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**F/YR25/0847/LB & F/YR25/0846/F**

**Applicant: Mr Harry Spence  
AS Watson**

**Agent : Mr Mark Cherrett  
MC:67 Creative Solutions**

**27 Market Place, Wisbech, Cambridgeshire, PE13 1DQ**

**F/YR25/0847/LB - External works to a listed building including replacement of existing shop front (with repositioned entrance doors) and installation of internal and external security shutters, and display of 1 x non-illuminated fascia sign, 1 x non-illuminated projecting sign, and a vinyl (property number above door)**

**F/YR25/0846/F - Replacement of existing shop front (with repositioned entrance doors) and installation of internal and external security shutters**

**Officer recommendation: REFUSE**

**Committee reason: Chair of planning committee call in**

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## **1 EXECUTIVE SUMMARY**

- The applications seek full and Listed building permission for external works to a listed building including replacement of existing shop front (with repositioned entrance doors) and installation of internal and external security shutters and display of 1 x non-illuminated fascia sign, 1 x non-illuminated projecting sign, and a vinyl (property number above door).
- The application site is located within the market place in Wisbech. The host property is a Grade II Listed, terraced, 3-storey building with a commercial premises on the ground floor located within the Wisbech Conservation Area.
- Policy LP16 (a) of the Fenland Local Plan states that proposals for alterations 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 210 of the National Planning Policy Framework and in accordance with Policy LP18 of the Fenland Local Plan. The proposed works would create significant changes to the shop front. The proposed entrance door would be located on the right-hand side of the front elevation. Whilst there are some entrance doors set to the side, these tend to be more modern additions, the majority of more traditional shop fronts within the marketplace have central doorways. The existing shopfront appears balanced with the central double doors. It is therefore considered that the new shop front would have a harmful impact upon the character and appearance of the Grade II Listed building (No27 Market Place) and the Wisbech Conservation Area. The Conservation Officer has objected to the proposals on this basis. Therefore, the proposals would be in contrary with policies LP16 and LP18 of the Fenland District Council Local Plan (2014).
- Policy LP17 (e) of the Fenland Local Plan 2014 states that proposals for new shop frontages should avoid the use of external roller shutters. The host property is a Grade II Listed building within the Wisbech Conservation Area.

While the internal shutters proposed may be considered acceptable the proposed external door shutters are not supported in the Wisbech Conservation Area and will have a negative impact on the character of the Listed Building.

- The recommendation is therefore for refusal of planning permission and Listed Building consent.

## 2 SITE DESCRIPTION

- 2.1 The site is located within the market place in Wisbech market town. The host property is a terraced 3-storey building with commercial premises on the ground floor. The commercial business currently occupying the ground floor is “Savers”.
- 2.2 The host property is Grade II Listed and located within the Wisbech Conservation Area. The List description is set out in the justification section of the report under Character and Historic Environment.

## 3 PROPOSAL

- 3.1 The applications seek full planning permission and Listed building consent for external works to a listed building including replacement of existing shop front (with repositioned entrance doors) and installation of internal and external security shutters and display of 1 x non-illuminated fascia sign, 1 x non-illuminated projecting sign, and a vinyl (property number above door).
- 3.2 The shop double entrance doors are currently positioned recessed centrally within the shop frontage. The proposal would move the entrance doors to the right-hand side of the shop front. The repositioned double doors are proposed to be recessed with a vinyl number above the door and with external shutters positioned within the door recess to the front. New internal shutters are proposed to the front shop windows.
- 3.3 The existing shop front fascia is proposed to be retained, repaired as required and redecorated to match existing. New powder coated aluminium individual letters would be mechanically fixed to the fascia – all to Savers current branding. The proposed 1 x non-illuminated projecting sign would hang from a decorative shaped hanger and brace powder coated black satin.

Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

## 4 SITE PLANNING HISTORY

Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR25/0845/A	Display of 1 x non-illuminated fascia sign, 1 x non-illuminated projecting sign, and a vinyl (property number above door)	Granted	30 Jan 2026
F/YR01/0990/LB	Alterations to existing shop front	Granted	22 Nov 2001
F/91/0849/F	Change of use from retail shop to food and drink outlet (A1 to A3)	Refused	08 Apr 1992
F/0627/89/F	Alterations to front elevation, demolition of two storey rear	Granted	29 Nov 1989

	extensions, erection of a single storey rear extension and alterations to a rear access yard		
F/0622/89/LB	Part demolition and extension to shop with alterations to elevations	Granted	29 Nov 1989

## 5 CONSULTATIONS

### 5.1 Wisbech Town Council

*That the application be supported, subject to the proposed works according with FDC's Conservation Officer*

### 5.2 Conservation Officer (FDC)

*Shopfront:*

*The existing shopfront is a modern, but traditionally detailed timber shopfront with the entrance doors recessed centrally within the shopfront, flanked by display windows on either side.*

*The shopfront, despite needing timely maintenance and repainting, is a relatively positive one, incorporating traditional character, appearance and proportion. It should be noted here that the first-floor windows are in a similarly deteriorated state and should be re-painted as part of any works to the frontage. They are historic sashes that the owner/tenant has a responsibility to preserve and maintain.*

*The proposed shopfront seeks to offset the doorway to the right-hand side of the shopfront. Currently the shopfront aligns symmetrically with the windows above and this is considered to result in detriment to the overall balance of the building and should be resisted.*

*The insertion of internal shutters in a see-through lattice format would be accepted, provided that the roller housing can be concealed from the exterior. External roller shutters are proposed to go over the setback entrance doorway and are inappropriate and objected to.*

*Conclusion:*

*Overall, the proposal does not seek to conserve and enhance the character and appearance of the GII listed building and results in an unacceptable level of less than substantial harm.*

### 5.3 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*

### 5.4 The Wisbech Society

*Not sure why internal and external security shutters are needed. Object to external shutters as these make a significant impact to the heritage of the building and the street scene.*

### 5.5 Senior Archaeologist (CCC)

*Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. We have reviewed the application and have no comments based on the archaeology.*

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

*Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.*

## **5.7 Designing Out Crime Officers**

*Thank you for the opportunity to comment on the above planning application, I am employed by Cambridgeshire Police as a Designing Out Crime Officer and on their behalf wish to comment on the above application. I have viewed the documents including the Design and Access statement (DAS) in relation to crime, disorder, and the fear of crime,*

*I have searched the Constabulary crime and incident systems covering Medworth Ward over the past two-year period, which would usually provide sufficient information. I consider this to be an area of high risk to the vulnerability to crime at based on the below figures.*

*Having read the documentation, I am supportive of the proposed changes, this office has no additional comment.*

## **5.8 Environment & Health Services (FDC)**

*I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:*

*Noise*

*Air pollution*

*Contaminated land*

*Artificial light*

*I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.*

## **5.9 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

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) 2024**

Chapter 2 - Achieving sustainable development  
Chapter 4 – Decision-making  
Chapter 6 – Building a strong, competitive economy  
Chapter 7 – Ensuring the vitality of town centres  
Chapter 8 – Promoting healthy and safe communities  
Chapter 12 – Achieving well-designed places  
Chapter 15 – Conserving and enhancing the natural environment  
Chapter 16 - Conserving and enhancing the historic environment

### **National Planning Practice Guidance (NPPG)**

Determining a Planning Application

### **National Design Guide 2021**

Context  
Identity  
Built Form  
Nature

### **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  
LP8 – Wisbech  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP18 – The Historic Environment  
LP19 – The Natural Environment

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and Historic Environment**
- **Community Safety**
- **Other consideration – Advertisement consent**
- **Biodiversity Net Gain (BNG)**

## **9 BACKGROUND**

- 9.1 Upon receiving the Conservation Officer comments and in line with planning officer consideration the agent/applicant were requested to re-think the proposal. The agent was advised that the external shutters located within the door recess are considered, in this case, against policy, as the host property is listed and located within the Conservation Area. The agent/applicant stated they may be able to overcome issues with regards to shutters, but no revised details have been submitted. Alternative solutions were suggested that could increase the internal footprint of the shop, instead of moving the shop entrance to the side. These were not considered by the agent/applicant to allow them to increase the usable floor space and enable the reconfiguration of the shop floor. No amended information was received and therefore the applications are to be determined as submitted.

