
F/YR23/0948/F

Applicant: Mr Payne

**Agent : Mr G Boreham
Morton & Hall Consulting Ltd**

Bramley House Hotel, High Street, Chatteris, Cambridgeshire PE16 6BE

Erect a detached annexe block (2-storey 10-bed) involving demolition of existing outbuilding, and alterations to external staircase and door and window arrangement at ground floor level at rear

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a detached annexe block (2-storey, 10-bed), involving the demolition of an existing outbuilding, and alterations to external staircase and door and window arrangement at ground floor level of the existing building on site.
- 1.2 The application site is situated within Chatteris Conservation Area and within the setting of a Grade II Listed Building (Chatteris House).
- 1.3 The proposal as it currently stands is considered to be contrary to both Policy LP16 and LP18 given that the scale and design of the proposed building fails to reflect the existing architectural design present within the surrounding area. The design of the proposed building would conflict with the existing building on site and the adjacent Listed Building and thus would create a significant incongruous feature within the street scene.
- 1.4 The proposal is also considered to be contrary to both Policy LP6 and LP15 as proposed development fails to meet the parking standard requirements outlined in Appendix A of the Fenland Local Plan (2014), and as such there will be a burden placed on the surrounding area to meet both the existing use and increased demand.
- 1.5 Subsequently, this application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the eastern side of High Street and sits on a corner plot to the north of the High Street/Boadicea Court junction. The site is located within Chatteris Conservation Area and is located within the vicinity of numerous Grade II Listed Buildings, including Chatteris House which is situated immediately north-west of the site.

- 2.2 Bramley House is a three-storey building finished in a gault brick with a hipped slate roof. Bramley House is currently used as a hotel with restaurant and bar. To the east of the site is an existing outbuilding which is used to provide accommodation, which is to be demolished as part of this application. Parking space for 10 vehicles is also situated to the east of the building on site.
- 2.3 Neighbouring residential properties are situated to the north and east of the application site.

3 PROPOSAL

- 3.1 This application seeks to erect a detached annexe block (2-storey, 10-bed) involving the demolition of the existing outbuilding and alterations to the external staircase to bring the staircase further away from the proposed development, as well as door and window arrangement at ground floor level to the rear which include the removal of an existing window serving a bedroom and its replacement with a smaller window and door to match the existing.
- 3.2 The annexe block would be situated to the east of the existing building on site. The building would have a width of 17.4 metres approx and a depth of 6.1 metres approx. The building would have a dual-pitched roof with an eaves height of 4.3 metres approx and a ridge height of 6.8 metres approx.
- 3.3 Each unit will include a bedroom and en-suite, with 5 units situated upon each floor. The upper floor is accessed through a central staircase.
- 3.4 Externally, the fenestration proposed upon the principle elevation would include 6 doors and 5 windows at ground floor level with 5 dormer windows at first-floor. The fenestration proposed to the rear elevation includes 5 windows and 1 door at ground floor with 3 roof lights.
- 3.5 10 parking spaces are proposed to the front of the detached annexe block.
- 3.6 Full plans and associated documents for this application can be found at: [F/YR23/0948/F | Erect a detached annexe block \(2-storey 10-bed\) involving demolition of existing outbuilding, and alterations to external staircase and door and window arrangement at ground floor level at rear | Bramley House Hotel High Street Chatteris Cambridgeshire PE16 6BE \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0948/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR21/0296/F	Erect a wall with railings to front boundary and render to front porch of existing building	Granted 12/05/2021

5 CONSULTATIONS

5.1 Chatteris Town Council (06/12/2023)

Support

5.2 CCC Highways (11/12/2023)

The Local Highway Authority raises no objections to the proposed development.

The application site has an existing access with the highway that is not proposed to be altered and no additional parking spaces have been proposed. As such there would be no direct alteration to the current highways situation. I would note as such that the LPA should ensure that the proposed parking is sufficient for the use of the proposal.

The turning and parking area as shown appears to be sufficient and adequate for the number of vehicles to park and enter/turn and leave the premises in a forward gear..

Recommended Conditions

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

5.3 FDC Conservation (05/12/2023)

Proposal: Erect a detached ancillary block (2-storey 10-bed) involving demolition of existing outbuilding, and alterations to external staircase and door and window arrangement at ground floor level at rear.

Considerations:

1. Consideration is given to the impact of the proposal on the architectural and historic interests with special regard paid to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which it possesses according to the duty in law under S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Consideration is given to the impact of the proposal on the architectural and historic interests of a Non-Designated Heritage Asset with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3. Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

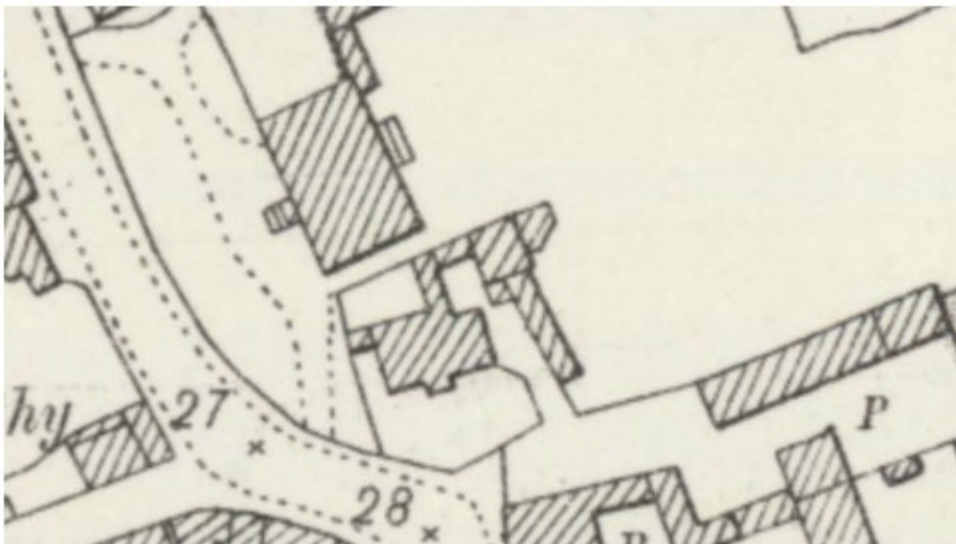
4. Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2021, specifically, paragraphs 8, 195, 197, 199, 200, and 202

5. A heritage statement has been submitted with the application. The information limited but is considered insufficient in this instance to comply with paragraph 189 of the NPPF and policy LP18 of the 2014 local plan, especially in such close proximity to highly significant listed buildings.

