

---

**F/YR19/0509/F**

**Applicant: Mr D Whitfield  
Whitfield Property Investments Ltd**

**Agent : Miss Lianne Toothill  
Wilby & Burnett**

**11 - 12 High Street, Wisbech, Cambridgeshire,**

**Erect 5-storey mixed use development (1 x retail unit to ground floor and 11 x 1-bed and 4 x 2-bed flats to remaining floors) involving demolition of existing derelict structures in a Conservation Area**

**Officer recommendation: Grant**

**Reason for Committee: Fenland District Council are landowners**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 The proposal is for the redevelopment of a town centre site in Wisbech, identified as 11-12 High Street. The scheme will involve the demolition of all existing buildings on the site and the erection of a new five storey building comprising of ground floor retail and upper floor flats. The site is located within the Wisbech Conservation Area. The existing derelict buildings are both listed and specifically listed as 11 High Street, Wisbech (listed 19th November 1976) and 12 High Street, Wisbech (listed 31st October 1983). A concurrent Listed Building Consent application, F/YR19/0510/LB, has been submitted alongside this planning application.
- 1.2 The site has been in a derelict condition for a number of years and a report in October 2006 from English Heritage (now Historic England) noted that the buildings were at risk and at high risk with the roof of 11 High Street being collapsed.
- 1.3 The buildings are now near total collapse with only part of the main front façade in place and only the masonry shells of both buildings remaining but not to their original height with the fourth floor already gone. There are no roofs, floors or joists, no windows and no other discernible internal features.
- 1.4 The redevelopment of the site consists of the demolition of the existing remaining structures and the erection of a 5-storey building with 2 retail units at ground floor and a total of 15 one and two bed flats.
- 1.5 Pre-application discussions have been held with the proposed developer of the site resulting in the submitted proposal. Lengthy discussions have taken place, in particular regarding the design and number of units proposed. The current plans submitted are as a result of these discussions whereby the design of the front façade has been amended to reflect the historic frontage design, and most importantly protracted discussions have taken place over the resultant height of the building which will render this building the tallest in the immediate locality.

- 1.6 The development will bring a derelict site located in the heart of Wisbech Conservation Area back into use and whilst the loss the Listed Buildings is regrettable it is clear that it is not viable to try to retain any part of the Buildings and that the total demolition and re-building is necessary in this instance.
- 1.7 The application is recommended for approval as set out in the body of the report below having due regard to the duty in law under S16 Planning (Listed Buildings and Conservation Areas) Act 1990 and also the requirements of the National Planning Policy Framework 2019 and Policy LP18 of the Fenland Local Plan 2014.

## **2 SITE DESCRIPTION**

- 2.1 The site comprises of a pair of buildings, namely 11 and 12 High Street, Wisbech, which are both Listed Buildings located within the heart of the Wisbech Conservation Area and front High Street with rear access from Castle Mews. The buildings are currently derelict and in an advanced state of collapse with only part of the front façade still standing.
- 2.2 11 and 12 High Street date back to the 18<sup>th</sup> century and both were historically four storey two bay buildings with basements. Each building had ground floor retail space and upper floor residential space. Later rear extensions have been added accessed off Castle Mews. The site measures approximately 300 square metres.
- 2.3 The cleared site of 11 High Street and 12 High Street will present an irregular plot footprint. The plot associated with 11 High Street is approximately 21 metres in length with the back of the plot abutting an existing four storey red brick building (this building appears to form part of 9 and 10 High Street). The plot associated with 12 High Street is approximately 28 metres in length with the back of the plot abutting Castle Mews.

## **3 PROPOSAL**

- 3.1 This application seeks full planning permission for the erection of a 5-storey mixed use development which includes the provision of 2 ground floor retail units fronting High Street and a further 15 flats set over the 4 storeys located above.
- 3.2 The flats consist of a mix of 1 and 2 bedrooms and the residential element will be accessed via Castle Mews to the rear. There will be no parking available for this town centre location however a cycle store will be provided at ground floor level. An enclosed bin store will be provided accessed off Castle Mews.
- 3.3 The development will fill the site from the High Street frontage to the Castle Mews road to the rear with a varying degree of set back on each storey from the Castle Mews frontage. The fifth floor is set back from both the High Street frontage and the Castle Mews frontage. The second, third and fourth floor rear flats will benefit from a balcony area facing Castle Mews.

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/YR19/0510/LB	Demolition of a Listed Building (existing derelict structures)	Pending
F/YR06/1354/F	Installation of new shop fronts and conversion of upper floors to form 2 x 1-bed and 2 x 2-bed flats	Granted 22/1/2007
F/YR06/1355/LB	Installation of new shop fronts and conversion of upper floors to form 2 x 1-bed and 2 x 2-bed flats	Granted 17/1/2007
F/93/0985/LB	Temporary propping and tying in of existing structure to maintain structural stability and installation of temporary shop front boarding	Granted 13/5/1994
F/92/0436/LB	Underground works to strengthen and support proposed reconstruction of carriageway	Granted 26/11/1992

## 5 CONSULTATIONS

### 5.1 Conservation Officer (FDC)

The Conservation Officer has been consulted and the following outlines the main points relating to both the demolition of the building, which is comprehensively covered in Listed Building Consent application F/YR19/0510/F and the rebuilding of the site for a mix of retail and residential accommodation. No objection is raised to the demolition and rebuilding of the site as set out below.

1. The Conservation Officer has given due regard to the overall height of the resultant building and states: *Given the nature of the scheme, particularly its height and the construction of the fifth storey "room in the roof", it will affect the setting of listed buildings in its immediate vicinity and potentially also in a wider vicinity of the site. Due regard is therefore given to the setting of listed buildings in a wide vicinity around the site, notably but not exclusively: 23 High Street (grade ii), 19 High Street (grade ii), Clarkson Memorial, Bridge Street (grade ii\*), Congregational Chapel, Castle Square (grade ii), 6 Union Place (grade ii), 5 Union Place (grade ii), the listed buildings forming York Row, the listed buildings forming The Crescent and the Parish Church of St Peter and St Paul (grade i).*

Pre-application discussions have taken place between the applicant, agent, case officer and the Conservation Officer in particular relating to the height, scale and design of the development. (see Assessment at point 10 of this report).