## 10 ASSESSMENT

### Principle of Development

- 10.1 Policy LP16 (a) of the Fenland Local Plan states that proposals for alterations 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 210 of the National Planning Policy Framework and in accordance with Policy LP18 of the Fenland Local Plan. Policy LP18 of the Fenland local Plan 2014 states that the Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland.
- 10.2 The principle of the development is therefore acceptable subject to the policy considerations set out below.

### Character and Historic Environment

- 10.3 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.
- 10.4 Consideration is given to the impact of this proposal on the character and appearance of Wisbech 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.
- 10.5 The host property is a Grade II listed, 3-storey, mid terrace property located in Wisbech Town Centre and prominent in the Wisbech Conservation Area. This List entry helps identify the building designated at this address for its special architectural or historic interest. The list entry is set out below:

*Early C18 pair of shops. Local brown brick with red brick dressings. Three storeys. Panelled brick parapet with stone coping, moulded cornice and brick bands between floors. Seven bays. Flush framed hung sash windows in segmental, red gauged brick arches with red brick jambs, second floor windows smaller than first floor. No 27 without glazing bars, No 28 glazing bars complete to twelve paned windows. Two modern shops at ground floor.*

- 10.6 The proposed works would create considerable changes to the shop front. The proposed entrance doors would be located on the right-hand side of the front elevation. Traditionally most historic shops have their entrance doors set back from the street edge and fine examples of such historic forms can be found within the market square. Whilst there are some entrance doors set to the side, these tend to be more modern additions, a number of more traditional shops fronts within the market square have central doorways. The existing shopfront appears balanced with the central double doors. Although it does not quite align with the fenestration above, the symmetry of the shopfront remains related to the overall symmetry of this classically proportioned building and the adjacent unit occupying the other side of the building to the right-hand side. The Conservation Officer has objected to the proposals on this basis.
- 10.7 It is therefore considered that the re-designing of the shop front to move the

entrance door from a central location to a door that is located on the right-hand side of the building will have a detrimental impact on the character of the Listed Building. Similarly, whilst the internal shutters are generally acceptable being of an open mesh design, the requirement for an external open mesh shutter recessed into the doorway will have an adverse impact on both the character of the Listed Building and the appearance of the Wisbech Conservation Area. The removal of the traditional central shop front will further dilute the historic character the Market Place. The proposal is therefore considered contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014.

### **Community Safety**

- 10.8 Policy LP17 (e) of the Fenland Local Plan 2014 states that proposals for new shop frontages should avoid the use of external roller shutters. Where it can be demonstrated that they are necessary, shutters should be of an open grille design and integrated into the design of the shop front (such measures may not be appropriate in Conservation Areas or for Listed Buildings).
- 10.9 The proposal is for internal open lathe shutters to the shop front windows and external open lathe shutters towards the front of the recessed entrance. The external shutters are proposed to be set back slightly in the recess and therefore would not stand proud of the front elevation.
- 10.10 The host property is a Grade II Listed building within the Wisbech Conservation Area. The Conservation Officer stated in their consultation response that external shutters are not supported in the Wisbech Conservation Area as a matter of principle. External shutters are considered to create a foreboding atmosphere and create a perception of crime.
- 10.11 The proposed internal open lathe shutters are considered acceptable as they are set within the shop front. The open lathe design gives visibility into the shop whilst providing security.
- 10.12 The Designing Out Of Crime officer offered comments and the crime levels within the area are acknowledged. While security measures such as the internal shutters proposed are considered policy compliant the external shutters are not.
- 10.13 The external door shutters are considered contrary to policy LP17 (e) of the Fenland Local Plan 2014.