6. Due regard is given to relevant planning history.

Comments:

The proposal is to demolish an historic outbuilding within the carpark area. The outbuilding is much altered in form and appearance which has had a substantial impact on its significance. It historically attached to a more substantial range of outbuildings and has since been truncated to become a standalone building. The less than sensitive alterations that have been made to create further bedrooms have in many ways sterilised its historic form and character, making it appear somewhat out of place in the position it holds. Whilst this might be the case, the building has evidential historic value of the former layout of the site and the Heritage Statement provides no justification for this.



The proposal is to erect a 10 bedroom standalone building within the car park that will back onto the boundary of the listed Chatteris House.

The building is considered too large for its position, especially in such close proximity to Bramley House and Chatteris House. Its form is also architecturally inconsistent with the host Bramley House and the Listed Chatteris House. The development within the curtilage of Chatteris House (Boxing Boys Mews) has been carried out rather sensitively with hipped roofs that maintain a subservient form and character with the two primary buildings in the vicinity, this development also has substantially greater separation than is shown on the proposed.

Unfortunately, it would appear that the form the proposed has been dictated by the wish to provide a certain level of floorspace, which has resulted in a rather oversized building that fails to pick up on the essential character of the site, most notably the characteristic hipped roofs.

Whilst the design picks up on a loose form of a coachhouse/stables, the elevations with a rhythm of doors and windows appears bland and confused.

The dormers are shown to be clad in timber shiplap. This is an incongruous material and is inappropriate. Elements such as this highlight the need for a thorough heritage impact assessment which has not been provided, whereby a simple area character appraisal would indicate that hung natural slate cheeks and leaded gables are far more appropriate for the area. Simplistic Heritage Statements that essentially regurgitate policy are not fit for purpose. Ill considered details only act to erode local character and quality of conservation areas.

Whilst there is no in principal objection to the creation of sensitive additions, this proposal as it stands is considered to harm the character and appearance of the conservation area and the setting of listed buildings, contrary to both local and national policy.

Recommendation: Objection

An amended heritage statement was received, to which the following amendment was made to the above comments:

5.4 FDC Conservation (22/01/2024)

5. Following my earlier comments a heritage statement has been submitted with the application. The information is largely limited to a running commentary of the wider area and the proposed design. It does little to outline the significance, justify the impacts or the earlier objections raised.

Recommendation: Objection

5.5 FDC Arboricultural Officer (19/02/2024)

The applicant has submitted an arboricultural impact assessment to support the proposed development.

The report categorises the off-site Silver Birch tree as category A for its contribution to amenity.

The proposed development is shown to encroach by 17% into the root protection area (RPA) and therefore there is potential for damage to the roots.

The actual root spread of a tree is unlikely to be uniform and I agree that a manual exploration of the root spread should be carried out to determine the actual presence of roots and their size/volume.

I recommend a test trench is carried out by air spade under the supervision of the developers arboricultural consultants (OMC Associates) to assess what roots are present and if special construction methods are required e.g., piling with ground beam set at existing ground level.

5.6 FDC Assets and Projects (16/11/2023)

I can confirm our team has no objection to this

'we have a strip of land opposite which shouldn't be impacted as they are within their boundary'

5.7 FDC Economic Growth Team (20/11/2023)

Economic Growth fully support this application

5.8 FDC Environmental Health (17/11/2023)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination. Due to the close proximity of noise sensitive receptors, it is recommended that the following condition is imposed in the event that planning permission is granted:

WORKING TIMES

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

5.9 Designing Out Crime Officer (27/11/2023)

Thank you for the opportunity to comment on this outline planning application, I have viewed the design and access statement (DAS) and all other associated documents in relation to crime, disorder, and the fear of crime, I have searched the Constabulary crime and incident systems covering Birch Ward Chatteris for the last 2 years, I would consider this to be an area of low risk to the vulnerability for crime at present based on the figures below.

(...)

Please note we now input poaching within our crime responses, it is known that if poaching is a recorded crime within a location there is an increased risk of other criminal activity. There doesn't appear to be any specific crime prevention or security section in the Design and Access Statements (DAS). It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, amenity space and the environment provide a safe place for visitors and staff.

Lighting - For the safety of people and their property our recommendation is that all adopted and unadopted roads, including private driveways, shared drives and parking areas should all be lit by columns to BS5489:1 2020. Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. There should be LED dusk to dawn wall mounted lights above each entrance/exit doors. (There are column lights fitted with a back shield that are sympathetic to the environment and work alongside wildlife ecology to reduce light pollution!).

Window and door standards and certification

- *Doors – all door sets allowing direct access, e.g., front, and rear entrance door sets will be certificated to one of the following standards: PAS 24 – 2022*

PAS 24 - 2016 or STS 201 Issue 4:2012 or LPS 1175 Issue 7.2 (2014) Security Rating 2+ or STS 202 Issue 3 (2011) Burglary Rating 2 or (Commercial door sets) LPS 2081 Issue 1 (2015) Security Rating B+ NB: The benefits of third-party certification are recognised within ADQ, Appendix A, Note 3.

- *Windows, roof windows and roof lights – all ground floor and easily accessible windows, shall be certificated to one of the following standards: PAS 24 – 2022 or PAS 24 - 2016 or STS 204 Issue 4:2012 or LPS 1175 Issue 7.2 (2014) Security Rating 1 or STS 202 Issue 3 (2011) Burglary Rating 1 or LPS 2081 Issue 1 (2015) Security Rating A NB: Easily accessible is defined within Approved Document Q Appendix A. Easily accessible is defined as: A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or a window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.*

**PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024.*

- *Drainpipes – should be square, flush to the wall and away from windows and balconies, to reduce risk of providing a climbing aide.*

I am happy for the above to be conditioned

5.10 Local Residents/Interested Parties

1 letter of objection was received with regard to this application from an address point at Boxing Boys Mews. The reasons for objection are summarised as follows:

- Appearance
- Noise levels when demolishing and rebuilding
- Noise levels from patrons arriving late/leaving early
- Overlooking
- Cigarette ends thrown out of windows by guests over the wall
- TPO Silver Birch tree
- Are there enough guests booking stays to warrant an extra 10 bedrooms

22 letters of support were received with regard to this application from various address points within Chatteris. An additional 3 letters of support were received however the address points within these letters were incomplete and therefore could not be counted. The reasons for support are as follows:

- Asset to the town
- Employment opportunities
- Travel and tourism to the area
- Design is in keeping with surroundings
- Enhance the area and the high street
- Parking
- Good to see local business expanding
- More overnight accommodation is needed in the expanding community
- Enhance appeal and capacity of our community
- Bramley House maintains high standards
- Help other businesses in the area

- Tidy up all of the 1960s cheap & cheerful additions

For the sake of completeness and transparency, allegations were received with regard to the neighbour letters of objection submitted in respect of this application not being legitimate in relation to the name and addresses given. 7 letters of objection were received, albeit one of these letters did not provide complete address details. Letters were sent to the 6 other objectors asking those to confirm in writing that they had either written to the LPA and that we should consider the submitted representation, or that they had not written to the LPA and that we should disregard the correspondence. 5 responses were received confirming that objections were not submitted and as such these responses have been disregarded. 1 response was received confirming the objection had been submitted and thus this has been detailed above.

