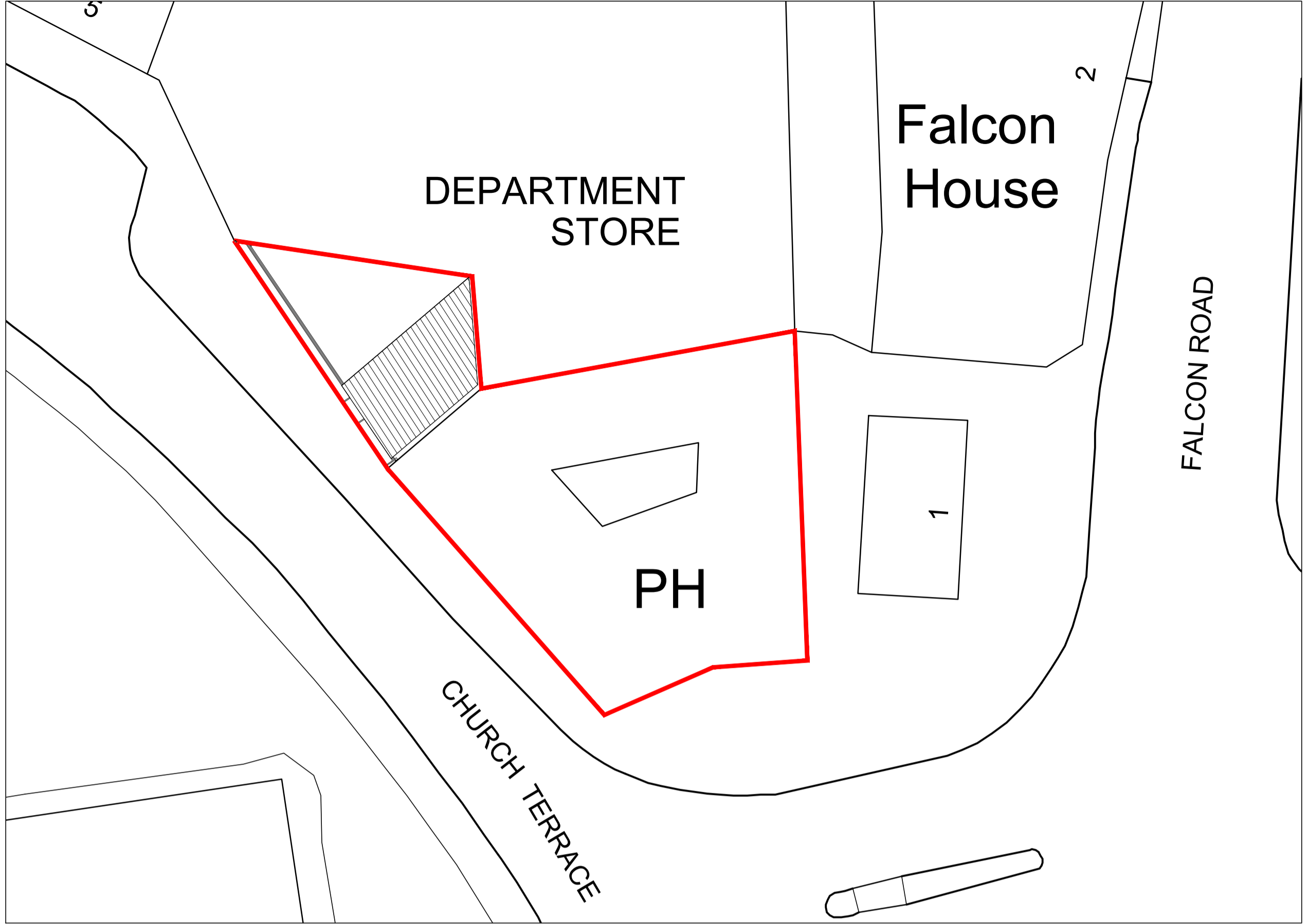
**F/YR23/0237/F**  
**F/YR23/0249/LB**