The Conservation Officer concludes that *“it is considered that this scheme brings with it great benefits to enhancing the character and appearance of the Wisbech Conservation Area in connection with a HLF Townscape Heritage Project. This is a great opportunity to address a site which for decades has had a considerable negative impact on the character and appearance of the conservation area and setting of adjacent listed buildings. The presence of the top fifth floor and the visibility of this in certain viewpoints has been raised in terms of its impact on views through the conservation area and setting of some adjacent listed building. Any harm is outweighed by the benefit of the scheme as a whole.*

To view the full comments of the Conservation Officer please use the following link:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=PSW4YAHE01U00>

## **5.2 Historic England**

*The demolition of 11-12 High Street would entail the complete destruction of two Grade II listed buildings. This would result in what the National Planning Policy Framework (NPPF) terms substantial harm. The NPPF sets out the criteria for assessing proposals which result in substantial harm, and makes clear that loss of a listed building should be exceptional. In this particular case we believe that these criteria have been met, and while the loss of the buildings is deeply regrettable a case for demolition has been made.*

*It is proposed to redevelop the site of the listed buildings with a mixed use development incorporating retail and residential units. Subject to the correction of various issues of detail design, we believe that this approach is appropriate.....*

### **Redevelopment of the site**

*The proposed new development would be a substantially larger building than the listed buildings that it would replace. By accommodating an additional floor in a set-back, clearly modern extra floor viability is increased. This should not adversely impact on the historic appearance of the streetscape, or within the wider conservation area, as the set-back is generously scaled.*

*We have concerns that the proposed replica elevation to High Street is not a replication of what existed at point of listing, but rather a hybrid design, using some accurate details but not being consistent. To be acceptable, there is a need for revision to this design to ensure greater accuracy. Historic photographs in the Heritage Statement that accompanies the application makes it clear that while the upper floor windows of 11 High Street were narrower than those below, in the refronted 12 High Street the windows remained a consistent width on all floors. The upper floor of 12 High St appears to have retained its original windows, which were 3 over 6 sashes, while the majority of other windows were 1 over 1 replacements, presumably of mid-nineteenth century or later date. If it is decided to replicate an earlier glazing pattern, it is important that this is based on surviving evidence and an appropriate understanding of historic sash windows.*

### **Recommendation**

*Historic England has concerns regarding the applications on heritage grounds, primarily in relation to the detailing of the proposed High Street elevation of the new building.*

*We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of the NPPF.*

*In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.*

### **5.3 Georgian Group**

*Nos. 11 and 12 High Street are early eighteenth-century brick structures which were probably built as substantial town houses, but which were later converted into shops. No. 12 appears to have been refaced in the early nineteenth century. The two structures are now in an advanced state of decay and were partially dismantled c2006 for safety reasons; behind their partially dismantled façades very little now remains.*

*The proposed demolition of these two listed buildings will result in harm to the significance and character of the Conservation Area, as well as the complete loss of the two listed buildings themselves. The NPPF rightly insists that any proposal which would result in substantial harm to a listed building should be justified against strict criteria. In this case, The Group considers that these criteria have been met. The applicant's documentation demonstrates that there is a considerable conservation deficit for which no funding has been identified, and that even if repaired very little historic fabric would remain. We therefore do not wish to object to this proposal.*

*The Group has carefully read Andrew Martindale of Historic England's detailed comments regarding the design of the proposed replacement structure and wishes to register its support for this advice. If we can be of any further assistance, please do not hesitate to contact me.*

### **5.4 Natural England**

Natural England has not made comments on this application and no assessment has been made for impacts on protected species. They consider that the LPA should consult their own ecology service for advice.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

### **5.5 PCC Ecology**

*Bats: I note from the submitted photos that much of the structure proposed for demolition no longer has a roof cover and is open to the elements, however there*

*still appear to be a number of features which have the potential to support roosting bats such as gaps in the brick work and covered areas in the lower floor sections.*

*I would therefore recommend that a Bat Inspection Survey is carried out. The survey should establish whether further survey work is required; any further survey work which is recommended should be carried out and a report provided (including details of measures to mitigate any impacts on bats). The survey should be carried out in accordance with BS 42020:2013 (Biodiversity Code of Practice for Planning & Development) and a report provided in advance of determination of this application.*

*Nesting Birds: The scheme would involve the removal of vegetation and structural features which may support nesting birds. I would therefore recommend that a standard bird nesting Informative be attached should the scheme be approved. To mitigate for the loss of potential nesting habitat, I would request that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which may be secured via a suitably worded condition.*

*I would advise that prior to determination the LPA requests that a bat survey be carried out as set out above. I therefore object to the granting of planning permission at this moment in time with regard to this application.*

In line with the comments received from the Wildlife Officer a bat survey was carried out which found that whilst no direct evidence of bats was found, several access points including gaps and cracks in the brickwork and wooden beams were noted. The report recommends that two bat activity surveys are carried out.

These have been carried out and the Wildlife Officer raises no objection to the proposal subject to the use of a suitable worded biodiversity condition to secure the provision of a range of bird nesting and bat roosting features. With the provision of such features it is the Wildlife Officer's opinion that the development will result in a net gain in biodiversity.

## **5.6 Business And Economy (FDC)**

Supports the overall application and makes the following comments:  
*The proposals seeking to bring this long term and derelict site back into use is much welcomed. The site forms part of the centrepiece redevelopment of Wisbech High Street as part of the Heritage Lottery Funded Scheme. The extent of the development will avoid piecemeal development and ensure a comprehensive and sympathetic redevelopment of the overall site. The proposed construction of a single larger retail unit on the ground floor, with scope to sub-divide into two smaller units is a sensible decision. The use of the upper floors for residential will help to introduce further vibrancy and life into this area, providing much needed new homes for many people.*

## **5.7 Senior Archaeologist (CCC)**

*We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:*

### *Archaeology*

*No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to include historic building recording, in accordance with a written scheme of investigation (WSI) which 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:*

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) 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.*

### *Reason*

*To ensure that the significance of historic environment assets is conserved in line with NPPF section 16*

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

*This is an application to erect 5-storey mixed use development (1 x retail unit to ground floor and 11 x 1-bed and 4 x 2-bed flats to remaining floors) involving demolition of existing derelict structures in a Conservation Area.*

*The proposal comes forward with zero parking. FDC will need to consider the impact of this zero parking development on town centre parking, availability of kerb side parking etc.*

*The development will have no material impact across the highway network and therefore I have no highway objections.*

## **5.9 Designing Out Crime Officers**

*This office has reviewed this Full Planning Application - we consulted with the Applicant prior to planning and our comments are reflected in the Security Needs Assessment we produced. We are pleased to see that recommendations made are to be implemented and we fully support the Application. We believe that community safety concerns and vulnerability to crime should be addressed.*

*No further comments at this stage.*

## **5.10 Lead Local Flood Authority (CCC)**

When consulted the Lead Local Flood Authority originally objected to the grant of planning permission due to the absence of a surface water drainage strategy. The submitted Drainage & Community Safety Plan shows the connection of surface

water from the building to connect into a surface water sewer within High Street and Castle Mews. The ownership of this sewer will need to be identified and any permissions to discharge surface water from this development into the sewer to be submitted to demonstrate a viable connection point.

### **5.11 Parish/Town Council**

That the application be supported.

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

*I have now had an opportunity to observe the details submitted to support the above application, having particular regard to the ACA Acoustics Ltd report (Reference: 190506-R001) for the acoustic assessment of proposed new mechanical services equipment.*

*I am satisfied with the methodology and findings of the report, and that it has reference to the appropriate nationally recognised standards.*

*I note the following stated in Para 5 of the report;  
Once the design has been finalised ACA Acoustics would undertake an acoustic assessment of the equipment selections to confirm compliance with the above specified criteria and, where necessary, provide specification for suitable noise mitigation measures.*

*With the proposal for air source heat pumps, I would request a condition in the event that planning consent is granted, that a suitably qualified acoustic consultant undertakes an assessment in line with the aforementioned, and if this service is satisfied with the assessment and subsequent report, discharge of condition can then occur prior to the commencement of development. It will also provide us with time to address any concerns, and if required, make recommendations for further noise mitigation measures to ensure acceptable amenity protection before any future occupants are in place.*

### **5.13 Housing Strategy and Enabling Officer (FDC)**

When consulted, the Housing Strategy and Enabling Officer considers that on a site of 15 dwellings a total of 4 units should be available for affordable housing equating to 3 affordable rented homes and 1 intermediate tenure in this instance.