### **Other consideration – Advertisement consent**

- 10.14 The advertisement element listed under the Listed Building description has been considered under a separate application (F/YR25/0845/A) and is subject to separate legislation. The proposed adverts are not considered in principle refusible and therefore do not form part of the refusal for this application and are considered under the appropriate Advertisement Consent application.

### **Biodiversity Net Gain (BNG)**

- 10.15 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.16 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the development is de-minimis for the purposes of BNG.

## 11 CONCLUSIONS

11.1 The adverts as proposed have been considered under a separate planning application and granted. Adverts are considered under separate legislation to planning and therefore do not form part of the reason for refusal of this application.

11.2 The proposed open lath shutters positioned internally to the shop front windows are not considered to harm the character of the area or the historic environment and do not form a reason for refusal.

11.3 The proposed alteration to the position of the shop front double doors is considered to harm the visual amenity of the building. The existing shop front is considered to have a form of symmetry visually within the expanse of the ground floor shop front. The double doors are currently centrally located in a recess which is considered to be in keeping with the character of the historic environment of Wisbech market square.

11.4 The building is Grade II Listed and located within the Wisbech Conservation Area. The Conservation Officer has objected to the proposal to move the doors and erect external roller shutters stating that "Overall, the proposal does not seek to conserve and enhance the character and appearance of the GII listed building and results in an unacceptable level of less than substantial harm". The alteration to the position of the double doors and the insertion of external roller shutters into the door recess is considered to harm the character of the historic building and the setting of the Conservation Area and therefore is considered contrary to policy LP16 and LP18 of the Fenland Local Plan 2014.