Scale = 1:1,250

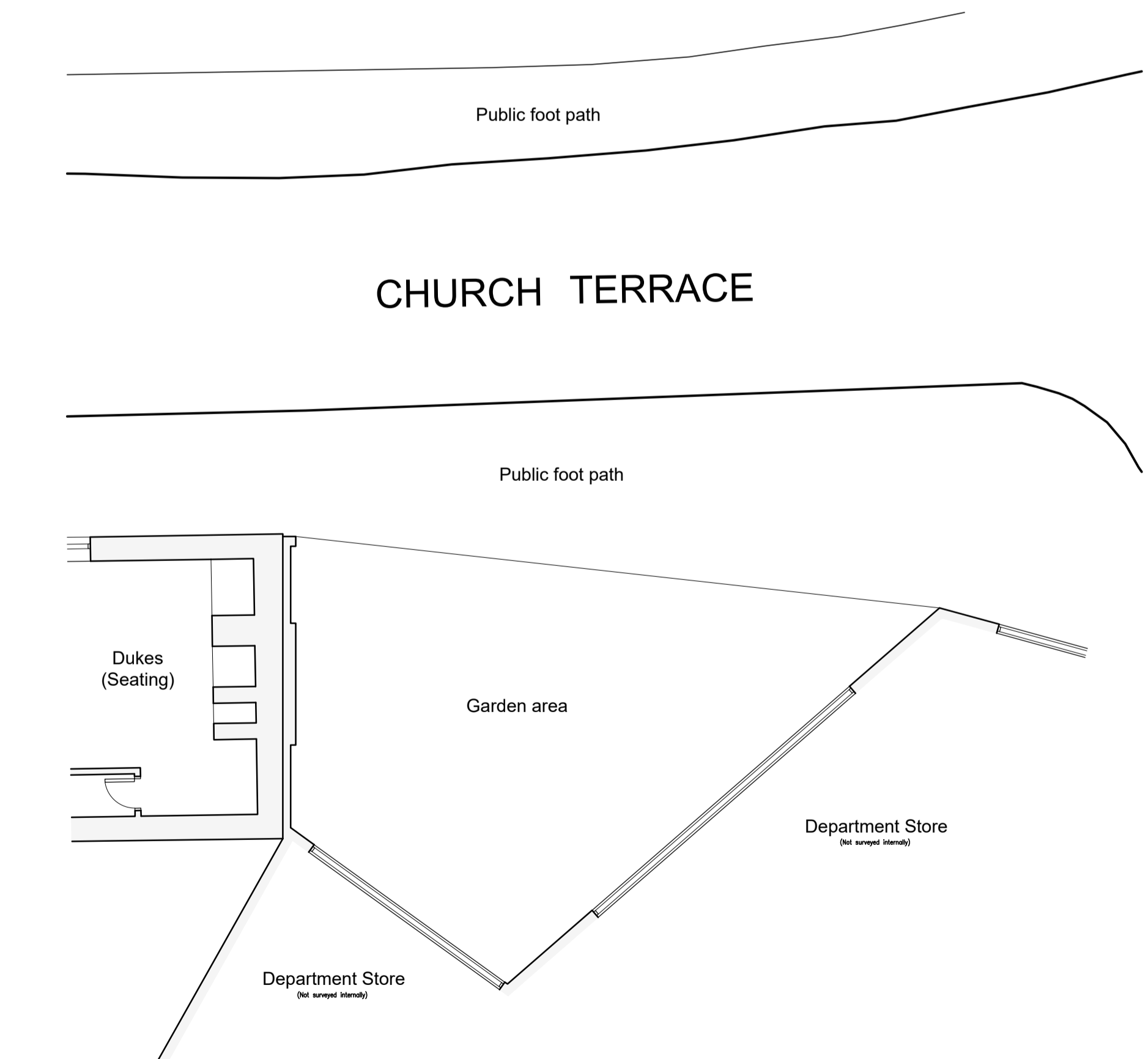
