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**F/YR19/0257/F**

**Applicant: Fenland District Council**

**Agent : Mr Jonathan Dallas  
Dallas-Pierce-Quintero**

**Site Of Former 24, High Street, Wisbech, Cambridgeshire**

**Demolition of existing building in Wisbech Conservation Area and erection of 3 No. temporary storage/toilet buildings and provision of decking for site storage and visitors welfare facilities**

**Reason for Committee: Fenland District Council are the land owner and applicant.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This scheme seeks consent to demolish an unlisted premises within the Wisbech Conservation area to enable the delivery of enhanced visitor welfare and ancillary structures to support 'The Gap' a public realm project which is one of the key elements of the Wisbech High Street project.
- 1.2 In assessing the case for demolition consideration must be given to the wider context of this case taking in to account the consideration the delivery of the Heritage Lottery Fund Townscape Heritage scheme for the High Street.
- 1.3 It is felt that the building makes a contribution to the architectural and historic interests of the conservation area and therefore, in principle, there has to be a desirability to see it retained. However in this instance it is felt that the loss of this back land building would have less than substantial harm on the interests of the conservation area as a whole given that it will go largely unnoticed.
- 1.4 The structural engineers report does not condemn the building as structurally unsound and states its structural integrity can be enhanced; furthermore previous approvals have shown that there is scope to convert the premises to two dwellings
- 1.5 However it is felt that the greater consideration in this matter is to secure the regeneration of the High Street and benefit from the window of opportunity afforded by the funding available from the Heritage Lottery Fund Townscape Heritage Scheme. Securing and delivering schemes to address the derelict buildings on High Street and poor repair of buildings will by far have the greater impact on preserving and enhancing the character and appearance of the conservation area. Utilising "The Gap" site in a viable manner is vital.
- 1.6 Against this backdrop it is considered that the associated public benefits of the scheme as part of the wider High Street regeneration project outweigh any harm and accordingly a favourable recommendation is forthcoming.

## **2 SITE DESCRIPTION**

- 2.1 The site is located at 24 High Street, Wisbech, which is a 'gap' site on the west side of High Street in an otherwise continuous street scene of adjoining buildings. The site is located within Wisbech Conservation Area and is adjacent to 23 High

Street which is a Grade II Listed Building. There are many other Listed Buildings within the High Street and also within the immediate vicinity of No. 24.

- 2.2 No.24 partially collapsed in the late 1980's and was de-listed on 31 October 2010 resulting in the building/site no longer being Listed. This submission is made in respect of the 3-storey element to the rear which survives.

### **3 PROPOSAL**

- 3.1 This submission seeks planning permission to demolish no 24 High Street, which is an unlisted building within the conservation area.

- 3.2 Also proposed is the use of the land for the provision of temporary facilities ancillary to the use of 'The Gap' site; these will provide 19.1 square metres of gross internal floor space. It is stated within the submission that these facilities 'will only be used during private hire events. Responsibility for the cleaning and maintenance will be covered by WTC and the costs covered by the hire charges applied to the site for exclusive use.'

- 3.3 The temporary facilities will comprise:

Building 1 - Will be a timber heavy duty shed (with no windows) and will be situated to the rear of the site with a footprint of 2.4 metres x 4.4 metres it will provide a storage facility. Painted dark grey it will have maximum height 2.5 metres.

Building 2 - Immediately behind the timber frame wall this will be a 2.4 metres x 1.8 metres timber heavy duty shed (with no windows) to house utilities/provide storage Painted dark grey it will have a maximum height of 2.3 metres.

Building 3 - Again immediately behind the timber frame wall this metal unit with associated wheelchair ramp will be 2.4 metres x 3 metres to house a disabled and single unit toilet. Painted dark grey it will have a maximum height of 2.3 metres.

Decking - a grey recycled plastic composite deck will be provided to rear of buildings of the site (220mm above FFL)

Timber wall (with gate) - 2.7 metres solid timber framed wall painted in traffic yellow colour with mono-pitch roof which overhangs toilet building to provide sheltered access, to include gate also finished in traffic yellow

The total combined gross external area of the three proposed temporary lightweight units is 22.3sqm, with an external decking area of 33.8sqm.

Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### **4 SITE PLANNING HISTORY**

- |                 |  |                       |
|-----------------|--|-----------------------|
| F/YR17/1198/FDC | Installation of structure to facilitate an area of public realm for use by the community at ground floor and the formation of a 12.5 metre high viewing platform | Granted<br>01/03/2018 |
|-----------------|--|-----------------------|

F/99/0625/F	Erection of 6 x 2 bed flats and 1 x 1-bed flat	Granted 22/3/2000
F/92/0482/LB	Underground works to strengthen and support proposed reconstruction of carriageway	Granted 26/11/1992
F/1099/88/F F/1060/88/LB	Reconstruction of partly collapsed building for retail on ground floor with ancillary cellar storage and 3 self-contained flats above	Granted 11/10/1988
F/0573/88/LB	Demolition of front elevation (all that remains after a partial collapse)	Withdrawn
F/0560/87/F F/0561/87/LB	Alterations to shop including removal of shopfront and chimney stack	Granted 21/9/1987

## 5 CONSULTATIONS

### 5.1 Town Council

Recommend that the application be supported

### 5.2 Cambridgeshire County Council Highways Authority

Application is for the demolition of an existing building and the installation of three buildings of a similar size to the building being demolished. The proposal is ancillary to the main use of the site. With the above in mind I have no highways objections

5.3 **Conservation Officer (FDC):** Has provided detailed comments, which have been reproduced within this report, in respect of the original scheme and with regard to the additional information provided regarding costs. Recommendation: Approve taking into account the cost evidence.

### 5.3 Wisbech Society

Supports the demolition of the existing property to the rear of 24 High Street, Wisbech, for the following reasons:

1. The building is in a dilapidated and structurally unsound condition and is isolated at the rear of what was 'Cook's Butchers', which suffered a fatal collapse in 1988.
2. It appears that the building retains no significant heritage assets.
3. Due to its location and poor access, it is unlikely to serve a future function for residential or business use.
4. Its removal will facilitate the development of the overall site of 24 High Street, within the current Heritage Lottery funded 'High Street project'.

### 5.4 Senior Archaeologist (CCC)

Noted that 'records indicate that the site is located in the medieval core of the town, immediately west of the Market Place, and north-west of the site of the medieval castle (Cambridgeshire Historic Environment Record reference 01926)'. Initially recommended that a Level 2 Historic Building Recording (HBR) was undertaken on the structure prior to demolition; if submitted prior to determination, a condition to secure the HBR works would not be necessary.