11.5 Owing to the above, application for Listed Building Consent F/YR25/0847/LB is recommended for refusal.

11.6 Application F/YR25/0846/F for planning permission is also recommended for refusal.

## 12 RECOMMENDATION REFUSE

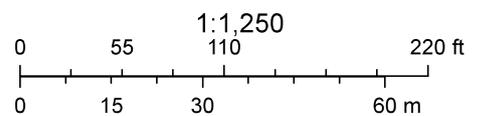
	Reason for Refusal
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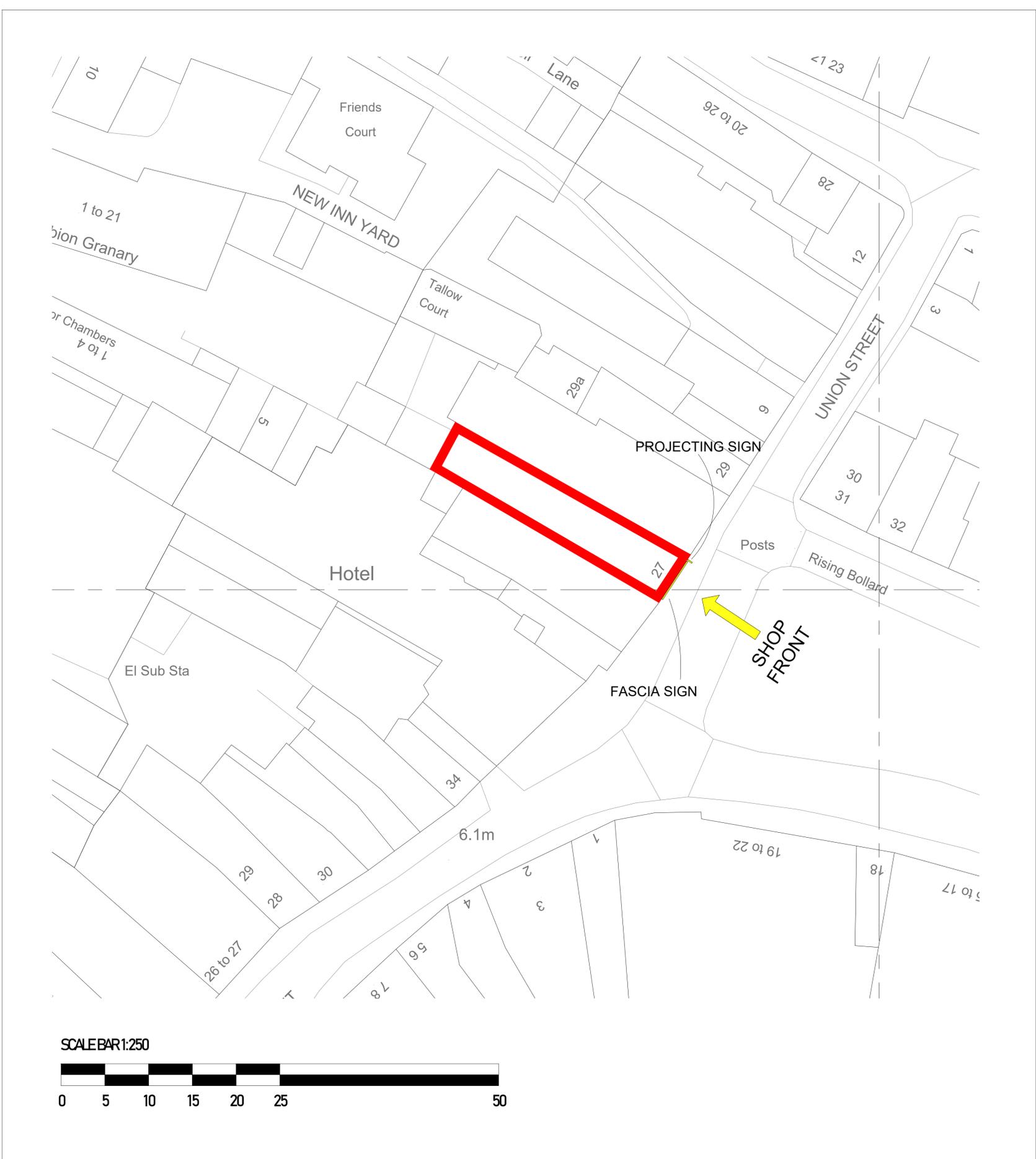
1	<p>Policy LP17 (e) states proposals for new shops fronts should avoid the use of external roller shutters. Where it can be demonstrated that they are necessary, shutters should be of an open grill design and integrated into the design of the shop front. Furthermore, Policies LP16 and LP18 seeks to ensure development protects, conserves and enhances the historic environment. While the proposed internal open lathe window shutters are acceptable the external open lathe shutters are not supported in conservation areas.</p> <p>The open lathe shutters proposed to the recessed area of the new entrance doors would be located externally on a Grade II Listed Building within a Conservation Area contrary to requirements of Policy LP17 (e) of the Fenland Local Plan (adopted May 2014). The proposed external</p>
	<p>shutters do not preserve or enhance the character and setting of the conservation area as the introduction of external roller shutters results in harm to the character and heritage of the area, by virtue of introducing a harsh and defensive façade within the streetscene, contrary to Policies LP16 and LP18 of the Fenland Local Plan (adopted May 2014).</p>
2	<p>This application seeks the alteration to the position of the entrance doors and replacement of the existing shop front. The existing shopfront appears balanced and of a traditional design with the existing central double doors. The development will have an adverse impact on the character and appearance of the host building to the detriment of the GII Listed Building (27 Market Place) and the wider Wisbech Conservation Area by diluting the historic context of the Market Place by removing the central entrance doors. The development will also appear at odds with the traditional shop fronts in the vicinity which have doors located within the centre of the units. As such, the scheme can be considered to be contrary with Policies LP16 &amp; LP18 of the Fenland Local Plan 2014.</p>