### **5.14 Wisbech Society**

*It is with some reluctance that the Wisbech Society supports the demolition of these grade 2 listed buildings. It is clear that the current condition shows the facades to be structurally unsound and the rear aspects are collapsed to an extent that restoration is impractical. Demolition will allow for a sympathetically designed structure to replace the existing derelict buildings and bring the site back into retail and accommodation use.*

*It is recommended that a publicly accessible record of the buildings fabric/heritage/archaeological findings be made as demolition progresses. It is also recommended that the existing buildings be formally 'delisted' to maintain an up to date record of Wisbech's listed buildings and prevent a precedence of future unauthorised demolition of listed buildings being set.*



## 5.15 Anglian Water

*The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for these flows....*

*The preferred method of surface water disposal would be to a SuDs with connection to sewer seen as the last option.... The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable..... We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.*

*Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.*

*CONDITION No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

*REASON To prevent environmental and amenity problems arising from flooding.*

### **Local Residents/Interested Parties**

No comments 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 189 – need to describe the significant of affected heritage assets  
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**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and wellbeing of Fenland residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP6 – Employment, Tourism, Community Facilities and Retail

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Heritage Considerations**
- **Design Considerations**
- **Impact on character of area and conservation area**
- **Amenity Considerations**
- **Flood Risk and Drainage**
- **Viability**

## **9 BACKGROUND**

9.1 These two High Street buildings have been unused for in excess of 20 years and over time have suffered from collapse of parts of the buildings to the rear including the roof structures and floors. Until recently the buildings have been in private ownership and whilst FDC has utilized its statutory powers in the past to seek to address the hazardous condition of these buildings and attempt to arrest their deterioration, works were never undertaken to secure the future of the Listed Buildings.

9.2 FDC decided to acquire the buildings in 2019 in order to facilitate a successful outcome for the site. This application and the corresponding Listed Building Consent application to demolish the 2 buildings has resulted in interest from a developer to rebuild the site in a sympathetic manner whilst providing retail unit(s) fronting the High Street and a further 4 storey development to provide a total of 15 flats.

9.3 There has been extensive pre-application discussions between the applicant, the case officer and the Conservation Officer which has resulted in the submission of this application and the Listed Building Consent application to demolish the buildings and redevelop the site for a mixed use of retail and residential.

9.4 High Street, Wisbech is currently the focus of a live Heritage Lottery funded Townscape Heritage project and in summer 2016 the HLF awarded £1.9 million to the Wisbech High Street project which runs until 2020/2021. The HLF project focuses on the regeneration of High Street which is an important street within the town. The scheme seeks to refurbish dilapidated buildings and bring vacant buildings back into use as well as to facilitate building improvements which is a key focus of this regeneration project.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The application seeks the erection of 15 flats and retail at ground floor and includes the demolition of 2 listed buildings. A Local Planning Authority has a duty 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. In matters concerning the Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 10.2 In considering the demolition element of this application due regard has to also be given to the statutory guidance provided within the National Planning Policy Framework 2019 and in particular paragraphs 189 to 202.
- 10.3 Policy LP18 of the Fenland Local Plan 2014 seeks to protect, conserve and seek opportunities to enhance the historic environment through consideration of applications for planning permission and listed building consent setting out a list of criteria to be submitted.
- 10.4 Policy LP3 sets out that the focus for the majority of the District's growth is in and around the four market towns which includes Wisbech. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land.
- 10.5 Policy LP16 seeks to deliver and protect high quality environments across the district and sets out a number of criteria to be met including compliance with the NPPF and Policy LP18 of the Fenland Local Plan.

### **Heritage Considerations**

- 10.6 This application seeks the total demolition of Nos. 11-12 High Street, Wisbech, and the redevelopment of the site with a mixed retail/residential use. The buildings are in an advanced stage of collapse with only part of the front façade remaining. An element of single-storey rear outbuildings, which are later additions, remain to the Castle Mews frontage. The application has been supported by a comprehensive Heritage Statement and a robust assessment of the interests of the buildings as they stand today supported by 2 structural reports.
- 10.7 Full consideration of the demolition of 11-12 High Street, Wisbech, has been undertaken as shown in the report for F/YR19/0510/LB attached to this agenda.
- 10.8 The redevelopment of the site, following demolition, has been designed in line with protracted discussions between the applicant, agent, Conservation Officer and Case Officer in line with comments received from statutory consultees.
- 10.9 The site is located in an area of high heritage value in the heart of the Wisbech Conservation Area which consists of 227 listed buildings, of which 3 have grade 1 status and 23 have grade ii\* status. Given the nature of the scheme, particularly its height and the construction of the fifth storey, it will affect the setting of the listed buildings in its immediate vicinity and potentially also in a wider vicinity of the site.
- 10.10 Due regard is given to the fact that in 2014 Wisbech Conservation Area was added to the Historic England Heritage at Risk register due to issues concerning

dereliction of buildings and key streets within the conservation area which have a considerable negative impact on the character and appearance of the conservation area. 11 High Street and 12 High Street and High Street in general are a key contributing factor as to why the Wisbech Conservation Area is considered to be at risk by Historic England. In March 2016 the Wisbech Conservation Area Management Plan was adopted to complement the Wisbech Conservation Area Appraisal. The Management Plan acknowledges High Street as a specific risk issue and Priority Objective One commits to addressing High Street, through the Heritage Lottery Fund bid.

- 10.11 High Street, Wisbech is currently the focus of a live Heritage Lottery funded Townscape Heritage project; in Summer 2016 the HLF awarded £1.9 million to the Wisbech High Street project, a project which will run until 2020/2021. The HLF project focuses on the regeneration of High Street which is an important street within the town, linking the prestigious Brinks to Market Place. This is to be achieved by a scheme to refurbish dilapidated property, and bring vacant buildings/site back into use as well as to facilitate building improvements including addressing poor quality shop fronts and signage. Addressing the dilapidated stated of 11 High Street and 12 High Street is a key focus of this regeneration project.

### **Design Considerations**

- 10.12 The proposal for the redevelopment of this site follows extensive pre-application discussions and many issues have been addressed during the evolution of the final plans being submitted. These discussions included, height of the building, design of the front façade, massing and number of units to make the scheme viable.

#### Height of the building

- 10.13 One of the main issues resulting from the pre-application discussions was as to the scale and overall height of the proposed 5 storey building and to ultimately understand any significant impact that such a building would have on the setting of nearby Listed Buildings and Wisbech Conservation Area.
- 10.14 In order to understand the resultant height of the building, a ‘balloon test’ was carried out to give an idea of the proposed building and to assess the visual impact the development may have on the character and appearance of the conservation area and setting of adjacent listed buildings. The balloon test was undertaken by putting up heavy duty helium balloons to the height of the proposed building. The test was carried out on a dull day where wind affected the test, as a consequence it wasn’t possible to have the balloons in the air for a long time. The test gave an indication only as to the proposed height of the building but beneficial to understand this in the context of how it might be seen from Bridge Street and The Crescent.