With regard to archaeology advise that no demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been

submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI

Following submission of the HBR the CCC Archaeology team have provided feedback direct to the report author and advised the LPA that until the report is revised in accordance with their comments they will not be in a position to revise their original consultation response.

**5.5 Environment & Health Services (FDC):** No adverse comments to make in respect of the above application.

**5.6 PCC Wildlife:** No objection to the proposal subject to the use of conditions as set out below;

(i) satisfied that no further bat activity surveys are required, however as a precaution recommends that a pre-demolition inspection is made for presence of bats by a suitably qualified ecologist, and should any evidence of bats be found, that appropriate mitigation measures be agreed with the LPA.

(ii) avoidance of demolition works during the main nesting period (1st March to 31st August), or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present. It is also recommended that measures to exclude pigeons may be helpful (given that pigeons are likely to be breeding potentially year round) and should be explored with a reputable pest control

(iii) recommends that a range of bird nesting and/ or bat roosting features are installed where possible.

Subject to recommendations of Wildlife Officer being fully incorporated into the approved scheme the development will result in a net gain in biodiversity.

**5.7 Local Residents/Interested Parties**  
None received

## **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)**

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 10 - Presumption in favour of sustainable development.

Paragraph 192 – LPA should consider sustaining and enhancing heritage assets (HA) and putting them to viable uses, the positive contribution HA can make to sustainability communities including economic viability

Paragraph 193 – weight should be given to the significance of the heritage asset, the more important the asset the greater the weight

Paragraph 196 – where a development proposal causes less than substantial harm to a heritage asset this harm should be weighted against the public benefits, including securing its optimum viable use

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

## **7.3 Fenland Local Plan 2014**

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

LP19 - The Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and visual amenity**
- **Heritage considerations**
- **Biodiversity**
- **Other matters**

## **9 BACKGROUND**

- 9.1 The property is the rear section of 24 High Street and is identified as being the residential part of a Georgian property which fronted onto the street. The submission highlights that the building is currently incapable of occupation and has not knowingly been used or occupied since 1988. It is noted in the Design and Access statement that it was originally the intention to ‘mothball’ the structure until the council could establish a future use and identify a source of funds to redevelop it; noting that work to the structure was not eligible for funding from the Wisbech High Street project.
- 9.2 The design and access statement also identifies that FDC has a continuing liability for ongoing maintenance and structural repair and having considered options for the building the Council have concluded that ‘given the physical conditions of the site and the significant cost of conversion there is no viable future use option for the building and the opportunity to remove this building should be taken now, before steelwork construction works begin and whilst there is a suitable route for the removal of materials’.
- 9.3 The Gap scheme has been developed as part of the Wisbech High Street Project which is a Heritage Lottery Funded Townscape Heritage project focusing on improving the High Street townscape by addressing derelict buildings/sites and making general improvements to buildings. The Wisbech High Street Project was awarded £1.9million pounds of funding in 2016 and the project to rejuvenate the High Street is set to last 5 years. “The Gap” at 24 High Street has been owned by Fenland District Council since 2010 (referenced in the Heritage Statement) and it is a priority site under the Wisbech High Street Project. The plans for “The Gap” are focusing on bringing this space to life by developing the area as “an inspiring piece of public realm”.

- 9.4 The approval granted in respect of 'The Gap' included provision for a WC immediately to the south-west of the 'rear building', however the removal of the rear building would facilitate a larger area on which to site ancillary structures. The Design and Access Statement identifies that the architects 'have adopted a design approach which seeks to visually conceal both the single-storey storage units and WC, behind the rear timber wall of The Gap site. This solution maintains uninterrupted long views down The Gap site from the High Street'. It is also acknowledged that 'despite the increase in the overall amount of ancillary floor area behind the rear wall, the perception of its scale and mass has remained unaltered.'

## 10 ASSESSMENT

### Principle of Development

- 10.1 The front of the site will deliver the public realm enhancement 'The Gap' as part of the Wisbech High Street Project by virtue of the earlier grant of consent. Whilst the demolition of the rear building is not essential to deliver the earlier approval it is postulated in the current submission that now is the most opportune time to demolish the building.
- 10.2 Notwithstanding the assertions made within the supporting information that accompanies the proposal it is necessary to robustly evaluate the policy implications of the scheme put forward and in this regard Policies LP16, LP18 and LP19 are identified as being particularly pertinent in respect of the scheme proposals. Such policies will consider the character and heritage impacts of the proposal together with any biodiversity impacts.
- 10.3 Other matters regarding highways and flood risk should also be assessed in accordance with Policies LP14 and LP15.

### Character and Visual amenity

- 10.4 The lower floors of the building are not currently visible from the High Street due to the hoarding to the site frontage which has been in place for the last 30 years. The gable end of the structure is exposed following collapse of the front structure and can be seen in longer range views from the High Street. Access to the rear of the site is via a narrow passageway from Nene Quay accordingly the loss of the rear section of building will not be apparent from public views from Nene Quay.
- 10.5 Alongside the proposed demolition it is proposed to erect 3 x single storey temporary ancillary buildings. These buildings would be positioned where "The Rear Building" once stood. The buildings would be low level single storey structures which are shown to be separated from the main public space of "The Gap" by a single storey height yellow rear wall; behind which will be a decked area with the storage facilities and WC.
- 10.6 The FDC Conservation Officer in their detailed consultation response notes that the '*subtle positioning [of the buildings], hidden at the rear of "The Gap" site will ensure they do not impact on the street scene character of High Street. Their presence will affect the rear courtyard setting of 23 High Street and the other buildings around it but as temporary structures serving "The Gap" the benefits of their presence outweighs their temporary impact.*

- 10.7 Based on the above evaluation it is clear that the scheme, when considered as a whole, on balance complies with Policies LP16 and LP18 of the FLP (2014). It is further considered that the proposal is delivered in the spirit of paragraph 196 of the NPPF in that whilst there will be some 'harm' there will be public 'benefits' given that it is an intrinsic part of delivering the Wisbech High Street project.