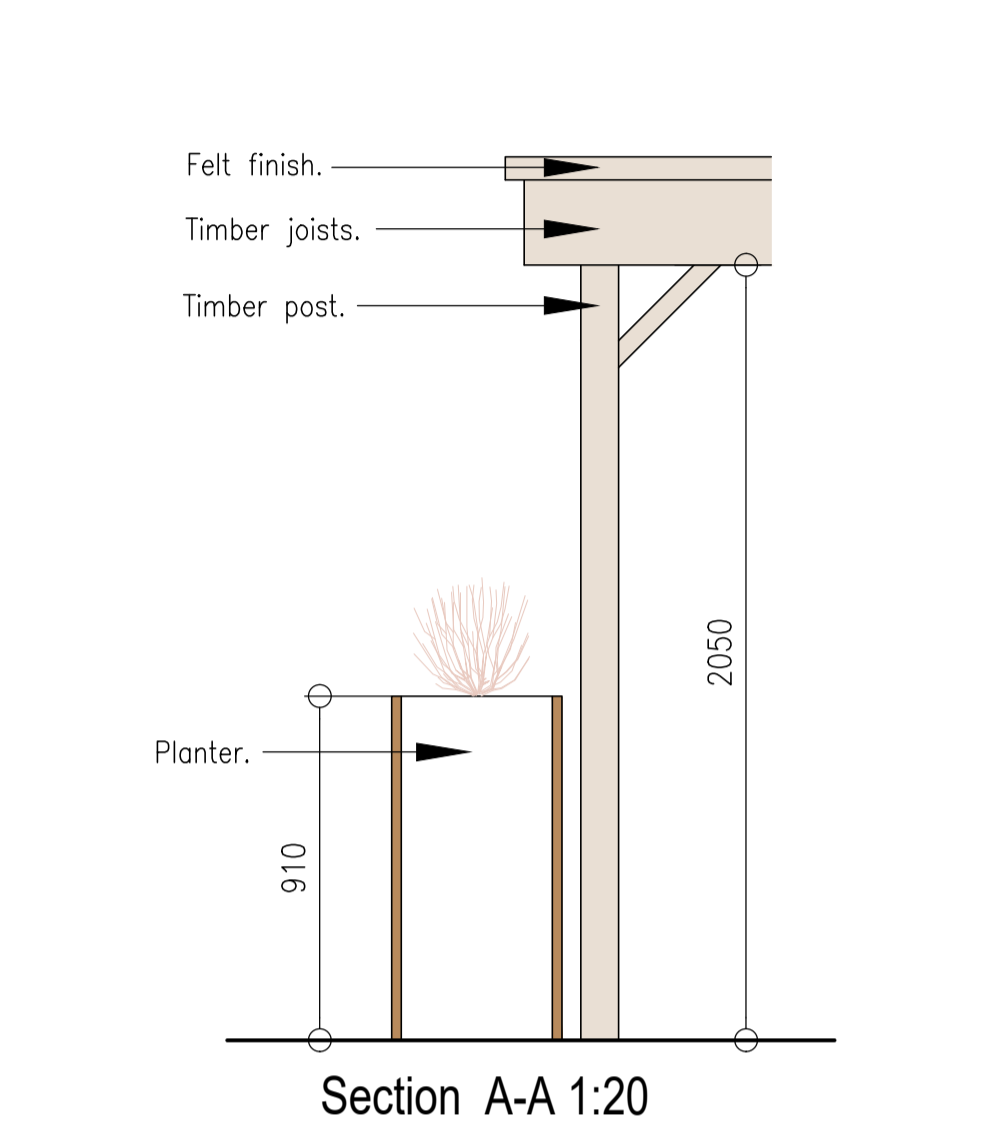
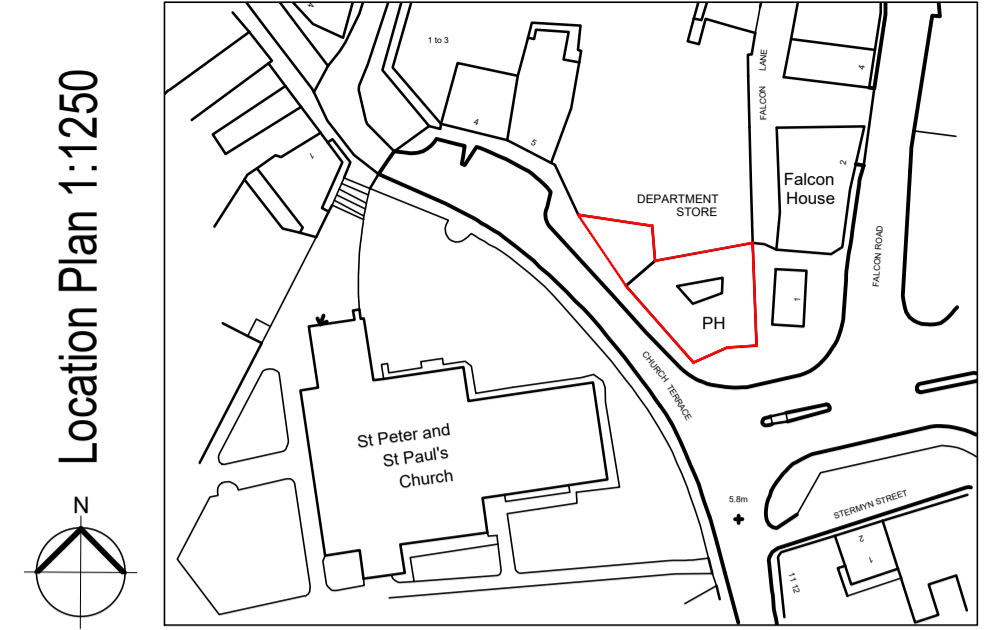