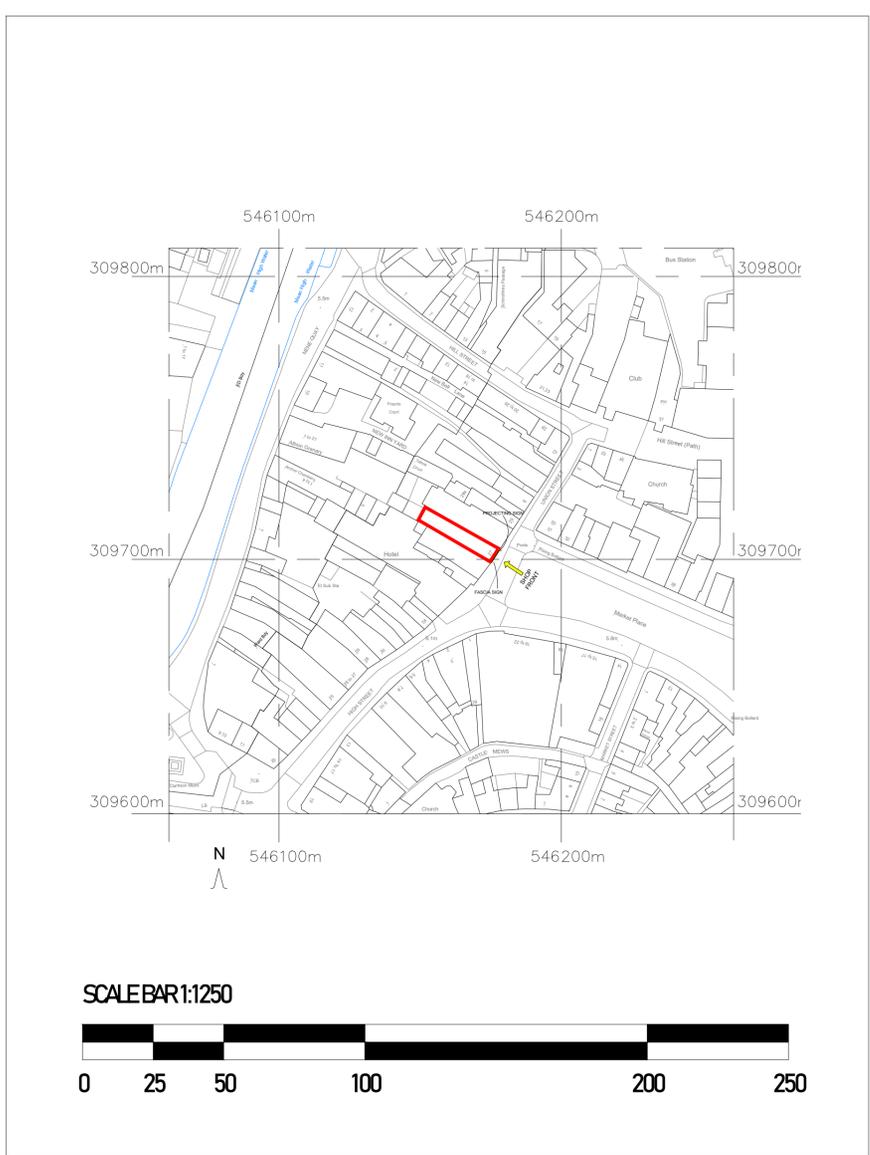
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 Fenland District Boundary