### Heritage considerations

- 10.8 It is acknowledged by the FDC Conservation Officer in their detailed consultation response that the building which is the subject of this application '*stands in a derelict state*'. They go on to highlight the current condition of the building acknowledging that '*long-term vacancy and lack of upkeep for this building for over thirty years has resulted in it now finding itself a building in a state of disrepair.*'
- 10.8 It is further noted that '*The building in question is no longer afforded protection as a statutory listed building [...]. It is a building within the Wisbech Conservation Area and its merits therefore lie in the contribution it makes to the character and appearance of the Wisbech Conservation Area.*
- 10.9 It is clear that the building contributes to the character of the town and its settlement morphology and it is noted that between Nene Quay and High Street/Market Place/Union Place to the east of Nene Quay a mix of back land buildings contribute to the evolution of the built environment and the settlement pattern of town. The presence of this building contributes to the depth of character and variety of the towns rich historic built environment and the character of the conservation area. As a building situated in a rear position, however, it acknowledged that it does not have an impact on the familiar appearance of the Wisbech Conservation Area and the recognised character of the town; it is not a building with a street scene frontage and its existence does go unnoticed.' The FDC Conservation Officer does however also acknowledge that '*the building in question is a historic building that it is felt contributes to the historic character of the Wisbech Conservation Area, a conservation area which is designated to cover the historic heart of the town. In this respect there is a desirability to seek to retain a historic building in this context to preserve the character and appearance of the conservation area.*'
- 10.10 Due consideration has been given to the structural condition of the building, including the structural statement included within the submission documents. In this regard it is noted that the building has not been condemned as being structurally unsound, or deemed dangerous or beyond repair, with only relatively minor repairs and enhancement works required to enhance its structural integrity. It is also accepted that there would be costs in undertaking these enhancement works and ongoing maintenance costs and it *may* save money to demolish the building. Accordingly it is clear that the structural engineers report when viewed in isolation does not serve to justify demolition.
- 10.11 Due consideration is also given to whether the building has potential for reuse or not, and it is clear from the planning history of the building that there would be potential to convert the rear building. From a conservation perspective the layout previously approved would '*have merit today as it did back in the late 1980's*'. As such there is a potential use for the building and the FDC Conservation Officer identifies that the '*crux of the argument concerning the proposed demolition comes down to a matter of the costs involved in retaining and mothballing the*

*building (including ongoing maintenance) or retaining and converting the building.'*

- 10.12 Originally the proposal came forward with no financial costings, although broad-brush figures were given for various aspects of remediation/conversion. Such details have been sought and whilst the information forthcoming was not as detailed as anticipated it does sufficiently demonstrate the financial considerations worked through in respect of options to mothball, convert and demolish; albeit it does not give an indication as to whether the conversion of the building would be financially viable as no market value for the building post conversion/repair has been given.
- 10.13 However the Conservation Officer has confirmed that *'It is felt the public benefit is to allow the building in question to be demolished as the costs of other options have been demonstrated to be financially prohibitive to achieving the delivery of "The Gap" project.'*
- 10.14 A strong material consideration to acknowledge in this specific case concerns the circumstances of development of "The Gap" and wider Wisbech High Street which is associated with a Heritage Lottery Fund Townscape Heritage scheme. In 2016 Heritage Lottery funding under the Townscape Heritage Scheme was awarded to the High Street project with funding has been specifically awarded to address issues including the significant dereliction of some buildings along the street and specifically addressing sites such as that of the former 24 High Street which have a significant negative impact on the town centre. The Heritage Lottery TH scheme runs between 2017 –2021 and for the duration of this scheme funding is available to address the "The Gap".
- 10.15 The scheme for "The Gap" itself had been worked up since 2014 culminated in the approval of Planning Permission F/YR17/1198/FDC and subsequently preparative works are being undertaken on the site. Addressing the "The Rear Building" is intrinsic to the achieving the development of "The Gap" and success of the High Street Project. "The Rear Building" forms the rear (north west) wall to the site it therefore must be sound and in good order to provide a structurally sound and safe boundary to "The Gap", it must not look unattractive so as to detract from "The Gap" and the quality of the public space it affords and views from the viewing platform and finally it must not serve as a pigeon roost as having a volume of these birds flying around the "The Gap" public space and leaving their mess will be detrimental to its function.
- 10.16 Having given due regard to all material planning considerations it is considered on balance that the scheme accords with the aims of Policy LP18 as ultimately it will contribute to the wider enhancement of the historic environment of the district as an intrinsic component of the 'Wisbech High Street Project'.

## **Biodiversity**

- 10.17 The submission is accompanied by an ecological survey which has been considered by the Wildlife Officer who is satisfied that subject to certain safeguarding conditions relating to bats/birds and the programming of demolition works the scheme will result in a net gain in biodiversity. Recommendations have also been made regarding the provision of bird nesting and bat roosting features.
- 10.18 It has also been suggested that measures to exclude pigeons may be helpful (given that pigeons are likely to be breeding potentially year round) and should be



explored with a reputable pest control, this will be conveyed to the project team as an informative as opposed to being imposed as a condition of any planning approval.

- 10.19 These conditions have been mooted to the project team and tentatively accepted however careful consideration as to the extent, type and positioning of such provision will be necessary as the environmental quality of 'The Gap' could be compromised should birds be encouraged and unfettered around this public realm project.
- 10.20 It is considered that the scheme has the potential to result in a net gain in biodiversity thereby achieving compliance with Policy LP19 of the Fenland Local Plan (adopted May 2014).

### **Other matters**

- 10.21 The site is within a Flood Zone 1 location and as such there are no matters to reconcile with regard to Policy LP14 of the Fenland Local Plan, adopted May 2014.
- 10.22 There are no highway impacts associated with the proposal and as such no issues to resolve with regard to Policy LP15.
- 10.23 It is noted that the related planning permission, issued in respect of the Gap was time limited, given the temporary nature of the buildings proposed and the ancillary nature of the structures it is considered appropriate to impose a condition which links with the timeframes specified under F/YR17/1198/FDC
- 10.24 From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

The applicant has been consulted on the proposed conditions and confirmation that they agree the same is awaited; subject to such confirmation the requirements of section 100ZA(5) will be met.

The proposed conditions are as follows;