#### Front façade

- 10.15 Discussions have taken place regarding an appropriate design for the new front façade facing High Street with the desire for the scheme to closely replicate the two narrow 18<sup>th</sup> century facades as they historically existed and whose partial remains are now being demolished. The new brick facades will reflect the original height the listed buildings once possessed, being four storey with parapet. It is welcomed that the scheme is taking this traditional approach to the

design of the High Street fronting facades as this will serve to preserve the character and appearance of High Street, that being one of mixed height property with some tall narrow facades.

- 10.16 It is noted that the existing dilapidated facades had windows at slightly different levels and as two separate buildings this variation was not an issue. It is appreciated however that this scheme is for one block of build and floor levels are going to be the same across the High Street frontage so windows are best served being the same height across the frontage too. A slight difference in the two façades will be acknowledged by the replication of a banding detail between floors on 11 High Street, which reflects the current appearance of that existing façade, and no banding detail on 12 High Street, which currently presents a plain façade. This subtle detail along with the centrally positioned down pipe should serve to give the impression of there being two tall narrow facades fitting to the character of the streetscene rather than one wide façade.
- 10.17 The shop frontage is to be of a traditional style with two fascia's and frames according the building giving the appearance of two tall narrow buildings. At present, however, it has been designed with only one entrance so to provide one large retail unit although it can easily be changed to serve two units.

#### Castle Mews elevation

- 10.18 Part of the proposed building will front Castle Mews, this being circa 5.5m (width) section of rear elevation which accords with the plot that served 12 High Street. This section of rear elevation will sit between part of an existing listed building – former Sunday School (listed as part of the Congregational Chapel) – and adjoining the four storey building that forms the rear building to 9 and 10 High Street. Opposite the site is also the main chapel of the listed Congregational Church.
- 10.19 The character of Castle Mews is very much that of a back street defined by the side elevation of the Congregational Chapel, unassuming rear elevations of the rear of buildings fronting High Street and Market Place, rear boundary walls for Union Place property and back street parking area. The rear building to 9 – 10 High Street is the only building that has a specific frontage presence onto Castle Mews.
- 10.20 It is acknowledged that the challenge in this relatively tight location has been to design a rear elevation that will not have an imposing impact on the listed Congregational Chapel opposite and its associated former Sunday School to the south side. It is evident that the scheme has sought to achieve this by stepping back the building. The first floor will align with the street and the building line of the adjacent building (rear building to 9 and 10 High Street) but the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> storeys all progressively step back reducing their impact on the Castle Mews streetscene and avoiding an overbearing presence of build which might have been the case if the building went straight up for five storeys. The design treatment for the rear elevation is acceptable in context.

#### Footprint and Massing

- 10.21 Along High Street building footprints fill their plots and there are no rear open courtyard spaces of any merit or pattern. In this respect, and in common with the manner of development along the south east side of High Street, development proposed for 11 and 12 High Street will fill the entire plot from front to back.

- 10.22 In mass the scheme will fill the plot up to five storeys in height. The first four storeys of the building will follow the parapet height of the original historic buildings (as they fronted High Street) for 21m from the High Street fronting elevation before dropping at the back and capitalizing on changing ground levels to create a slightly lower height of building at the back. The top fifth storey will sit as an addition above the parapet and will appear as “rooms in the roof” arrangement with windows within the metal cladded roof covering. The fifth floor sits back 5.5m from the High Street fronting parapet and extends approximately 17metres.
- 10.23 The proposed building will become the greatest mass of build along the south east side of High Street. The proposed building will also be the tallest building on High Street and within the immediate vicinity of this site; the current tallest buildings on High Street are currently no more than four storeys in height therefore this will become the tallest building in the immediate locality.
- 10.24 Given the character of development on the south east side of High Street there is no objection to the scheme being designed on a footprint that covers the entire asymmetrical plot. Indeed the footprint of the current buildings covered the entire plot. In the context of this specific town centre location it is not felt that the large massing of the building is an issue of concern given that this mass will be bounded by other surrounding property specifically 9-10 High Street and its associated rear building that fronts Castle Mews, 13 – 17 High Street and 1 Castle Mews (The School Room).
- 10.25 The true mass of the proposed building will never be appreciated externally as the building will never be seen in its entirety; elevations will never be seen in their totality in the context of one another. From the High Street standing in front of the building it will be perceived as two narrow four storey brick facades, from the rear it will be perceived as a narrow 5m rear elevation with roofline stepping back.
- 10.26 Much of the north-east side elevation abuts an existing neighbouring building that is 9-10 High Street and only part of the third and fourth floor brickwork will be above this and potentially visible two dimensionally. On the south west elevation much more structure will be brick and not directly adjoining other buildings. In this respect a large part of this south west side of the building will be seen two dimensionally from the side of the adjoining property 13-17 High Street an acute angle of this side elevation in context with the narrow rear elevation will potentially be seen from Castle Mews. This side of the development will be seen in a limited context and will not overwhelmingly impact on the character and appearance of the conservation area.
- 10.27 Developing this site has been proven to come with a conservation deficit which includes demolition costs and clearance, costs incurred working in a restricted site with limited access and total rebuild. It is therefore appreciated that achieving “rooms in the roof”, the fifth storey, is part of maximizing the plot and making it more financially viable to develop. The fifth floor achieves three additional flats.
- 10.28 Given the style of the street fronting façade with its parapet arrangement and the extent of flat/low pitch roof behind such a parapet detail there is logic to the fifth storey concept and incorporating this in a new build development. This proposal is considered on its own specific merits and achieving a fifth storey in this rare

new build town centre scheme does not set a precedent for introducing fifth storey extensions to other existing buildings within the Wisbech Conservation Area. In this specific case the fifth storey will utilize the space afforded by the parapet and will include an additional 1.9m flat roof structure above the parapet line; the “rooms in the roof” will not read as full floor above parapet level. Importantly the fifth storey is set back 5.5m metres from the street fronting parapet of the building and in this respect it isn't going to read as part of the High Street façade; the High Street façade will continue to be read as it was historically as being four storey only.

- 10.29 It is appreciated that the set back position of the “rooms in the roof” is designed to mitigate the impact of the fifth storey by having this element set in from the front elevation and the rear elevation. Given the height changes of the scheme it is only approximately 11metres of “room in the roof” that will appear to sit above the parapet line of the building as the rear section of the fifth storey serving flat 15 drops down at the back. Within the Wisbech Conservation Area and noticeably along High Street it is acknowledged that roof heights are not consistent but vary considerable. In this respect it is felt the fifth floor “rooms in the roof” can be accommodated as part of the variation of building heights that form the character and appearance of the conservation area.
- 10.30 It is acknowledged that the fifth floor has been designed sensitively and its success will come down to the careful selection of materials specifically the colour of the metal roof covering, which should be dark to sit subtly in the context of lead roofs, and the colour of window frames which should be dark (not white) to sit inconspicuously within the roof area.

#### **Impact on character of area and conservation area**

- 10.31 In considering the impact of this proposal it is critical to understand the impact the development will have on views through the conservation area and how it may affect the setting of other listed buildings in the wider vicinity of the site.
- 10.32 In close range views i.e. from High Street in front of the proposed building, the fifth storey will not be visible but from longer range views through the conservation area the upper floors and particularly the three dimensional form of the top fifth storey has the potential to be much more conspicuous.
- 10.33 The applicant has submitted a key views 28.8.19 concept drawing which provides an indication of how the proposed building may be seen as specific points from York Row, The Crescent and Bridge Street. These concept drawings demonstrate that the upper fifth storey of the building will be seen sitting above the roof line of adjacent buildings from certain angles. In order to appreciate how high the building may sit balloon height testing was also undertaken as referenced above. The balloon testing does appear to concur with heights shown in the key view 28.8.19 concept drawing.
- 10.34 Stood on High Street the proposed development will make for a significant improvement to the character and appearance of the High Street streetscene and the setting of listed buildings along this street. The current situation 11 High Street and 12 High Street find themselves in is such that they are eyesores within the High Street and have a considerable negative impact on the character and appearance of the conservation area. The replacement of these severely dilapidated buildings with a new building presenting a carefully considered

“period” style of façade will serve to enhance the character and appearance of the conservation area.

- 10.35 From central High Street it will be the four storey façade with its parapet that is seen but the fifth floor will not be seen. High Street gently curves in a north eastwardly direction towards Market Place. From the junction of High Street and Market Place looking towards 11-12 High Street the angle of the view widens. From this perspective the north east elevation of the proposed building and specifically the upper brickwork and part of the fifth storey roof will come into view. Moving back along the west end of Market Place and into Union Street more of the fourth storey and the fifth storey “rooms in the roof” will become visible.
- 10.36 Perspectively, from Union Street, the fourth and fifth floor will be seen at distance (approx. 100m) partially above other High Street property but the buildings in the foreground of those views, those being the buildings on Union Street itself, will appear higher still and the proposed development shouldn’t appear overbearing and unduly detract from the character and appearance of the conservation area from this viewpoint.
- 10.37 Three listed buildings namely 21 Market Place, 22 Market Place and 1 High Street are seen façade on in views from Union Street looking towards High Street. The proposed development would not exceed the height of their parapets and it should visually appear separate from these buildings in view and not unduly encroach on their setting. From elsewhere in Market Place in general the development will not be visible.
- 10.38 The most notable view of High Street is arguably the view from Bridge Street looking north along High Street. This is a view that appeared in many historic postcards of High Street. This viewpoint affords wide angle views into High Street with the shapely façade of 13-17 High Street is a notable building in these views. From this view point the parapeted south west elevation will come in to view and as will glimpses of the fifth storey although it is not felt such glimpses would fail to preserve the character and appearance of the conservation area.
- 10.39 Moving along Bridge Street and standing adjacent to The Clarkson Memorial the south west elevation and the fifth storey will be most visible above the roofline of adjacent buildings although in perspective it should appear of a similar height to the building in the foreground of that perspective. Moving along Bridge Street to its junction with South Brink the sight of the roofline of the proposed building will disappear.
- 10.40 Clarkson Memorial is a landmark structure on Bridge Street standing alone on an island area in the middle of the road. The positioning of Clarkson Memorial is such that it is appreciated from multiple viewpoints and it is the manner of its setting and how it stands tall in these views, appearing to rise high above the buildings around it, that contribute to its interest. The positioning of the proposed development should not unduly encroach on the setting of the Clarkson Memorial or detract from its setting.
- 10.41 The development will have the greatest visual impact on parts of the Castle Estate. This area is highly attractive and architecturally significant built composition, a result of its strong cohesive design seen through the consistency in their materials, the consistent facade heights and architectural style. The proposed development will occur to the north east of the Castle Estate and



behind Castle Square and specifically behind the grade ii listed Congregational Chapel and behind Union Place. It is noted that the existing four storey building (rear of 9 and 10 High Street) on Castle Mews is not visible from the Castle Estate but the development now proposed will exceed this height by another storey and this upper storey is likely to be seen over the roofline of the Congregational Chapel.

- 10.42 The perspective views submitted with this application gives an indication of how the fifth storey “rooms in the roof” will be seen over the top of the Congregational Chapel. Stood in Castle Square the new building will not be visible over the roof of the Congregational Chapel. It will be seen through the archway access but from this point only a section of the rear elevation will be visible and this will not impact on the Castle Estate and the setting of its buildings. The fifth storey of the proposed building will become visible as one steps back around the Crescent from 13 The Crescent to 8 The Crescent before it is lost from view by the curving of the road. The form of the fifth storey roof is likely to be most visible from outside 8 The Crescent. This new roofline is likely to catch the eye at this point and this visibility may not truly preserve or enhance the character and appearance of the conservation area or setting of adjacent listed building although it is not felt it going to appear overbearing from this angle.
- 10.43 It is considered that a dark coloured metal roof finish and dark windows would ensure it assimilates with the surrounding slate roofs and this will mitigate its impact. The view of the Congregational chapel will change. It is also noted that parts of the upper storeys of the development would be seen in views from Market Street looking down Castle Mews although impact on these oblique views is less concerning.
- 10.44 North Brink is described by Pevsner as “*one of the most perfect Georgian streets of England*”. It is appreciated for its long length of Georgian and Victorian property which face the gently curving river and present a tapestry of individually designed buildings. Looking east along North Brink specifically from 2 North Brink to Chapel Lane the view is terminated by Nene Quay property with Clarkson Memorial and the tower of the parish church key features in these views and the skyline. In these views 11 & 12 High Street will sit behind 1 Nene Quay (the old Belfast building). The proposed development should not be visible with any clarity in these views. The spire of the Clarkson Memorial and tower of the parish church will remain the feature buildings within the skyline and their setting from this viewpoint will not be affected by this proposal.

### **Amenity Considerations**

- 10.45 The proposal involves the formation of 15 one and two bed flats spread out over four storeys contained within the space between 9-10 and 13 High Street.
- 10.46 In order to achieve satisfactory living accommodation and amenity for all flats a design solution has been found to ensure that all flats receive a level of natural light and ventilation to all habitable rooms through the use of light wells located on the side elevations which face existing brick walls and other enclosed areas.
- 10.47 Each flat has its own front door and private lobby, from which all rooms are accessed directly from. Bedrooms are located as close to the front doors as possible to avoid passing kitchens, to minimise risks associated with fire escape.

- 10.48 The application has been accompanied by an acoustic assessment of proposed new mechanical services equipment to provide evidence that noise emissions from the equipment will not be detrimental to the amenity of nearby noise sensitive properties and also the impact of any existing noise impacts are identified and understood.
- 10.49 The Councils Environmental Health Team has reviewed the report and considers that the methodology is satisfactory and recommends an appropriate condition to ensure that the final build complies with recognised standards.
- 10.50 The development does not achieve any parking on site however this is a town centre location and the area is served well by 4 FDC run car parks within 3 – 6 minutes walking distance of the site. Wisbech is also served well by a frequent bus service operating daily between various strategic locations and is a 3 minute walk from the site. The development incorporates a cycle store within the ground floor area.

### **Crime prevention**

- 10.51 Cambridgeshire Constabulary has been consulted on the design which has resulted in the following being incorporated into the scheme:

Anti-climb rainwater goods along the Castle Mews elevation;  
All external windows and doors to be 'Secured by Design' compliant;  
Access control and CCTV located as recommended.

### **Flood Risk and Drainage**

- 10.52 The site is located within Flood Zone 1 which is the lowest risk of flooding. This site comprises a mixed use with retail on ground floor being a 'less vulnerable' use within the Technical Guidance and residential over the above 4 floors which is classed as 'highly vulnerable'. The technical guidance shows that development within these areas in Flood Zone 1 is appropriate.
- 10.53 The water run-off from the site would follow the same path as the existing arrangements tapping into the existing drainage runs. It is proposed that the foul drainage connections will also be incorporated into the existing system.
- 10.54 There is currently an outstanding objection from the Lead Local Flood Authority however amended drawings and drainage strategy has been received and are currently with the LLFA for further consideration. Given the constrained aspect of this development site and a consequent lack of realistic drainage options, it is considered that, in this instance, a condition can be imposed to ensure that a satisfactory drainage proposal is agreed and actioned.

### **Ecology**

- 10.55 Due to the condition of the buildings which no longer have a roof cover and is open to the elements, it is considered that the structure could support roosting bats and a Bat Inspection Survey was requested. It was also recommended that due to the potential for nesting birds that mitigation for the loss of a potential nesting habitat via a range of nesting boxes be designed into the development.
- 10.55 Subsequently the applicant has produced the required bat surveys and the Wildlife Officer is content that, provided the mitigation measures, which include

bat and bird boxes, is incorporated into the final design, then the development will result in a net gain in biodiversity and is supported.

## **Viability**

- 10.56 The application is accompanied by a Viability Assessment in relation to the provision of affordable housing on the site due to the number of flats being provided. The Councils Senior Planning Obligations Officer has been consulted and makes the following observations and recommendation:

*The applicant has submitted 2 HCA DAT appraisals as part of their viability submission:*

*Appraisal 1 With 25% policy compliant Affordable Housing delivers a deficit of -£264,994*

*Appraisal 2 With no Affordable Housing Provision delivers a deficit of -£235,089*

*Both appraisals include £1,000,000 Heritage Lottery Funding.*

### **Build Costs**

*The build costs have been adopted at £1,426m<sup>2</sup>. BCIS Lower Quartile Rehabilitation / Conversion of Houses with Shops /Offices published on BCIS webpages 17th September 2019 rebased for Fenland are £1,427m<sup>2</sup>. Given the narrow configuration of the site, the premises being within a terrace, restricted access and the requirement for specific heritage materials I am satisfied that the adopted costs are reasonable. A Build Cost Plan has also been provided by the project architect which results in significantly higher build costs than the BCIS values which if incorporated into the HCA DAT appraisals would result in the deficit significantly increasing.*

### **External Works and Infrastructure Costs**

*The adopted build cost plan identifies the required external works and infrastructure costs which are acceptable.*

*Design & Professional Fees of 10% have been adopted, up to 10% is considered within an acceptable range for a proposal of this nature.*

*A contingency of 5% has been adopted which is acceptable given the significant refurbishment required for this site*

*A Build Period of 14 months has been adopted which is in accordance with the estimated duration for proposals of this nature by BCIS.*

*The adopted Bank interest and Sales fees are both acceptable.*

### **Revenue**

*I have reviewed the comparable evidence that has been provided by Westcott Surveyors. I am satisfied that the market values comply with RICS and PPG guidance.*

### **Profit**

*A Developer's profit of 20% has been included. Given the comprehensive refurbishment and current derelict condition of the existing premises and recognising the associated potential complications that may require mitigation to*

*bring this development forward I am satisfied that the adoption of this level of profit is reasonable and is in accordance with guidelines.*

*Based on the inputs referred to above and having reviewed additional supporting information I accept that on this occasion the proposal has adequately demonstrated that it is not able to provide any S106 Planning Obligations including an Affordable Housing Commuted Sum due to economic viability.*

## **11 CONCLUSIONS**

- 11.1 The application site lies in the heart of the Wisbech Conservation Area and consists of 2 severely dilapidated listed building which are currently undergoing partial demolition due to structural stability concerns.
- 11.2 The site has been vacant for a considerable number of years with little or no noticeable action taken from previous owners of the site to ensure the buildings future.
- 11.3 It has been demonstrated within the planning application that the only viable way forward for the site is to totally demolish the buildings (subject to a separate application F/YR19/0510/LB) and redevelop the site with a mix of retail and residential.
- 11.4 Since FDC took ownership of the site, discussions have been ongoing regarding its redevelopment and, as set out above, the design, height, massing and number of units has resulted in the current application.
- 11.5 The site in its present condition i.e. boarded up ground floor, partial demolition of the front façade, almost total loss of the main fabric of the building and boarded up rear access into the site, is considered to have substantial harm on the character of the Wisbech Conservation Area.
- 11.6 The Local Planning Authority considers that there are significant and substantial public benefits to bringing this site back into use. The ground floor retail units will help to add to the retail offer in Wisbech and the introduction of flats will have an impact on the vibrancy of the town centre.

## **12 RECOMMENDATION**

- 12.1 Grant planning permission subject to the conditions set out below.

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).

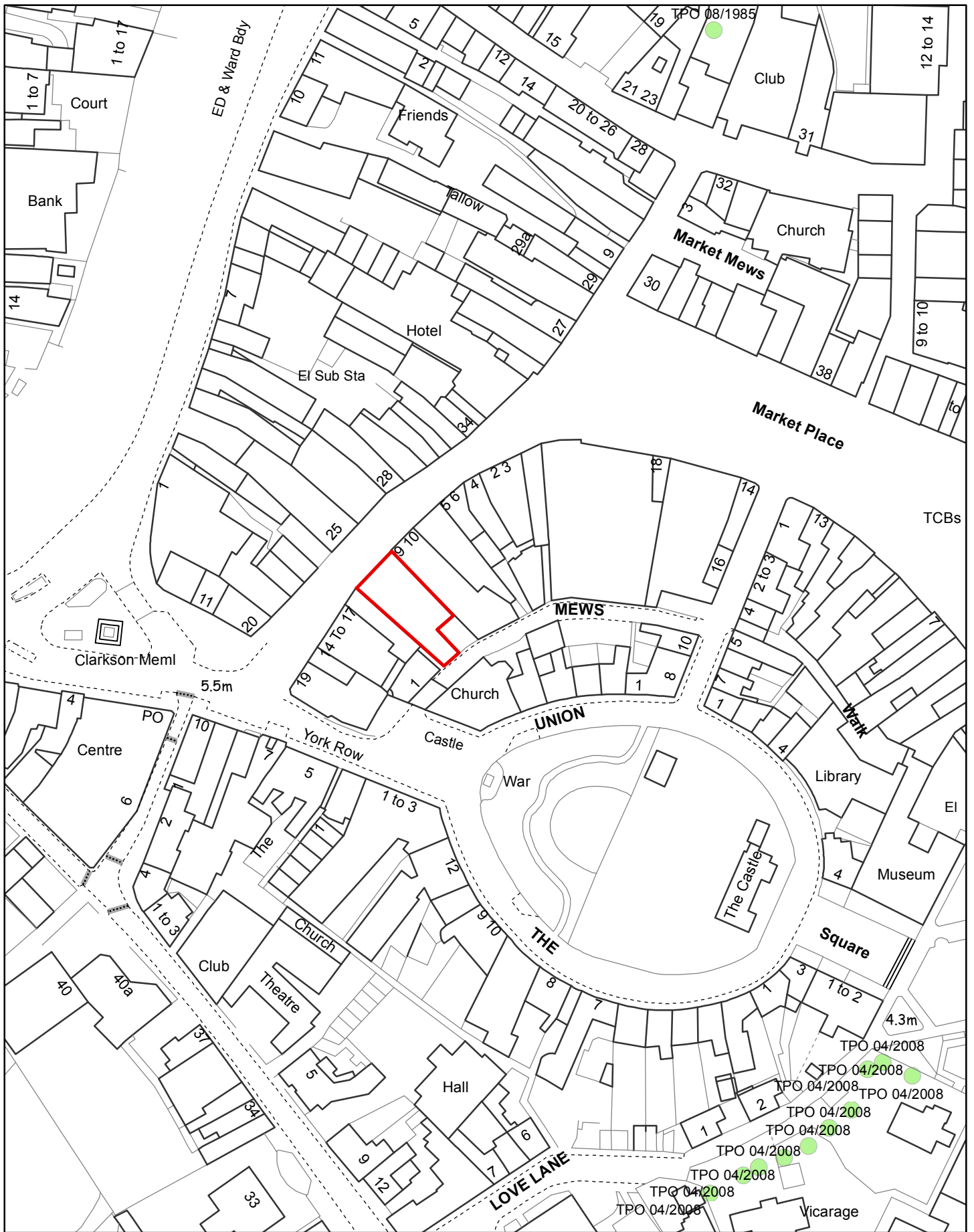
The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions after 1<sup>st</sup> October 2018, it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows;

1.	<p>The development 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>Prior to the commencement of post demolition above ground works, details associated with the construction of the High Street fronting façade including (i) brick panel (1m by 1m) presenting brick, brick bond and mortar, (ii) full joinery details (scale 1:5) including vertical and horizontal sections of windows, (iii) product information for lintels, (iv) product information for cills and, (v) product information for rainwater goods shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason – To safeguard the visual amenity of the area and in particular the character of the Wisbech Conservation Area in accordance with Policy LP18 of the Fenland Local Plan 2014 and the NPPF 2019.</p>
3.	<p>Prior to the commencement of post demolition above ground works, details including (i) brick panel (1m by 1m) presenting brick, brick bond and mortar for the rear and side elevations, (ii) product information for windows within the rear and side elevations (iii) product information for the balcony details shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason – To safeguard the visual amenity of the area and in particular the character of the Wisbech Conservation Area in accordance with Policy LP18 of the Fenland Local Plan 2014 and the NPPF 2019.</p>
4.	<p>Prior to the commencement of post demolition above ground works, details associated with the roof construction including (i) sample roof material, (ii) roof sections (scale 1:5) covering parapets and roofing, (iii) sample coping stone and product information for windows associated with fifth floor story windows shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason – To safeguard the visual amenity of the area and in particular the character of the Wisbech Conservation Area in accordance with Policy LP18 of the Fenland Local Plan 2014 and the NPPF 2019.</p>
5.	<p>Prior to the installation of shop frontages within the High Street fronting façade of the building full joinery details (scale 1:5) including vertical and horizontal sections of the shop fronts shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason – To safeguard the visual amenity of the area and in particular the character of the Wisbech Conservation Area in accordance with Policy LP18 of the Fenland Local Plan 2014 and the NPPF 2019.</p>
6.	<p>No demolition/development shall take place until the applicant, or their</p>

	<p>agents or successors in title, has secured the implementation of a programme of archaeological historic building recording in accordance with a written scheme of investigation (WSI) which 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> <p>a) the statement of significance and research objectives;  b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works  c) The programme for the analysis, publication &amp; dissemination, and deposition of resulting material.</p> <p>Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.</p> <p>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.</p> <p>Reason: To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan 2014.</p>
7.	<p>Prior to any works above ground level, a scheme detailing the erection of Bat and Bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a range of bird boxes that cater for a number of different species such as starling, swift and house sparrow and the provision for bat roosting features and shall include numbers, designs and locations. The development shall then be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason – In order to protect and enhance biodiversity in and around the area in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
8.	<p>No works above slab level shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved strategy and thereafter retained and maintained.</p> <p>Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
9.	<p>Prior to any works above ground level, a further acoustic assessment is required detailing all new mechanical services equipment including the provision of air source units to serve the new development to ensure suitable noise mitigation measures are incorporate into the new development. The development is then to be undertaken in accordance with the approved details and thereafter retained.</p>

	Reason: To ensure an adequate level of residential amenity is afforded to future occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.
10.	<p>Prior to any works above ground level, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.</p> <p>Reason – To ensure a satisfactory level of residential amenity and minimise any environmental impacts in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11.	Approved plans



Created on: 18/06/2019

© Crown Copyright and database rights 2019 Ordnance Survey 10023778

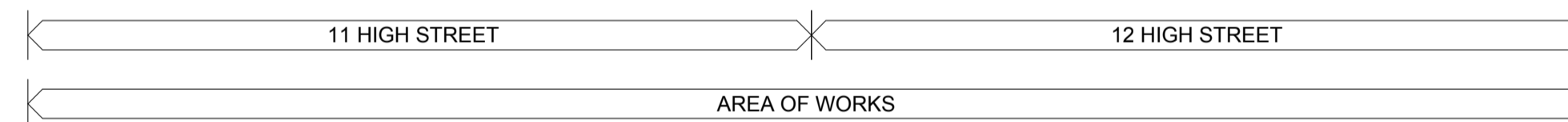
**F/YR19/0509/F**

Scale = 1:1,250





ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION. COPYRIGHT RESERVED.



A. Height of fourth floor lowered. EJ. 27.08.19

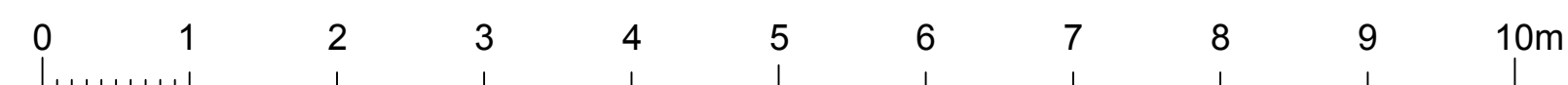
## PLANNING

REDEVELOPMENT OF  
11-12 HIGH STREET  
WISBECH

WHITFIELD PROPERTY  
INVESTMENTS LIMITED

HIGH STREET ELEVATION  
AS PROPOSED

1:50 @ A1



RIBA  Chartered Practice

 **wilby & burnett**

Provident House, 123 Ashdon Road, Saffron Walden, Essex CB10 2AJ  
T: 01799 513621 | info@wilbyburnett.co.uk | www.wilbyburnett.co.uk  
Wilby & Burnett LLP is a Limited Liability Partnership registered in England & Wales No. OC348570  
Regulated by RICS

MARCH 2019 EJ

1:50 @ A1 LT

3354/SD11 A



## PLANNING

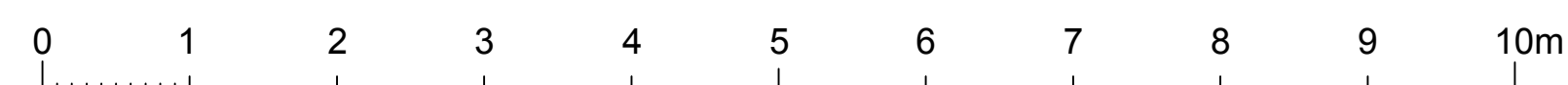
- A. Drawing amended as a result of further stepping back the top floor. E.J. 16.08.19
- B. Height of fourth floor lowered and rear section levels altered. E.J. 27.08.19

REDEVELOPMENT OF  
 11-12 HIGH STREET  
 WISBECH

WHITFIELD PROPERTY  
 INVESTMENTS LIMITED

CASTLE MEWS ELEVATION  
 AS PROPOSED

1:50 @ A1



RIBA #  
 Chartered Practice

RICs

**wilby  
 & burnett**

Provident House, 123 Ashdon Road, Saffron Walden, Essex CB10 2AJ  
 T: 01799 513621 | info@wilbyburnett.co.uk | www.wilbyburnett.co.uk  
 Wilby & Burnett LLP is a Limited Liability Partnership registered in England & Wales No.0C346570  
 Regulated by RICS

MARCH 2019 EJ

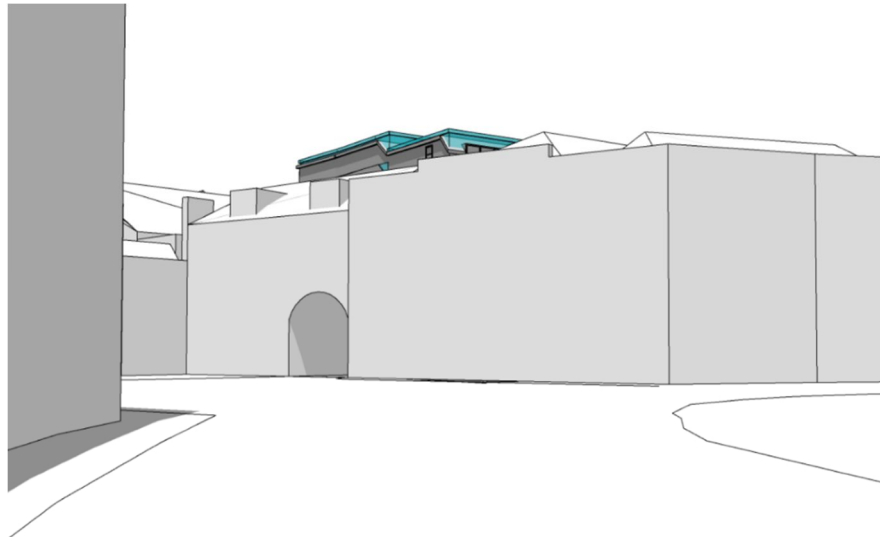
1:50 @ A1 LT

3354/SD12 B



# 11-12 HIGH STREET, WISBECH

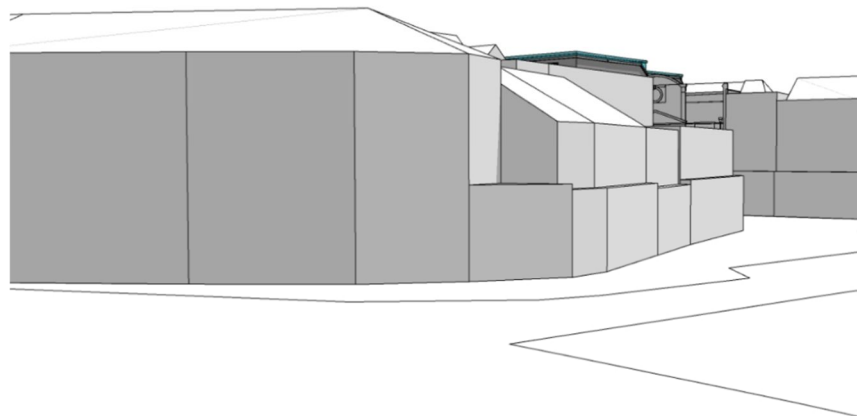
PROPOSED BUILDING COMPARISON - PRE & POST MEETING WITH PLANNERS DATED 20/8/19



View from The Crescent



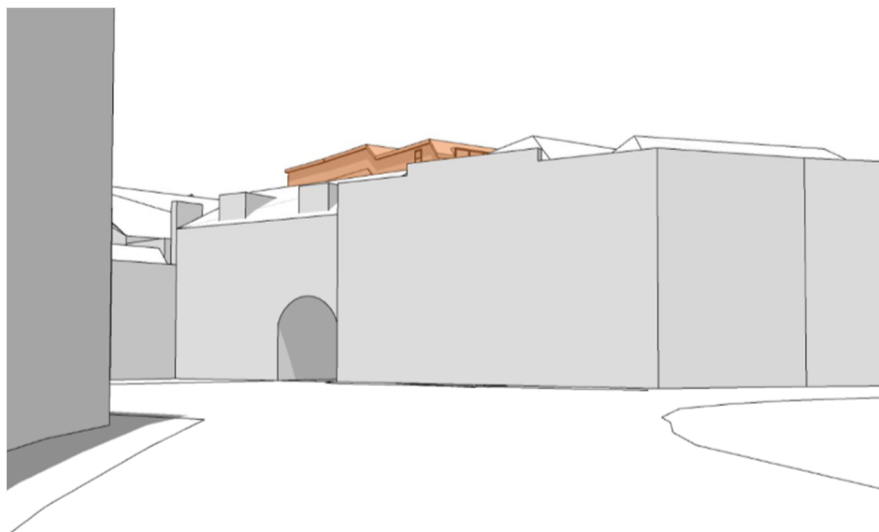
View from York Row/ High Street



View from North Brink

The previous building outline is highlighted in blue.  
The current building is shown in dark grey.

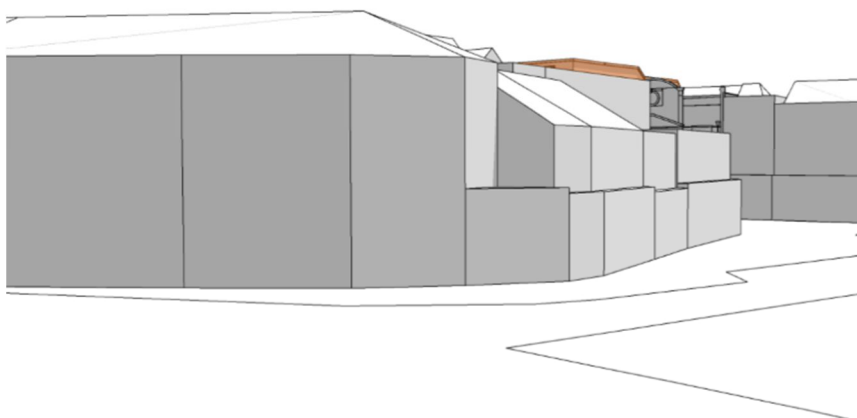
# 11-12 HIGH STREET, WISBECH



View from The Crescent



View from York Row/ High Street



View from North Brink