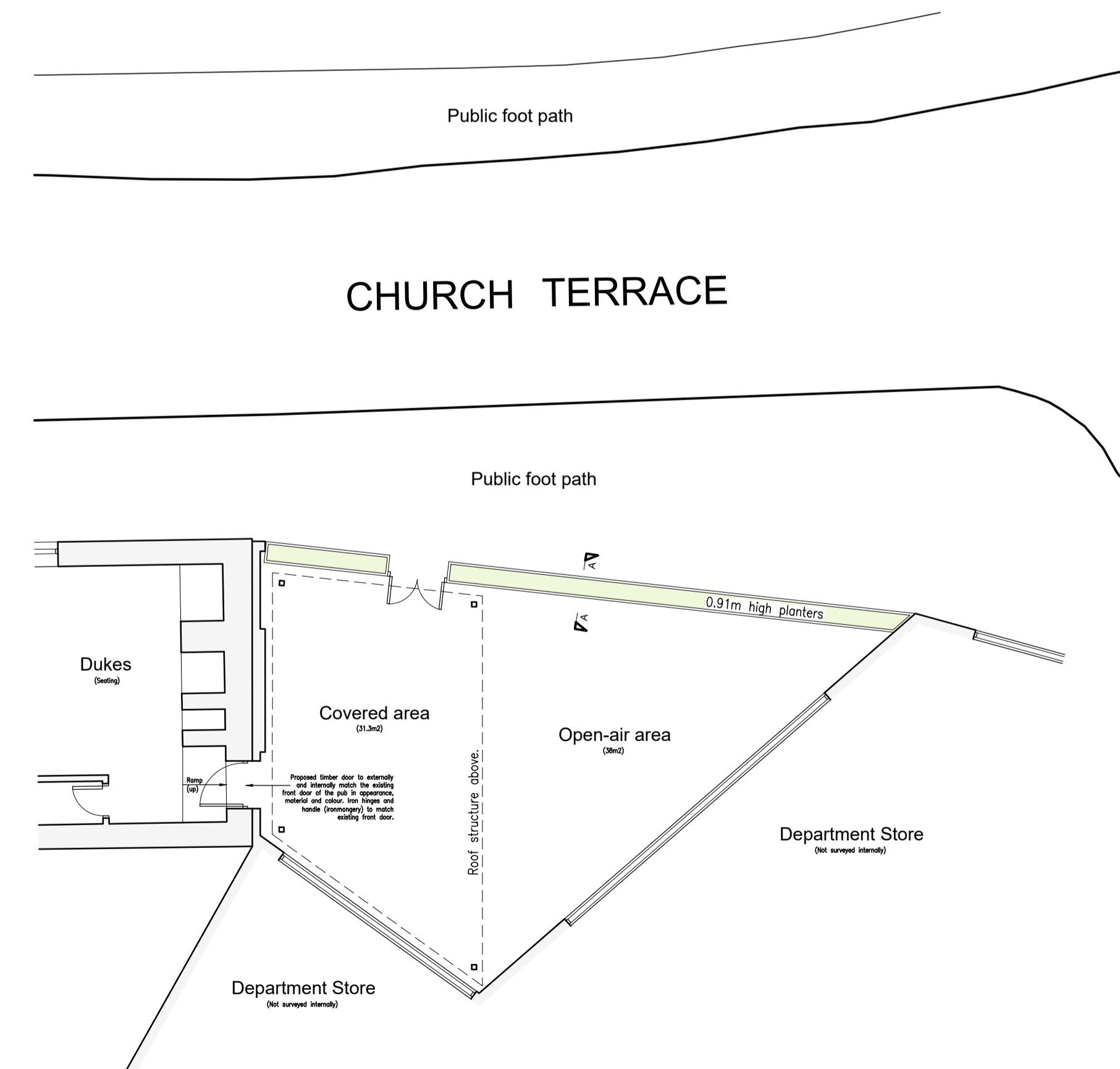
Existing Site Plan 1:200



Proposed Site Plan 1:200



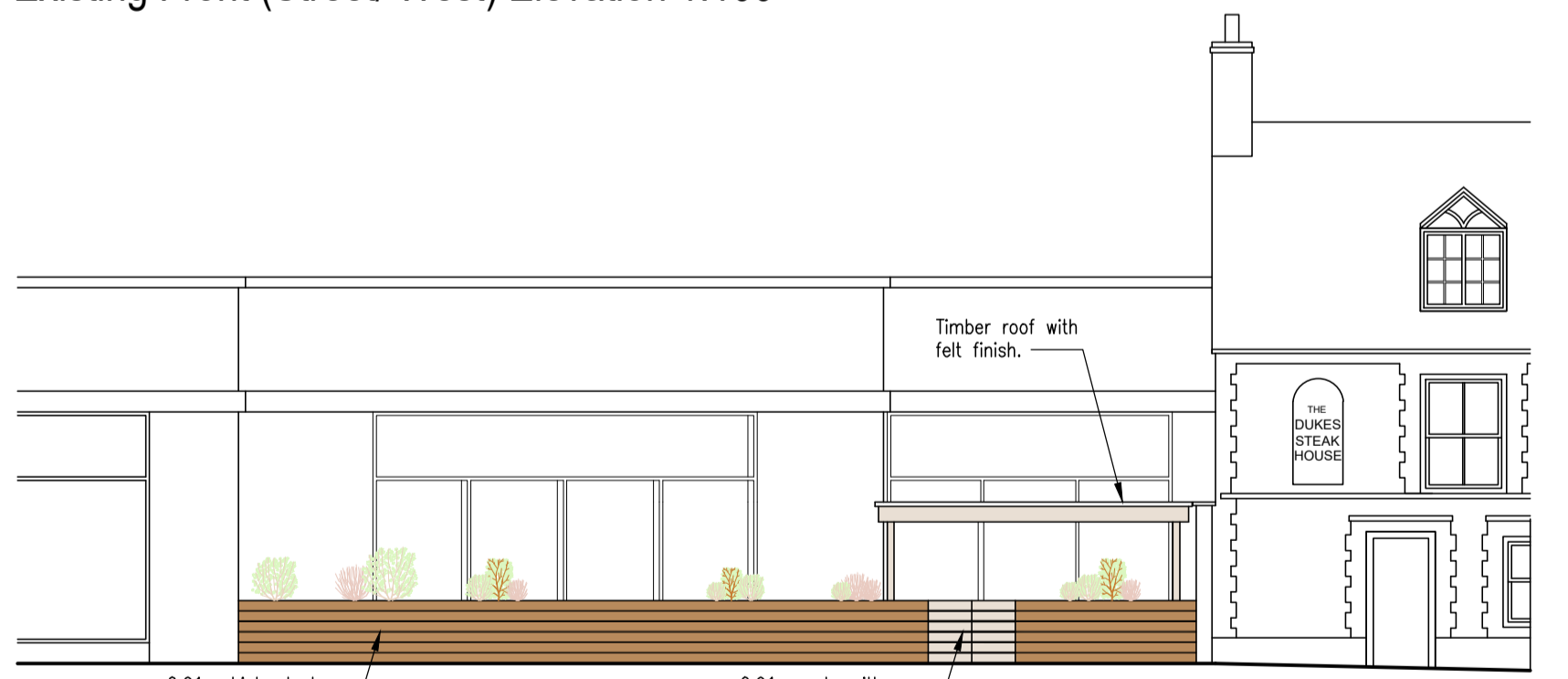
Existing plan 1:100



Proposed plan 1:100



Existing Front (Street/ West) Elevation 1:100



Proposed Front (Street/ West) Elevation 1:100