Condition 6 - Archaeology

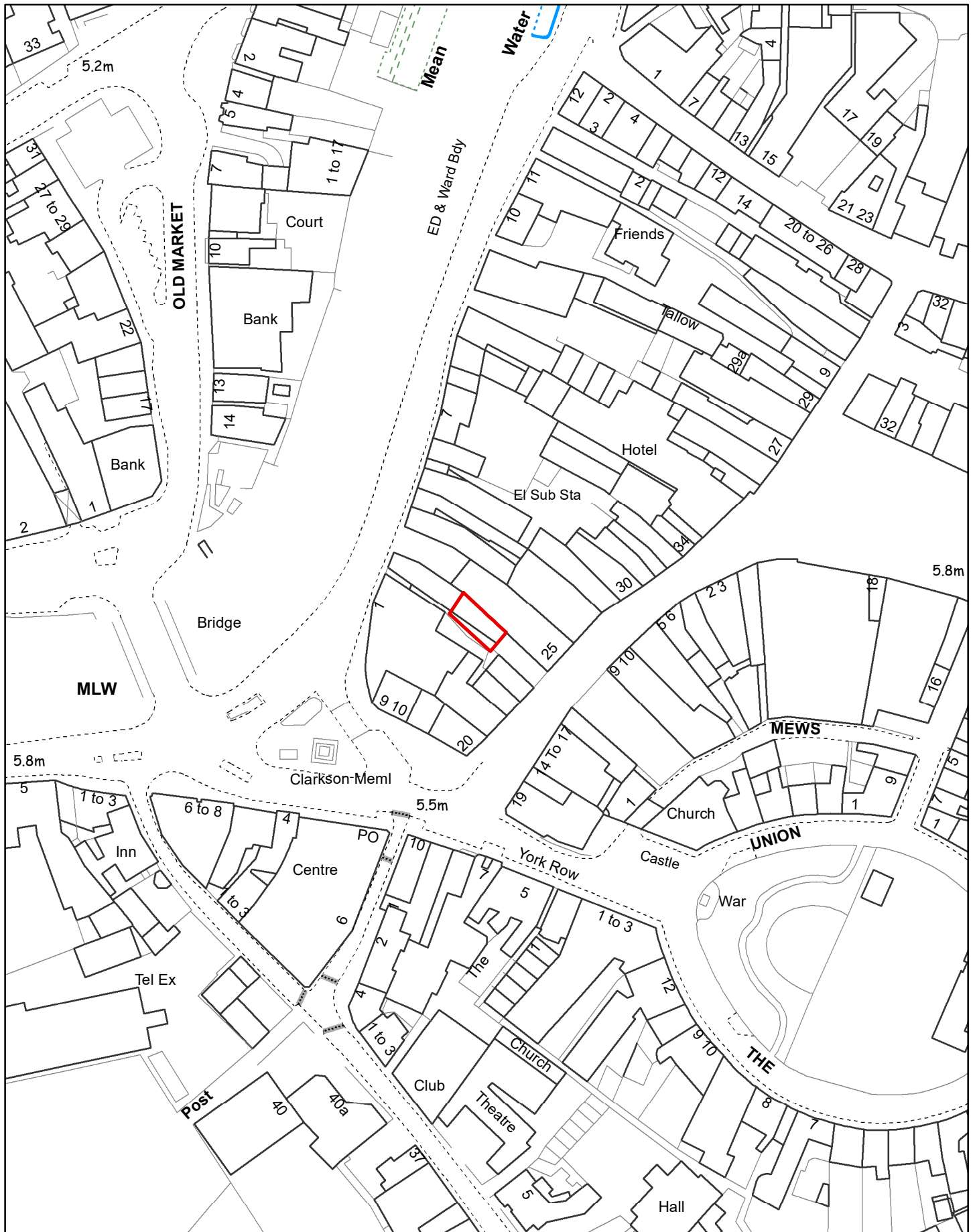
## **11 CONCLUSIONS**

- 11.1 In assessing the case for demolition the situation of the individual building is recognised as is the wider context of this case (unique to this case and intrinsically linked) taking in to account the consideration to delivering the Heritage Lottery Fund Townscape Heritage scheme for the High Street. In accordance with S72 (Listed Buildings and Conservation Areas) Act 1990 the duty in law is to ensure that development preserves or enhances the character or appearance of the conservation area. It is felt the building in question does make a contribution to the architectural and historic interests of the conservation area and in this respect, in principle, there has to be a desirability to see it retained.

- 11.2 The structural engineers report does not condemn the building as structurally unsound and states its structural integrity can be enhanced. Furthermore it is felt it could afford a use being converted to two dwellings as per a previously approved conversion scheme. That said it is felt the greater consideration in this matter is to secure the regeneration of the High Street and benefit from the window of opportunity afforded by the funding available from the Heritage Lottery Fund Townscape Heritage Scheme.
- 11.3 Securing and delivering schemes to address the derelict buildings on High Street and poor repair of buildings will by far have the greater impact on preserving and enhancing the character and appearance of the conservation area. Utilizing “The Gap” site in a viable manner is vital. If it is demonstrated that it is cost prohibitive to address “The Rear Building” at this immediate moment in time, accounting for the fact that Council funding is being focused into “The Gap” itself, then this is viewed as a decisive factor to this case. In this instance it is felt the impact of the loss of the back land building could be considered to have the effect that is one of less than substantial harm on the interests of the conservation as a whole given that it will go largely unnoticed. The associated public benefits of address the situation of “The Gap” as part of the wider High Street regeneration will outweigh the harm. In this instance consideration is given to The NPPF (February 2019) paragraphs 196, 197 and 201 in reaching this conclusion.
- 12 **RECOMMENDATION:** Grant, subject to the outstanding matters relating to the Historic Building Recording being resolved and conditions as follows:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The rear walls of the adjacent buildings that are exposed as a consequence of the demolition shall be inspected post demolition by the FDC Conservation Officer and a schedule of works agreed with regard to the treatment required in respect of these walls as necessary. This schedule of works shall then be submitted to and approved in writing by the LPA and all works shall then be undertaken in accordance with the agreed schedule:</p> <p>Reason - To safeguard the character and appearance of the Wisbech Conservation area in accordance with Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
3	<p>Prior to the commencement of demolition works an inspection shall be undertaken to establish whether any bats are present on the site by a suitably qualified ecologist, should any evidence of bats be found, demolition works shall not proceed until a scheme detailing appropriate mitigation measures has been submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure that protected species are suitably safeguarded in accordance with Policy LP19 of the Fenland Local Plan (2014)</p>
4	<p>No demolition works shall be undertaken during the main nesting period (1st March to 31st August). Where this is not possible a suitably qualified ecologist shall, prior to demolition proceeding, carry out a survey to establish that nesting birds are not present.</p> <p>Reason - To ensure that protected species are suitably safeguarded in</p>

	accordance with Policy LP19 of the Fenland Local Plan (2014)
5	<p>Prior to the commencement of demolition details of a range of bird nesting and/or bat roosting features, including a timeframe for installation, shall be submitted to and approved in writing by the LPA. The agreed biodiversity enhancements shall then be provided in accordance with the approved timeframe for installation and shall be retained in perpetuity thereafter in accordance with the agreed details.</p> <p>Reason - To ensure that protected species are suitably safeguarded and to enhance biodiversity on the site in accordance with Policy LP19 of the Fenland Local Plan (2014)</p>
6	<p>No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:</p> <ul style="list-style-type: none"> <li>i. the statement of significance and research objectives;</li> <li>ii. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</li> <li>iii. The programme for post-excavation assessment and subsequent analysis, publication &amp; dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.</li> </ul> <p>Reason - To secure the provision of the investigation and recording of archaeological remains and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan.</p>
7	<p>The use hereby permitted shall be discontinued on or before the 28 February 2028 and the site to be left in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority.</p> <p>Reason - The proposal is not one the Council is prepared to permit other than for a limited period in view of the impact the proposal could have on the Wisbech Conservation Area and adjacent Listed Buildings.</p>
8	Approved plans