6 STATUTORY DUTY

- 6.1 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).
- 6.2 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.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- Chapter 16 – Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 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

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

7.5 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:

LP7: Design

LP15: Employment

LP16: Town Centres

LP17: Culture, Leisure, Tourism and Community Facilities

LP20: Accessibility and Transport

LP22: Parking Provision

LP23: Historic Environment

LP27: Trees and Planting

LP32: Flood and Water Management

8 KEY ISSUES

- Principle of Development
- Tourism
- Design, Visual Amenity and Heritage
- Residential Amenity
- Parking and Highways

- **Trees**
- **Flood Risk**
- **Other Matters**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 identifies Chatteris as a sustainable place for growth and seeks to direct majority of growth towards Chatteris and the 3 other market towns. The development would support an existing business whereby policy LP6 seeks to support the growth and expansion of existing businesses subject to their suitability.
- 9.2 As such, the development plan supports the broad principle of the proposed development, subject to compliance with other relevant policies within the FLP.

Tourism

- 9.3 Policy LP6 of the Fenland Local Plan sets out the strategy in relation to employment, tourism, community facilities and retail.
- 9.4 The policy states that the tourism and visitor industry “*will be supported by welcoming new accommodation and attractions, and retaining hotels*”. Nine criteria are listed as being relevant to the consideration of tourism accommodation proposals. These criteria relate to the location of development, its sustainability credentials, and its impact on specific elements of the surrounding built environment. The proposal meets with the majority of requirements of these nine criteria given its location within a primary market town as an expansion of an existing tourist facility etc. Specific impacts on its surroundings in terms of heritage impact, visual impact etc are considered under separate headings below.

Design, Visual Amenity and Heritage

- 9.5 The proposal includes the demolition of a historic outbuilding within the existing carpark. Historically, the outbuilding was attached to a more substantial range of outbuildings and has since been truncated to become a standalone building, thus making the building appear somewhat out of place in the current position it holds. Notwithstanding this however, the building has evidential historic value of the former layout of the site. The Heritage Statement submitted as part of this application provides no justification for the removal of this building.
- 9.6 The proposed annexe block would be situated to the east of the existing building on site. The building would have a width of 17.4 metres approx and a depth of 6.1 metres approx. The building would have a dual-pitched roof with an eaves height of 4.3 metres approx and a ridge height of 6.8 metres approx.
- 9.7 The proposed building is considered too large for its position given its location in close proximity to both Bramley House and the Grade II Listed Building Chatteris House to the north-west, thus creating a dominant feature within the street scene and the wider conservation area. In addition to this, the proposed design of the building would be architecturally inconsistent with the surrounding buildings. Both Bramley House and Chatteris House feature characteristic hipped roofs and the development to the rear of the Chatteris House (Boxing Boys Mews) also reflects

this architectural style. The proposed building would introduce a dual-pitched style roof which does not reflect the prevailing character.

- 9.8 In addition to the above, whilst the design of the building picks up loosely on the form of a coachhouse/stables, the principal elevation with a rhythm of doors and windows appears bland and does not contribute to the character of the Conservation Area.
- 9.9 The dormer windows proposed would be clad in a timber shiplap. Upon consultation with the FDC Conservation Officer, this material was considered to be inappropriate and it was noted that hung natural slate cheeks and leaded gables are more appropriate given the surrounding area.
- 9.10 The FDC Conservation Officer noted that there is no in principle objection to the creation of sensitive additions within the site, however it is considered that the current proposal would harm the character and appearance of the Conservation Area and the setting of the adjacent Grade II Listed Building given that the proposed building would introduce an oversized, poorly designed and incongruous feature within the street scene that is out of character with the surrounding context. As such, the scheme is considered to be contrary to both LP16 and LP18 of the Fenland Local Plan.
- 9.11 The alterations to the existing building are unlikely to be highly visible from the street scene and are therefore unlikely to detrimentally impact upon the character of the surrounding area.

Residential Amenity

- 9.12 Neighbouring residential properties are situated to the north and east of the application site. A row of terraced dwellings is situated to the north-east of the site (Boxing Boys Mews). The proposed building would be situated approximately 12.4 metres from the end of the set of terraced dwellings (No. 6). The dwelling to the south-east of the proposed building would be situated approximately 5.4 metres away. The apartments at 17 High Street would be situated approximately 7.8 metres from the proposed building.
- 9.13 Given the close proximity of neighbouring residential properties, it is likely that the proposed building would be somewhat visible to all adjacent properties, however is unlikely to introduce significant overbearing impacts considering that the area immediately north of the building is utilised for car parking.
- 9.14 Similarly, given that the direction from sun travel is from east to west, it is unlikely that the proposed building would introduce any significant overshadowing impacts upon neighbouring property. Overshadowing will predominantly fall to the north of the building, which as aforementioned, is utilised for car parking and therefore would not detrimentally impact upon adjacent neighbouring amenity.
- 9.15 With regard to fenestration, the fenestration at ground floor level would be obscured by existing boundary treatments on site. First-floor fenestration includes windows upon the principal elevation. These windows would overlook the proposed car park area. The scheme includes the provision of 3 roof lights upon the north facing roof slope. These roof lights would face onto the parking area associated with Boxing Boys Mews to the north of the site and therefore would not

introduce any adverse overlooking impacts. As such, there are no overlooking issues to address.

Parking and Highways

- 9.16 The Highway Authority have raised no objection to the scheme given that there are no amendments proposed to the existing access to the site and they acknowledge that parking/turning on site appears to be sufficient. The comments provided did however note that the LPA should ensure that the proposed parking is sufficient for the use of the proposal.
- 9.17 The development would generate an extra 8 rooms for occupants (allowing for the two rooms in the existing outbuilding) which, in accordance with the parking standards set out in Appendix A of the FLP this would generate the need for 8 additional parking spaces (one per room). The existing site layout details the provision of 10 spaces and the proposed site layout also details 10 spaces. Therefore, no additional parking is proposed on site to accommodate the development. In terms of the current use of the site, there are 11 bedrooms which should require 11 spaces as per Appendix A as well as 1 space per 3/5sqm of public house/restaurant floorspace (approximately 60sqm). It can therefore be seen that there is an existing under provision of car parking at the site.
- 9.18 Whilst the town centre location of the site is acknowledged, the cumulative shortfall in parking requirement arising from the existing use combined with the development is considered to be significant. The shortfall in parking would result in traffic movements in the vicinity that would risk having adverse impacts on living conditions of residents within adjacent properties, but also the traffic touring round looking for a space to park would harm both the character and appearance of the area.
- 9.19 A similar application for additional accommodation was dismissed at appeal at The Falcon Hotel, Whittlesey, a site with significant similarities locationally too, due the adverse impacts which would result in a shortfall in parking – planning application reference F/YR17/1025/F, appeal reference APP/D0515/W/18/320449.
- 9.20 The Inspector acknowledged that the proposed parking for the development was significantly less than the maximum requirement set out under Appendix A. The inspector also acknowledged within their report the limited areas of on-street parking on nearby roads and the proximity to residential roads, similar to that of this application. The inspector concluded that “the shortfall in parking would result in traffic movements in the vicinity that would risk having an undue adverse effect on the living conditions of residents through noise and disturbance, and the likelihood of traffic touring round the area, contrary to the aims of Policies LP6 and LP15.
- 9.19 The proposed development therefore fails to meet the parking standard requirements outlined in Appendix A of the Fenland Local Plan (2014), and as such there will be a burden placed on the surrounding area to meet both the existing use and increased demand.