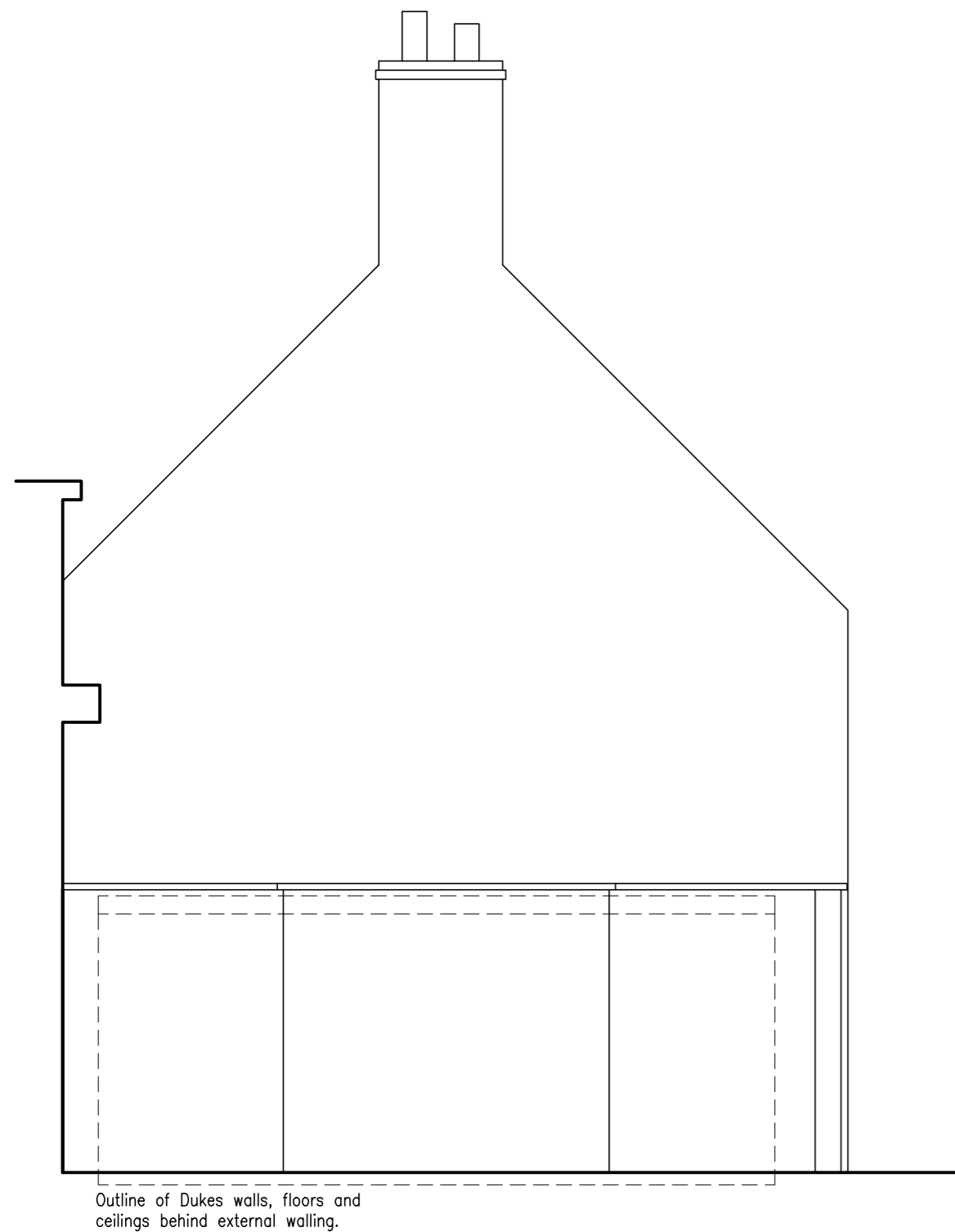
REVISIONS	PAPER SIZE	DATE
JOB NO. 6647/PL01C	A1	JUNE 2023

**Notes:**  
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.  
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.  
**The Construction (Design and Management) Regulations 2015:**  
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

CLIENT  
 ADAM AMIRAS LTD  
 PROJECT  
 FORMATION OF PUB GARDEN  
 SITE  
 DUKES HEAD/ STEAK HOUSE  
 8 CHURCH TERRACE  
 WISBECH  
 CAMBRIDGESHIRE  
 PE13 1BJ  
 DRAWING  
 EXISTING & PROPOSED COMBINATION