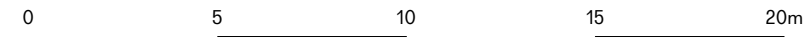
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**F/YR19/0257/F**

Scale = 1:1,250





**01** Block Plan Existing  
1:200

<p><b>General Notes</b></p> <p>1. Do not scale from this drawing. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.</p> <p>2. Report all drawing errors, omissions and discrepancies to the architect.</p> <p>3. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. DPQ Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.</p> <p>©Dallas-Pierce-Quintero LTD</p>	Rev.	Rev. Date	Reason For Issue	Chk	Key	<p><b>Consultants</b></p> <p>Structural Engineer Morton Partnership</p> <p>Building Control Build-insight</p> <p>Quantity Surveyor JBA</p> <p>Contractor</p>	<p><b>Key Plan</b></p>	<p><b>Dallas-Pierce-Quintero</b></p> <p>Studio NS23 Net1 House, 1 Westgate St, London, E8 3RL +44 20 8088 1880</p>	<p>info@d-p-q.uk</p> <p>www.d-p-q.uk</p>
	Project		Title		Client				
	<p><b>The Gap</b> 24 High Street, Wisbech PE13 1DE</p>		<p><b>Block Plan Existing</b></p>		<p><b>Fenland District Council</b></p>				
Project No.	Scale @ A3	Date	Drawn by	Number	Status	Rev			
1106	1:200	06-03-19	TC	EX0101	Planning	00			



**01** Block Plan Proposed  
1:200

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Rev.	Rev. Date	Reason For Issue	Chk	Key

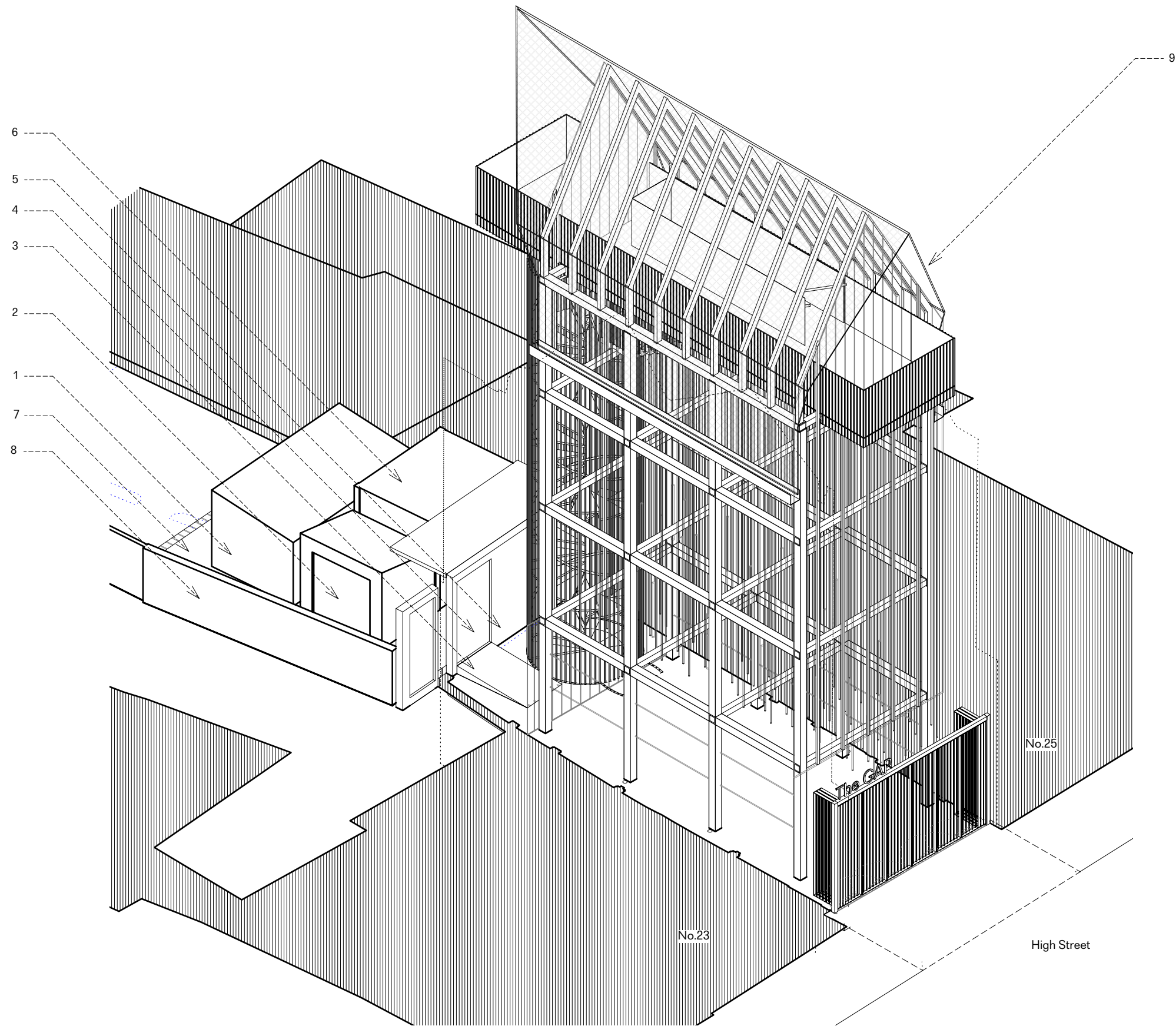
**Consultants**

Structural Engineer **Morton Partnership**  
 Building Control **Build-insight**  
 Quantity Surveyor **IBA**  
 Contractor

**Key Plan**

<b>Dallas-Pierce-Quintero</b>		Studio NS23 Net1 House, 1 Westgate St, London, E8 3RL +44 20 8088 1880		info@d-p-q.uk www.d-p-q.uk	
<b>Project</b> The Gap 24 High Street, Wisbech PE13 1DE		<b>Title</b> Block Plan Proposed		<b>Client</b> Fenland District Council	
<b>Project No.</b> 1106	<b>Scale @ A3</b> 1:200	<b>Date</b> 06-03-19	<b>Drawn by</b> TC	<b>Number</b> PL0101	<b>Status</b> Planning
					<b>Rev</b> 00