Trees

- 9.20 There is a Silver Birch tree situated to the north of the application site, adjacent to the wall dividing the site and Boxing Boys Mews. The Arboricultural Impact

Assessment accompanying the application notes that the Silver Birch tree is category A for its contribution to amenity. The proposed development is shown to encroach by 17% into the root protection area and therefore there is potential for damage to the roots.

- 9.21 Notwithstanding this however, the FDC Arboricultural Officer has raised no objections subject to manual exploration of the root spread to determine actual presence of roots and a test trench by air spade being undertaken. Such requirements could be secured by way of condition should permission be granted.

Flood Risk

- 9.22 The proposal is located within flood zone 1 and issues of surface water disposal will be considered under Building Regulations.

Other Matters

- 9.23 One letter of objection was received with regard to the proposed development. Whilst the majority of concerns raised have been addressed within the assessment above, the remainder will be addressed below.
- 9.24 Firstly, the objector raised concern regarding noise levels from both the demolition and construction works on site, as well as noise levels from patrons arriving late/leaving early. The FDC Environmental Health team raised no objections to the scheme, however, did request a condition restricting construction times. However, in this instance it is not considered reasonable to secure such a condition given that the proposed development is for one building and thus is unlikely to introduce significant noise impacts. Potential noise from patrons accessing the building is unlikely to be significant, especially considering the existing use of the Bramley House.
- 9.25 The letter of objection also raised concerns around the potential for cigarette ends to be thrown out of windows and whether there are enough guests booking stays to warrant an extra 10 bedrooms. These concerns are not material planning considerations and therefore cannot be used as reasons to refuse the application.

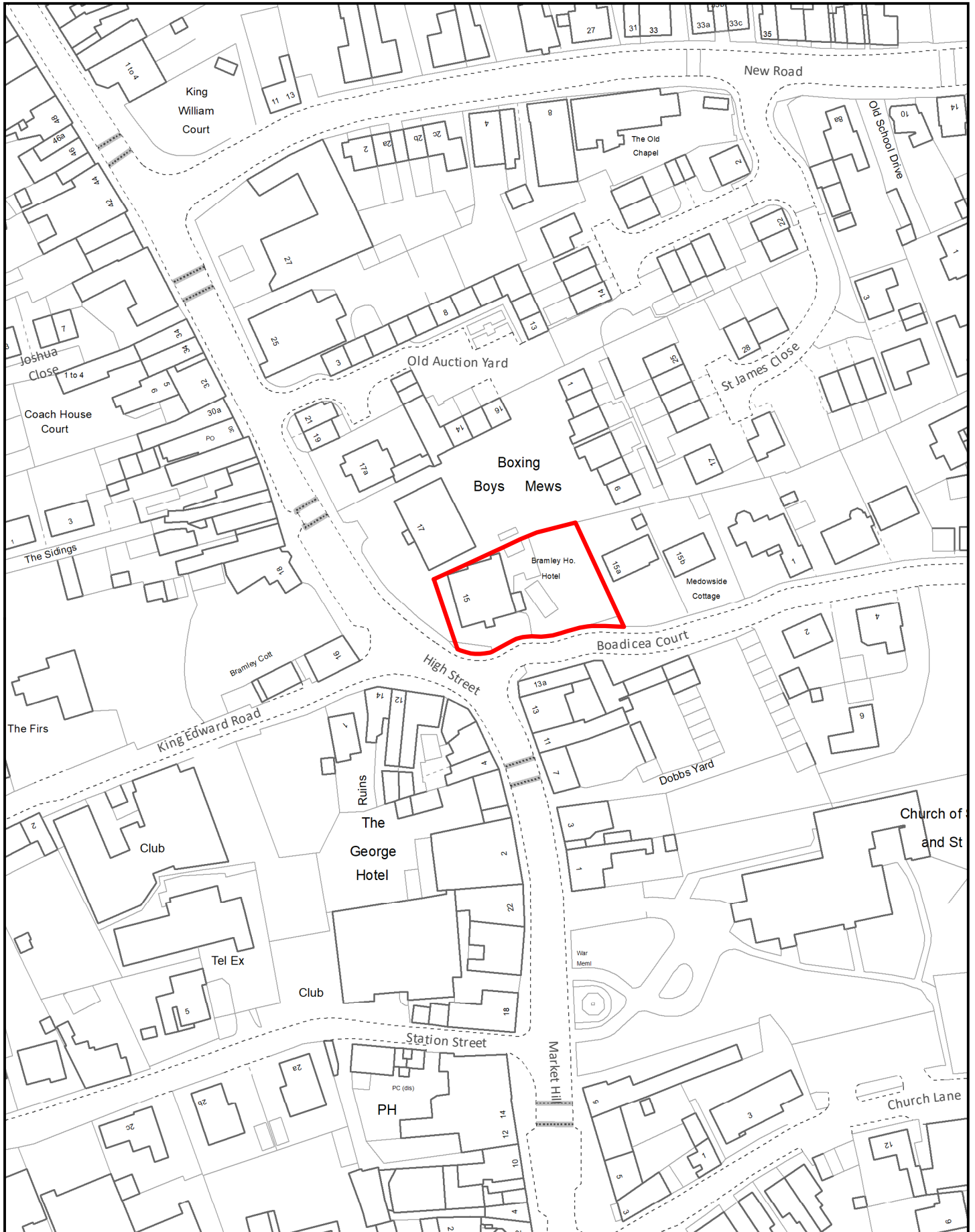
10 CONCLUSIONS

- 10.1 The development plan supports the principle of the proposed development on site, subject to compliance with other relevant policies within the FLP.
- 10.2 The application site is situated within Chatteris Conservation Area and within close proximity to a Grade II Listed Building (Chatteris House). The proposed development in its current form is considered to introduce a significant, incongruous feature within the street scene which does not reflect the surrounding character and is thus considered to be contrary to both Policy LP16 and LP18.
- 10.3 In addition to the above, the proposed development fails to meet the parking standard requirements outlined in Appendix A of the Fenland Local Plan (2014), and as such there will be a burden placed on the surrounding area to meet both the existing use and increased demand. The scheme is therefore also considered to be contrary to Policy LP15.

11 RECOMMENDATION

11.1 **Refuse;** for the following reasons:

1	<p>Policy LP16 and LP18 of the Fenland Local Plan 2014 seek to ensure that developments make a positive contribution to local distinctiveness and the character of the area, respect the local built environment and settlement pattern and achieve high quality environments by protecting and enhancing heritage assets and their settings.</p> <p>The current proposal would harm the character and appearance of the Conservation Area and the setting of the adjacent Grade II Listed Building given that the proposed building would introduce an incongruous feature within the street scene that is out of character with the existing surrounding context. The scheme is therefore considered to be contrary to both Policy LP16 and LP18.</p>
2	<p>Policies LP6 and LP15 of the Fenland Local Plan (2014) require that schemes duly consider infrastructure impacts and make sufficient provision for parking. The proposal would result in a parking provision shortfall, which would result in the development failing to meet the parking standard requirements outlined in Appendix A of the Fenland Local Plan (2014), and as such there will be a burden placed on the surrounding area to meet both the existing use and increased demand, which would result in adverse impacts on residential amenity and the character of the area. Such impacts are considered so significant as to warrant the refusal of the scheme in accordance with policies LP6 and LP15.</p>



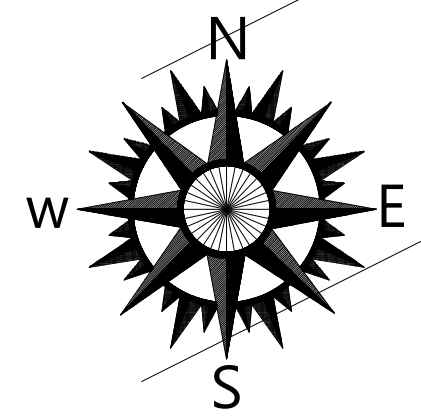
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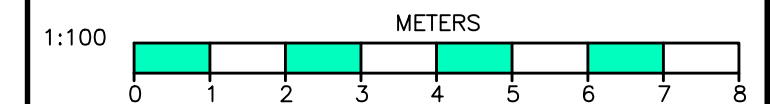
EXISTING SITE PLAN
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Boxing Boys Mews

LEGEND:

-  EXISTING DWELLINGS
-  PAVEMENT
-  GRASS
-  PERMEABLE BLOCK PAVING (NON SLIP)
-  TARMAC
-  GRAVEL
-  SLAB PAVING
-  WHEELIE BINS
-  HEDGING
-  VEGETATION

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All finishes, insulation and damp-proofing to architect's details



B	DRAWING AMENDED	OCT 2023
A	FIRE ESCAPE AMENDED	OCT 2023
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ
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Fax: 01354 660467
E-mail: info@mortonandhall.co.uk
Website: www.mortonconsultingengineers.co.uk

Fenland District Council
LABC Building Design Awards
winner Building Excellence in Fenland

CLIENT
Mr T Payne

PROJECT
The Bramley House
15 High Street
Chatteris, Cambs
PE16 6BE

TITLE
Proposed Site Plan

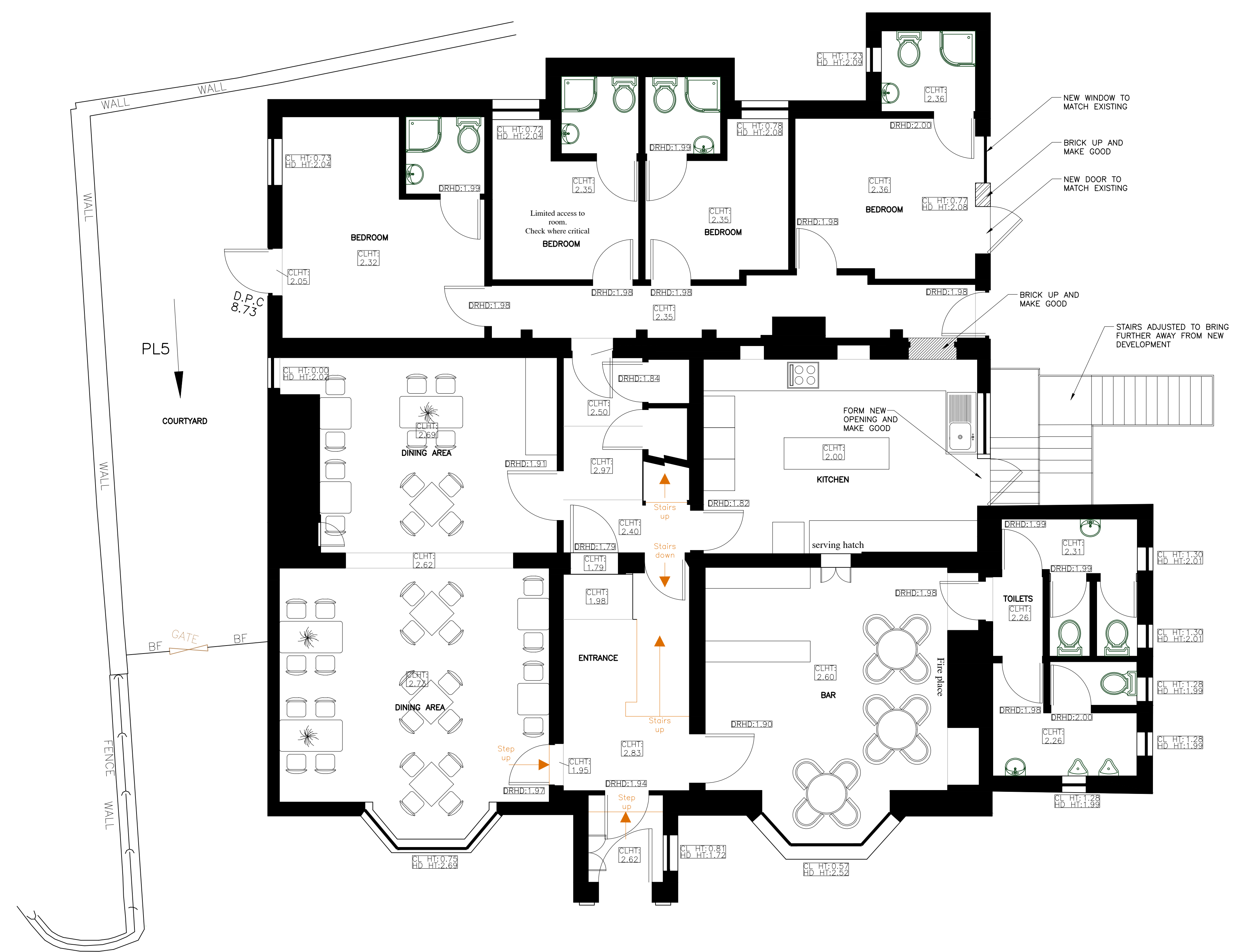
DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Aug 2023	DRAWING NUMBER H9163/04
SCALE As Shown	

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Internal survey key

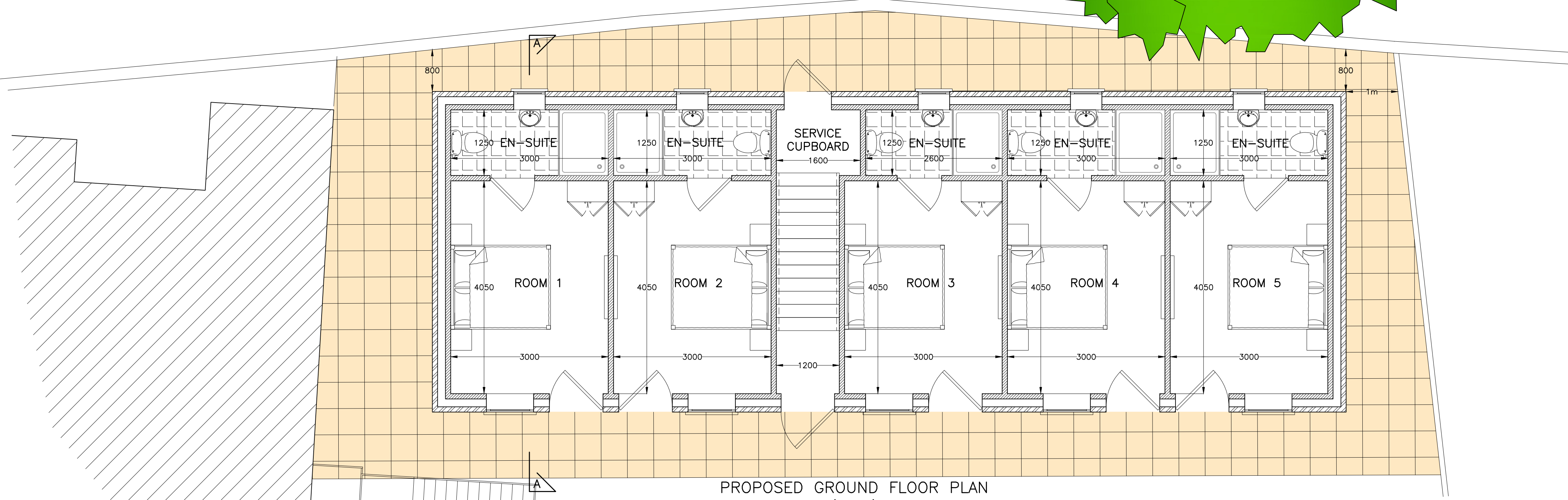
Items not always applicable to survey. Check pre-agreed survey requirements/specification

—	Line above text= service positioned at higher level height		
—	Line above & below text= service positioned at mid level height		
—	Line below text= service positioned at lower level height		
LS	Light switches (with gangs)	FS	Fuse switch
LS	Plug sockets (with gangs)	IS	Isolation switch
PS		AS	Aerial socket
PS		BS	BT/comms socket
		US	Unidentified service
		SS	Shaver socket/point
LF	Light fittings	CF	Floor to ceiling height
EF	Extractor fan	WC	Window sill & head height
FB	Fuse board	FF	Finished floor level
TC	Thermostatic control	SO	Underside of object height
SD	Smoke detector	DR	Door head height
IA	Intruder Alarm interface		

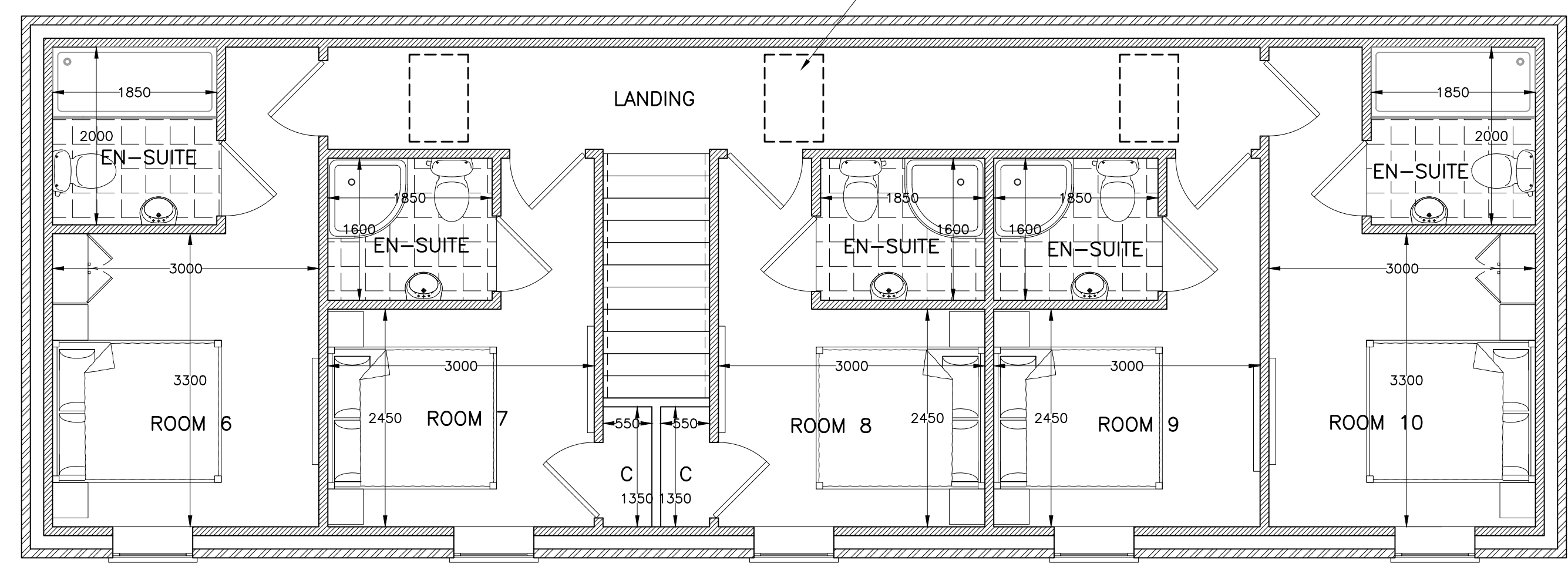


PROPOSED GROUND FLOOR PLAN
(1:50)

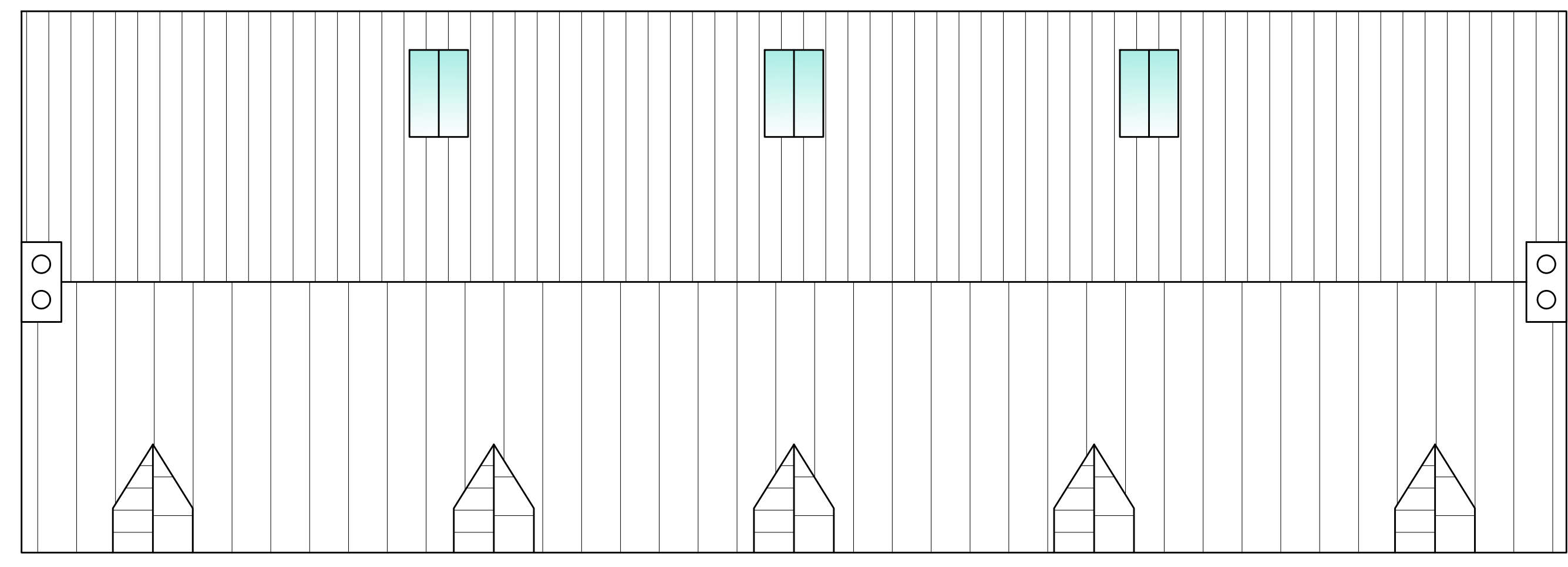
C	DRAWINGS AMENDED	OCT 2023
B	FIRE ESCAPE AMENDED	OCT 2023
A	CLIENTS CHANGES	AUG 2023
	REVISIONS	DATE
<p>MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS</p> <p>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ Tel: 01354 655454, Fax: 01354 660467, E-mail: info@mortonandhall.co.uk, Website: www.mortonconsultingengineers.co.uk</p> <p>LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland</p>		
CLIENT		
Mr T Payne		
PROJECT		
The Bramley House 15 High Street Chatteris, Cambs PE16 6BE		
TITLE		
Proposed Ground floor plan Bramley House		
DRAWN	G.Bohram	DATE OF ISSUE
CHECKED		
DATE	Aug 2023	DRAWING NUMBER
SCALE	As Shown	H9163/07 _c



PROPOSED GROUND FLOOR PLAN
(1:50)



PROPOSED FIRST FLOOR PLAN
(1:50)



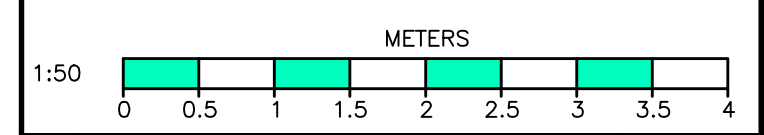
PROPOSED ROOF PLAN (1:50)

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PHOTO OF CONSERVATION ROOF LIGHT

3No 660x980 CONSERVATION ROOF LIGHTS



REVISIONS	DATE
B	OCT 2023
A	OCT 2023

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Fenland District Council Building Design Awards winner

CLIENT
Mr T Payne

PROJECT
The Bramley House
15 High Street
Chatteris, Cambs
PE16 6BE

TITLE
Proposed Floor Plans

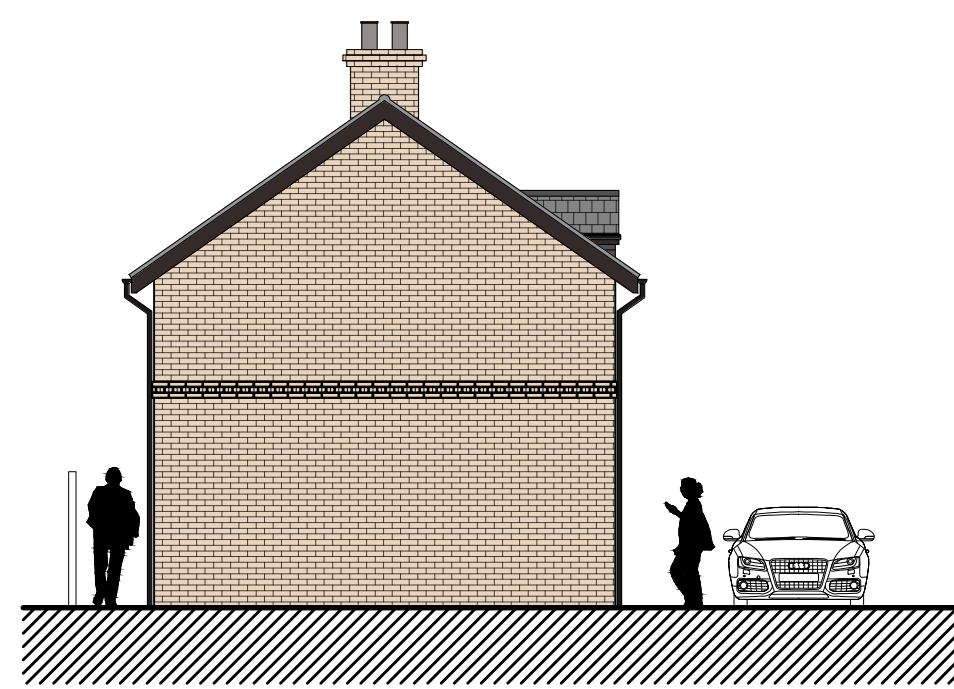
DRAWN G. Boreham	DATE OF ISSUE
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DATE Aug 2023	DRAWING NUMBER H9163/02
SCALE As Shown	



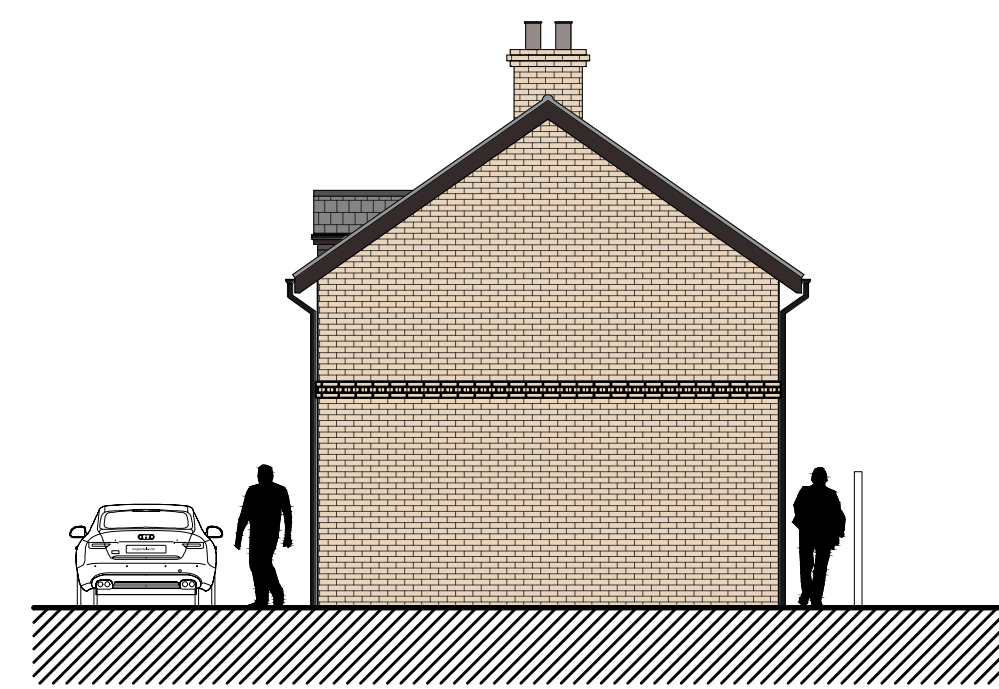
PROPOSED FRONT ELEVATION
(1:50)



PROPOSED REAR ELEVATION
(1:50)



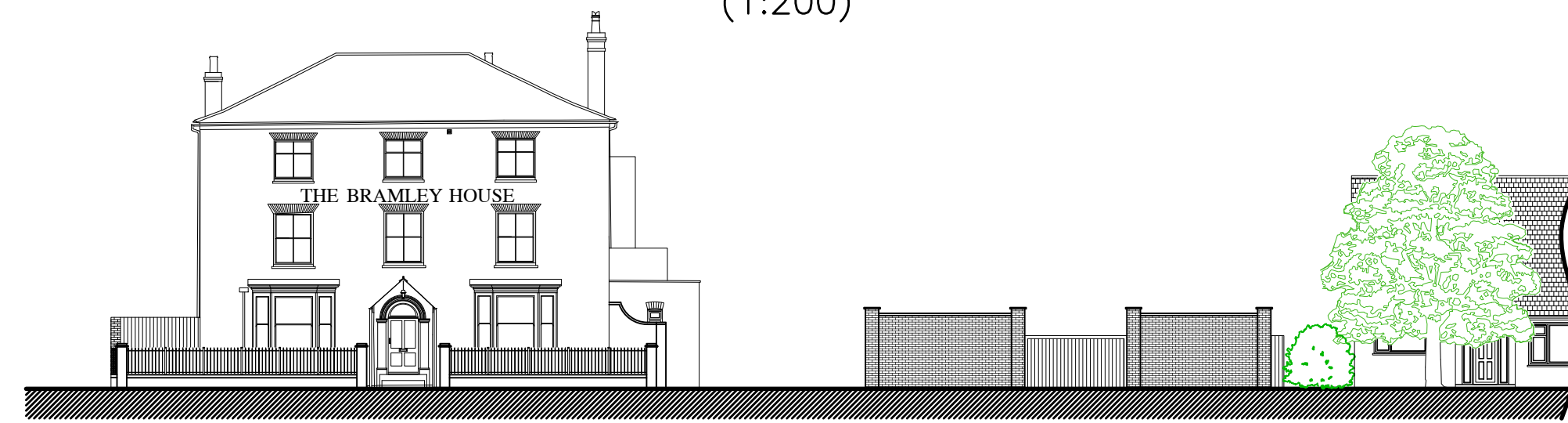
PROPOSED LHS ELEVATION
(1:100)



PROPOSED RHS ELEVATION
(1:100)

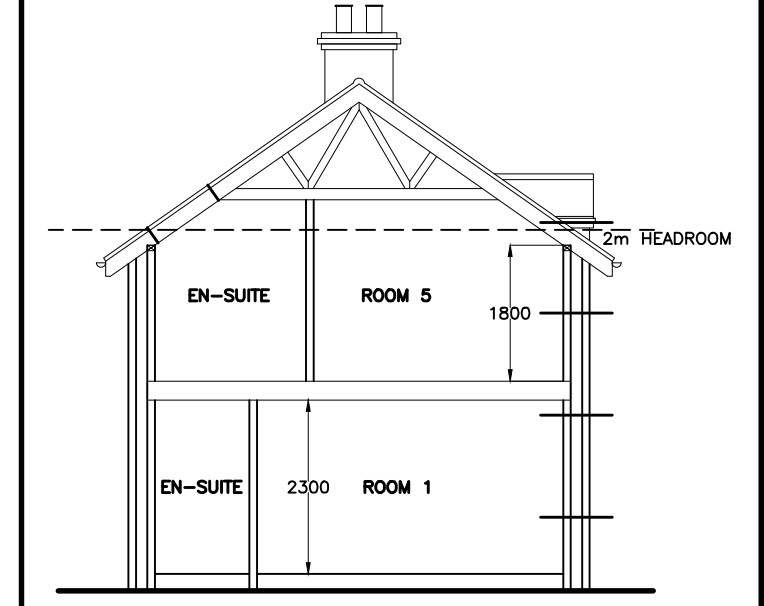


PROPOSED STREET SCENE
(1:200)



EXISTING STREET SCENE
(1:200)

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SECTION A-A
(1:100)

A	EN-SUITE WINDOWS	OCT 2023
	REVISIONS	DATE

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PE16 6BE

TITLE
Proposed Elevations & Section

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SCALE As Shown	