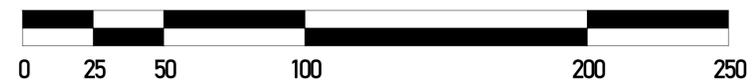




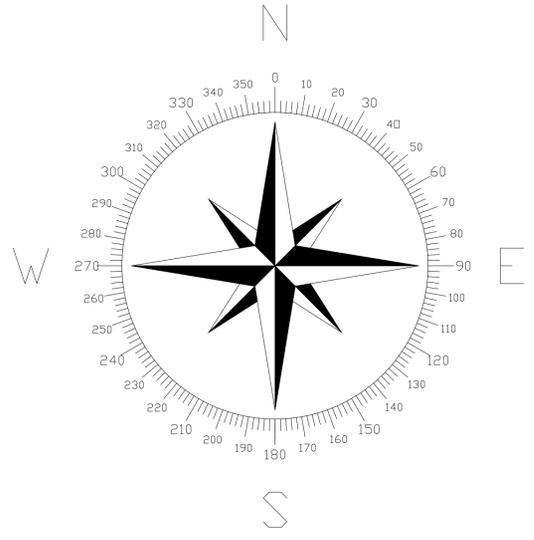
SCALEBAR 1:250



SCALEBAR 1:1250



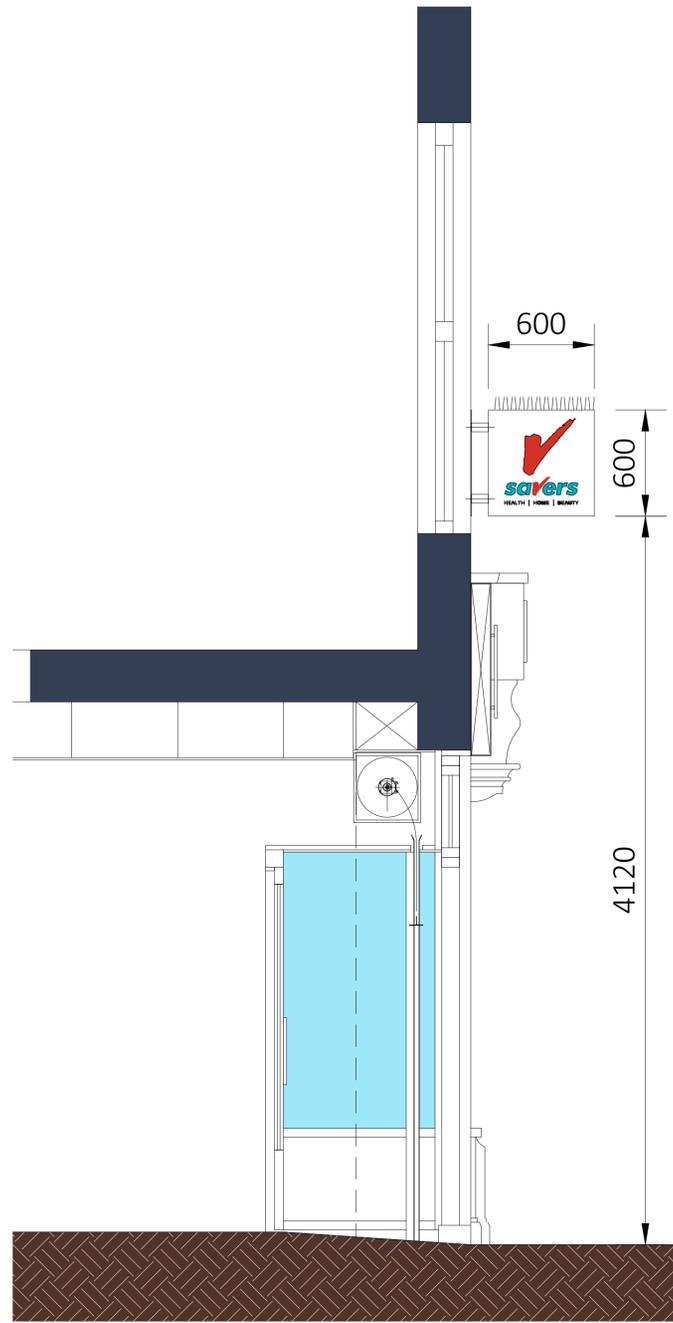
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**2025 OS Licence no. AC0000806982**