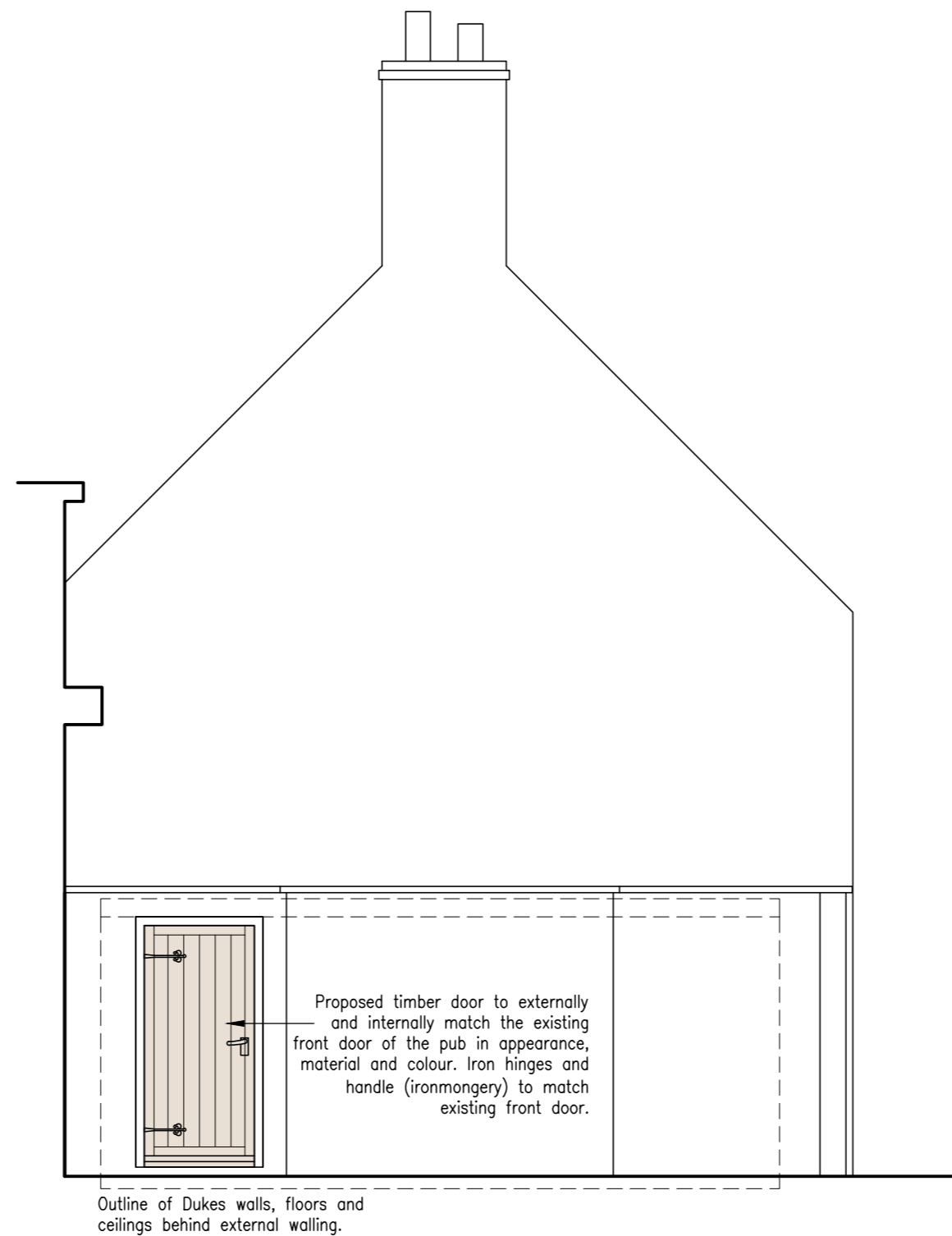
**PETER HUMPHREY ASSOCIATES**  
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS. PE13 1RG.  
 TELEPHONE: 01945 466966  
 E-MAIL: info@peterhumphrey.co.uk  
 WEB: www.peterhumphrey.co.uk





Outline of Dukes walls, floors and ceilings behind external walling.

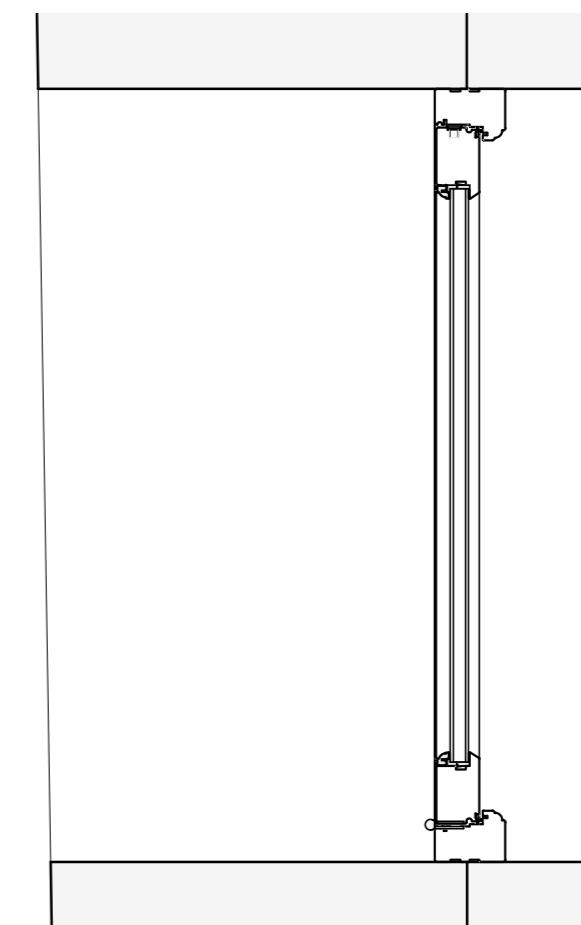
Existing Side (North-West)  
Elevation 1:50