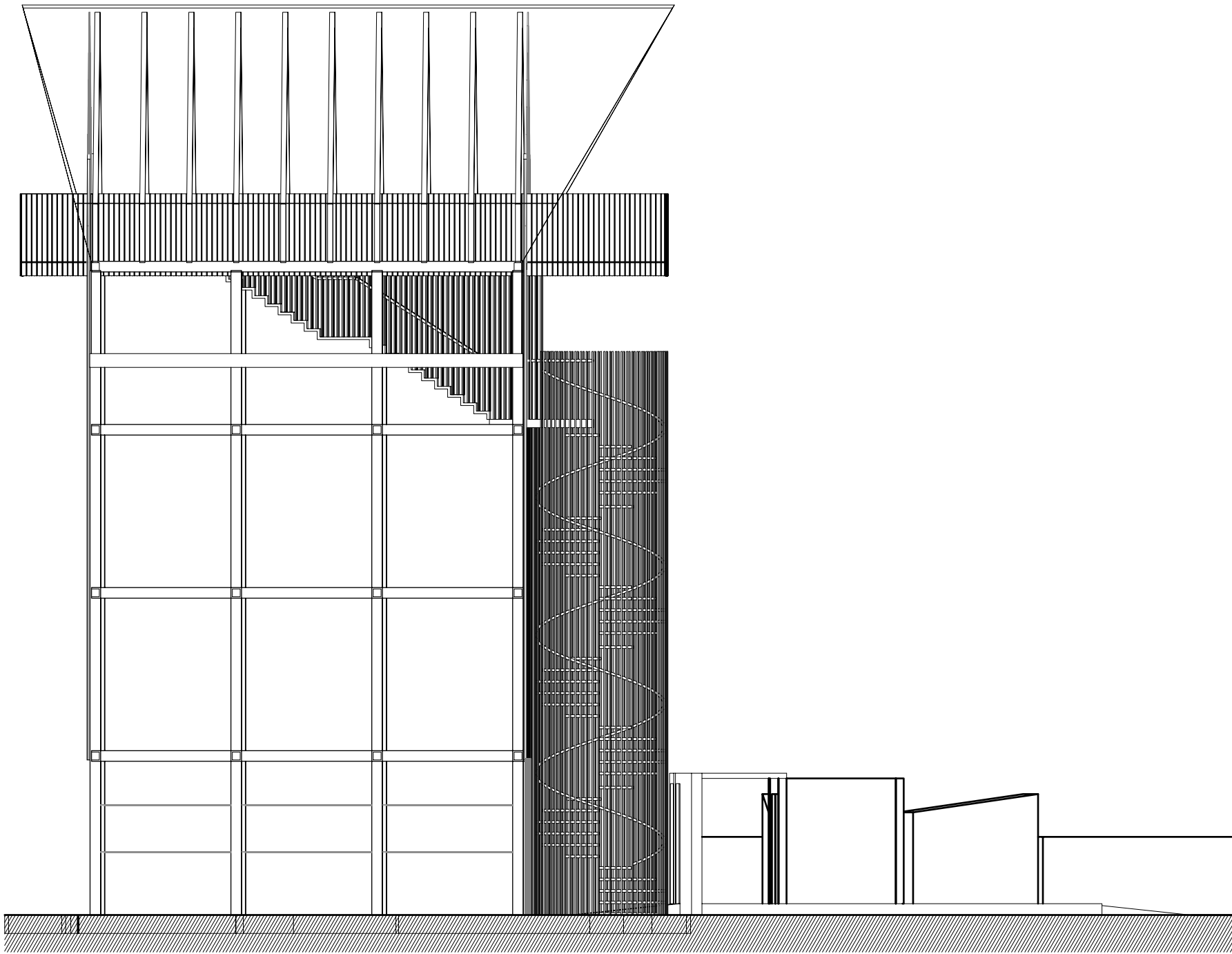


**Notes**

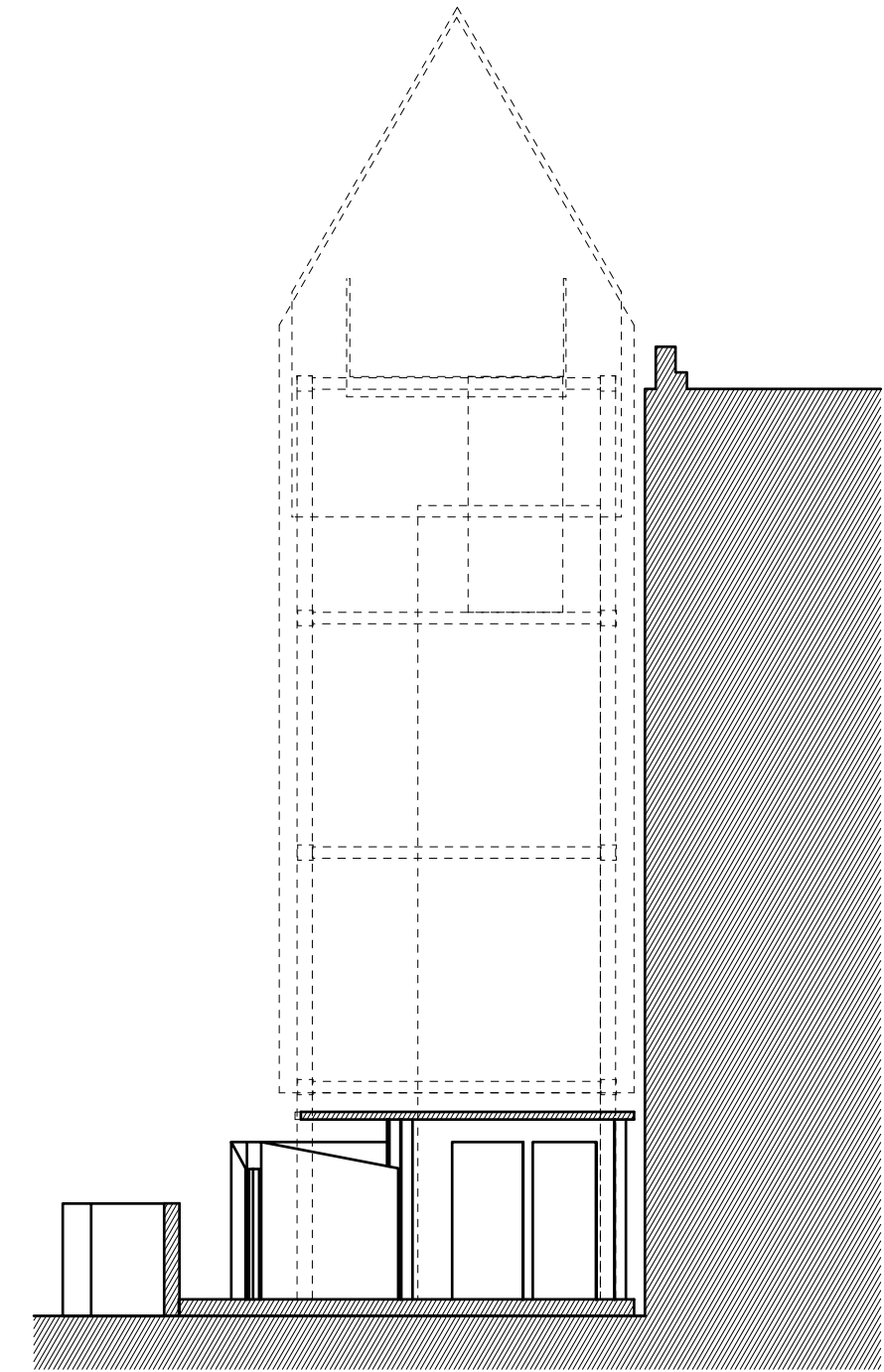
1. Windowless 14' x 8' timber heavy duty shed to provide storage. It will be painted in dark grey to match metalwork
2. Windowless 8' x 6' timber heavy duty shed to house utilities in a safe and lockable place, and provide storage. It will be painted in dark grey to match metalwork
3. Wheelchair ramp
4. 2.3m high solid wooden gate with punch code door access, painted to match floor colour (traffic yellow)
5. 2.7m high solid timber frame wall, painted to match floor colour (traffic yellow). A monopitch timber frame roof connects to the wall and sits onto the portable toilet pod to provide a sheltered access to the toilet facilities from The Gap. Encapsulate waterproof battens fixed to the soffit, and on a motion detector. Wiring in galvanised conduit back to the electrical cupboard
6. 10' x 8' disabled and single toilet unit. Disabled Wc has full disabled alarm system, sink, water heater and Toilet. Single WC has sink, water heater and Toilet. External dark grey painted finish to match that of rest of metalwork and surrounding timber sheds
7. Grey recycled plastic composite floating decking to provide a slip-resistant, durable and maintenance free surface, open joint to avoid water pooling on the surface. 220 above FFL
8. Existing brick boundary wall
9. The Gap, as approved (F/YR17/1198/FDC)

**01 Axonometric Proposed**  
NTS

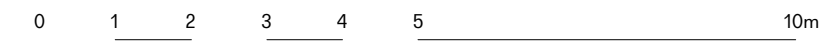
<p>General Notes</p> <p>1. Do not scale from this drawing. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.</p> <p>2. Report all drawing errors, omissions and discrepancies to the architect.</p> <p>3. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. DPQ Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.</p> <p>©Dallas-Pierce-Quintero LTD</p>	<p>Rev.</p>	<p>Rev. Date</p>	<p>Reason For Issue</p>	<p>Chk</p>	<p>Key</p>	<p>Consultants</p> <p>Structural Engineer Morton Partnership</p> <p>Building Control Build-insight</p> <p>Quantity Surveyor IBA</p> <p>Contractor</p>	<p>Key Plan</p>	<p>Dallas-Pierce-Quintero</p> <p>Studio NS23 Net1 House, 1 Westgate St, London, E8 3RL +44 20 8088 1880</p>	<p>info@d-p-quk</p> <p>www.d-p-quk</p>
	<p>Project</p> <p><b>The Gap</b></p> <p>24 High Street, Wisbech</p> <p>PE13 1DE</p>			<p>Title</p> <p><b>Axonometric Proposed</b></p>			<p>Client</p> <p><b>Fenland District Council</b></p>		
	<p>Project No.</p> <p>1106</p>	<p>Scale @ A3</p> <p>1:100</p>	<p>Date</p> <p>06-03-19</p>	<p>Drawn by</p> <p>TC</p>	<p>Number</p> <p>PL0900</p>	<p>Status</p> <p>Planning</p>	<p>Rev</p> <p>00</p>		



**01** Elevation 03 Proposed  
1:100



**02** Elevation 04 Proposed  
1:100



**General Notes**

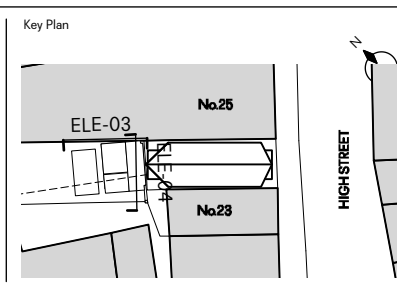
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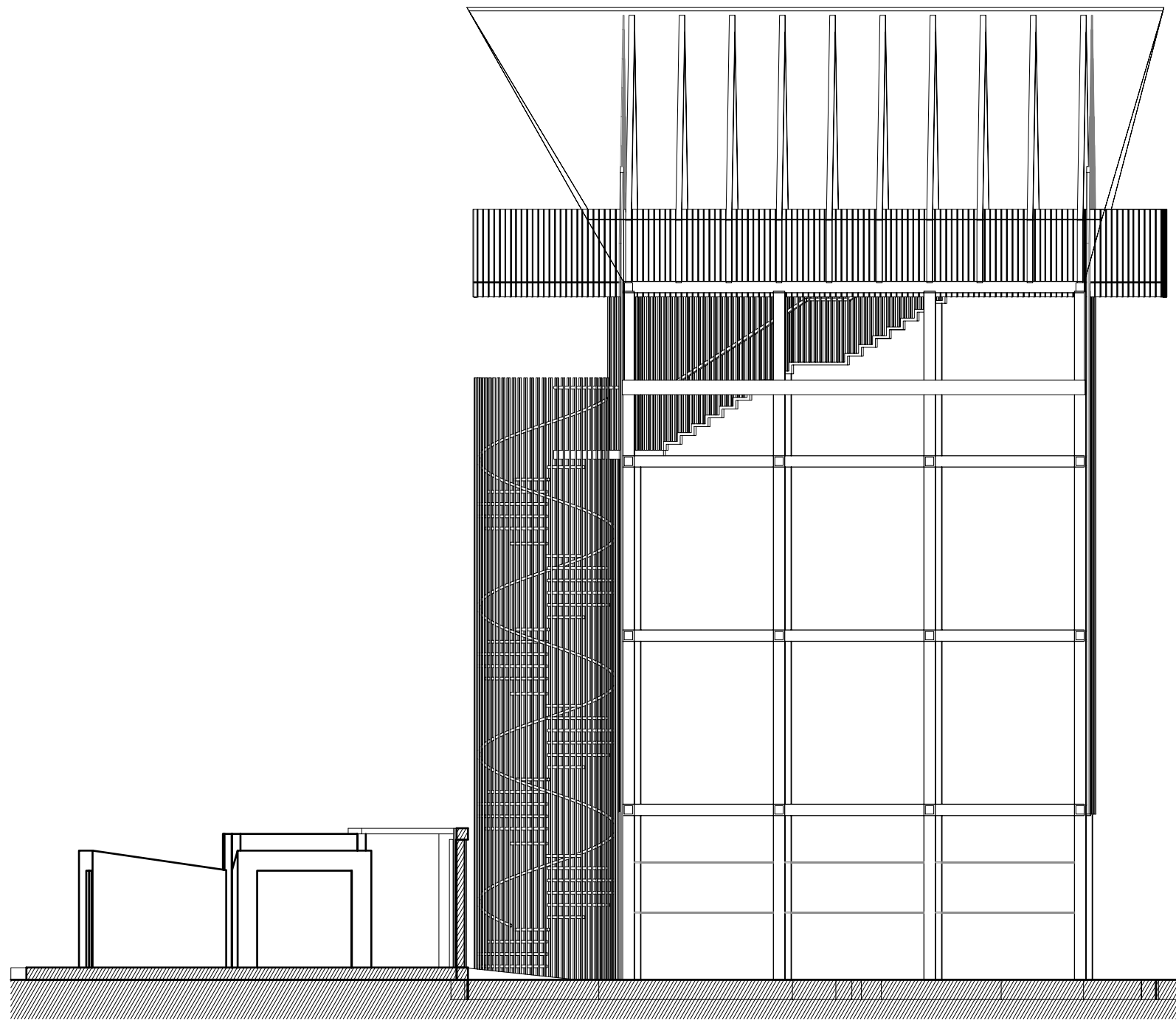
**Consultants**

Structural Engineer **Morton Partnership**  
 Building Control **Build-insight**  
 Quantity Surveyor **IBA**  
 Contractor

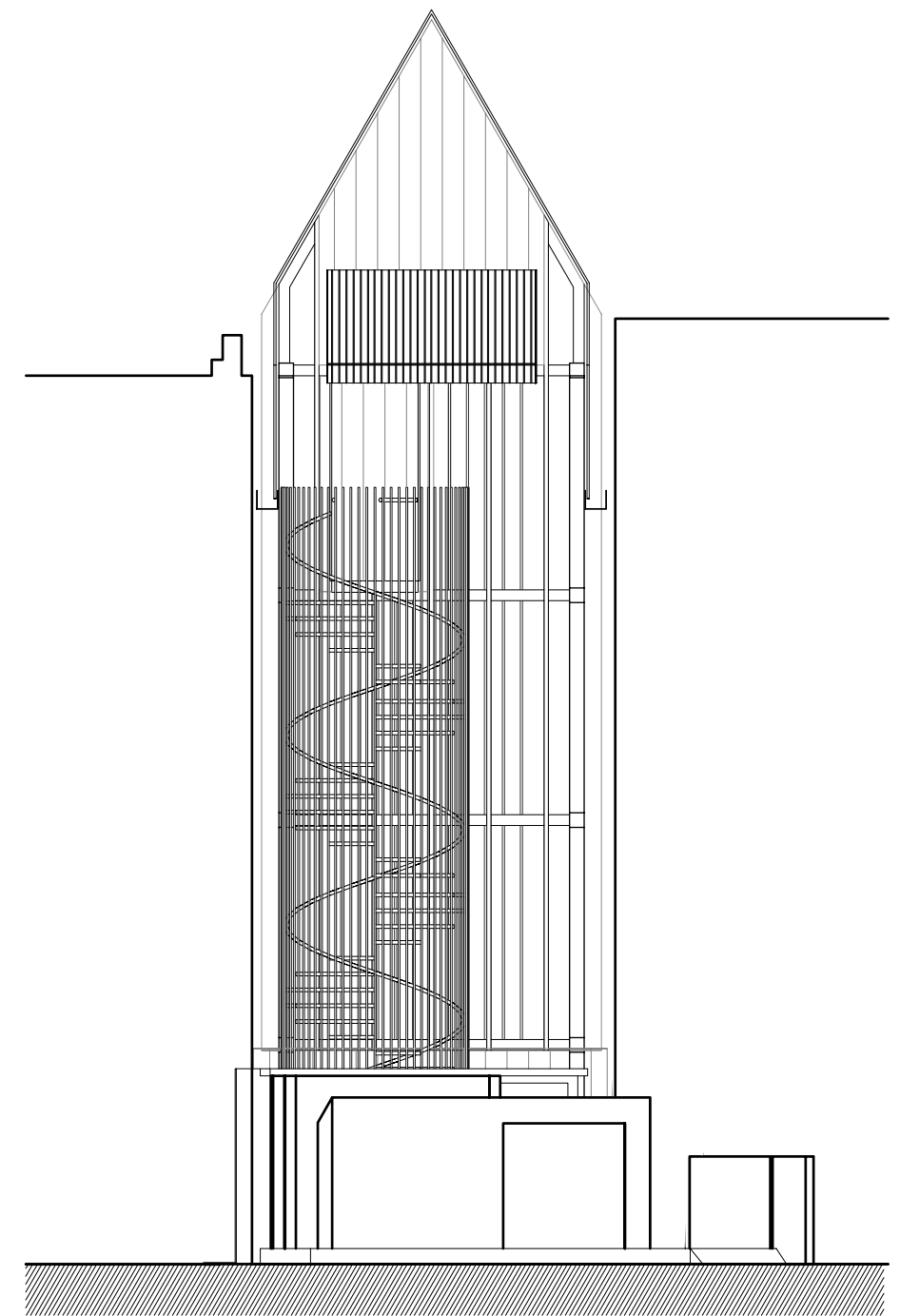


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Project <b>The Gap</b> 24 High Street, Wisbech PE13 1DE		Title <b>Elevation 03, 04 Proposed</b>	Client <b>Fenland District Council</b>	
Project No. 1106	Scale @ A3 1:100	Date 06-03-19	Drawn by TC	Number PL0202
Status <b>Planning</b>			Rev <b>00</b>	





**01** Elevation 01 Proposed  
1:100



**02** Elevation 02 Proposed  
1:100

0 1 2 3 4 5 10m

**General Notes**

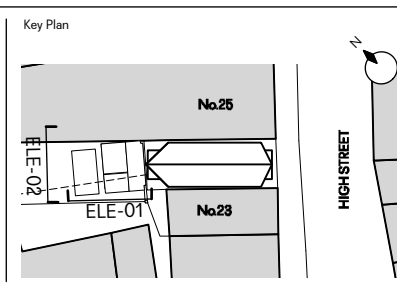
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**Consultants**

Structural Engineer **Morton Partnership**  
 Building Control **Build-insight**  
 Quantity Surveyor **IBA**  
 Contractor



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Project <b>The Gap</b> 24 High Street, Wisbech PE13 1DE		Title <b>Elevation 01, 02 Proposed</b>		Client <b>Fenland District Council</b>	
Project No. 1106	Scale @ A3 1:100	Date 06-03-19	Drawn by TC	Number PL0201	Status Planning
					Rev 00