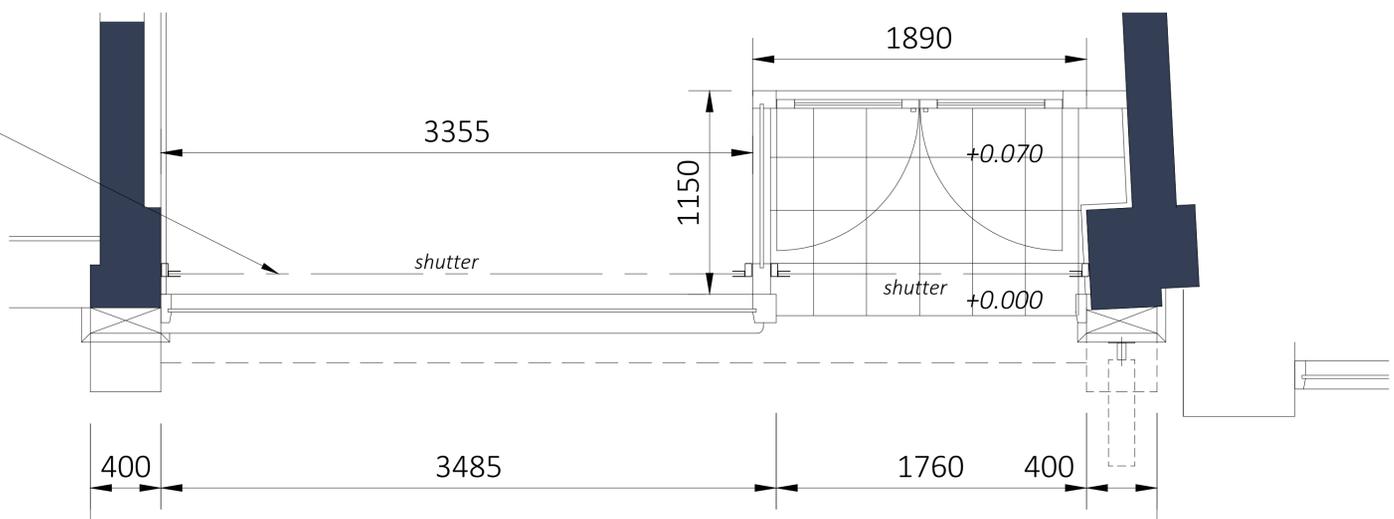
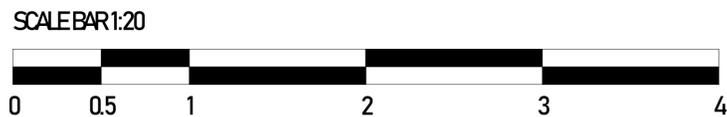
A	SCALE UPDATED	JcH	JcH
:	ISSUED FOR PLANNING	JcH	JcH
rev	date	description	drawn
client			
			
store address			
WISBECH			
27 Market Place,			
Wisbech,			
Peterborough, Cambridgeshire			
PE13 1DQ			
client store no			
:			
drawing title			
Location plans			
drawn by	date	checked	
JcH	Oct'25	JcH	
job no.	drawing no.	revision	
JB-WI-01	A001	A	



scale  
1:250 & 1:1250 @ A1



NEW SECURITY SHUTTERS  
 Install 2No shutters, 1No internally  
 ^ 1No externally.  
 Shutters to have open lathes to  
 maintain visibility through to sales  
 floor when in closed position.



proposed shop front shutter

scale 1:20 @ A1

09/11/25	NEW DRAWING	JcH	JcH
rev	date	description	drawn
client			
			
store address			
WISBECH			
27 Market Place,			
Wisbech,			
Peterborough, Cambridgeshire			
PE13 1DQ			
client store no			
:			
drawing title			
proposed			
shop front shutter			
drawn by	date	checked	
JcH	Oct'25	JcH	
job no.	drawing no.	revision	
JB-WI-01	A006	:	