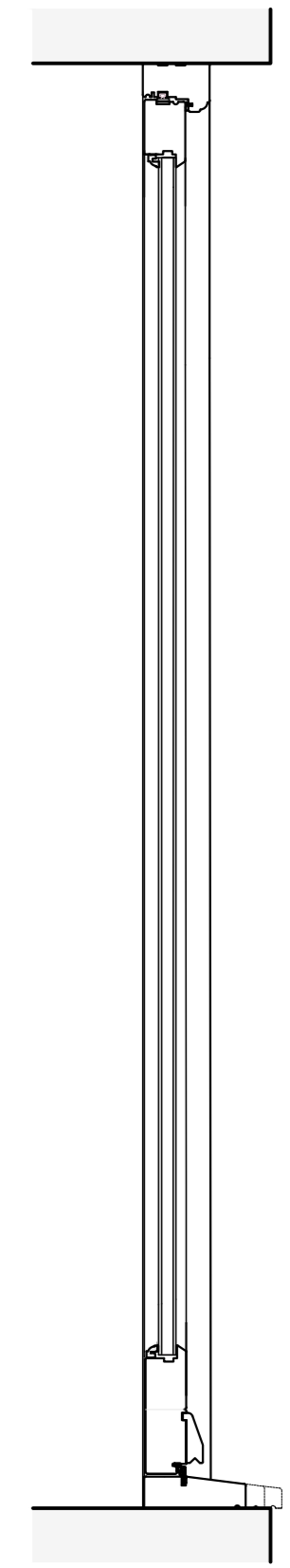
Outline of Dukes walls, floors and ceilings behind external walling.

Proposed timber door to externally and internally match the existing front door of the pub in appearance, material and colour. Iron hinges and handle (ironmongery) to match existing front door.

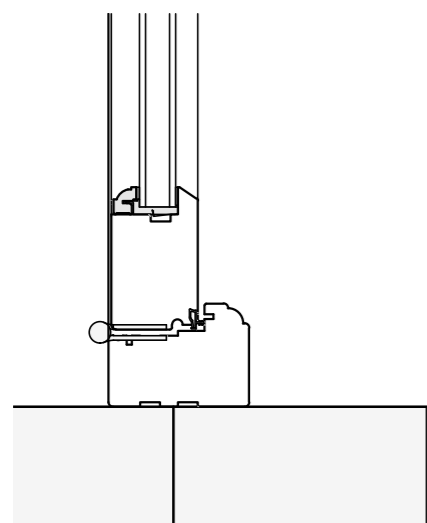
Proposed Side (North-West)  
Elevation 1:100



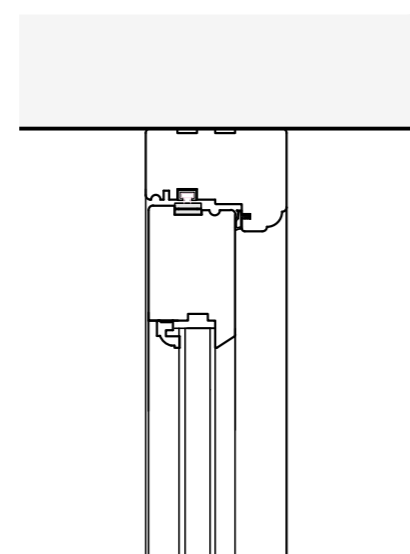
Door Jamb 1:10



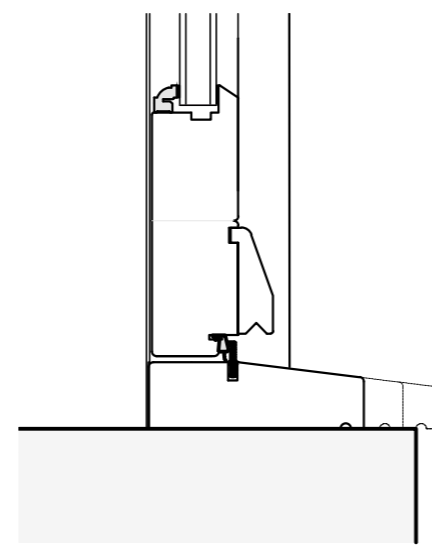
Door Head & Sill Section 1:10



Door Jamb 1:5



Door Head Section 1:5



Door Sill Section 1:5

REVISIONS

JOB NO.	PAPER SIZE	DATE
6647/PL02C	A2	JUNE 2023

**Notes:**  
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

**The Construction (Design and Management) Regulations 2015:**  
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.

CLIENT  
ADAM AMIRAS LTD

PROJECT  
FORMATION OF PUB GARDEN

SITE  
DUKES HEAD/ STEAK HOUSE  
8 CHURCH TERRACE  
WISBECH  
CAMBRIDGESHIRE  
PE13 1BJ

DRAWING  
ADDITIONAL DETAILS



PETER HUMPHREY  
ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966  
E-MAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk