
F/YR19/0822/O

Applicant: Mr D Brooks

**Agent : Mr Adam Sutton
A L S Design Services**

Rear Of, 76 High Street, Chatteris, Cambridgeshire

Erect up to 2 x dwellings (2-storey, 3-bed) (outline application with matters committed in respect of appearance and scale) involving the demolition of existing building

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 The proposal would result in the demolition of a non-designated heritage asset which positively contributes the character and appearance of the adjacent Conservation Area and the setting of the grade II listed building, 74 High Street.
- 1.2 The development would result in the introduction of 2 dwellings which could yield some public benefits through the short-term construction and the long term occupation of the development, with occupiers utilising services and facilities within the town and the wider district.
- 1.3 However, these benefits are only modest - amounting to a net increase of just 1 dwelling on the site having regard to a previous planning permission. This modest benefit is countered with the total loss of significance to a heritage asset without sufficient justification that its removal is warranted and that the conversion to 1 dwelling previously permitted is not viable.
- 1.4 Having regard to chapter 16 of the NPPF, in particular paragraphs 197 and 198 it is concluded that the application fails to demonstrate that the benefits of the proposal would outweigh the harm which would accrue to the total loss of the non-designated heritage asset or indeed that its loss is justified and necessary. Furthermore, the loss of the asset would harm the character of the conservation area and the setting of the listed building which is not considered to be outweighed by the public benefits of the scheme. Consequently, the proposal fails to protect and enhance the non-designated heritage asset the adjacent historic environment contrary to policies LP16 (a) and LP18 of the FLP.
- 1.5 The application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The site is located close to the junction of High Street and Ash Grove, Chatteris and consists of a distinctive, single-storey, detached building which is a former Quaker house, currently vacant and with its last known use as a storage building.

- 2.2 The building fronts Ash Grove. The site is mainly bounded by brick walls to the front, side and rear. The building is of simple form with varying roof heights and is situated in an area predominantly residential in nature.
- 2.3 The building is a non-designated heritage asset and of local interest due to its historic use as a Quaker Meeting House. It lies immediately adjacent to Chatteris Conservation Area and within the setting of a grade II listed building at No. 74 High Street where it shares a boundary wall.

3 PROPOSAL

- 3.1 The application seeks outline planning permission for the demolition of the existing building and the erection of 2 x 2-storey dwellings. The application is in outline with matters of appearance and scale committed. Matters of access, layout and landscaping are reserved for future submission, however, the application is accompanied by an indicative access and layout plan.

Appearance & Scale

- 3.2 The dwellings are 2-storey with a ridge height of 6.4m, incorporating the first floor within the roof-space. Each dwelling also incorporates a single storey wing which accommodates a W.C and rear door. The dwellings are simple in appearance proposed to be finished externally in cream render

Indicative layout & access

- 3.3 The dwellings are located on the footprint of the existing building, fronting Ash Grove with rear gardens extending south and abutting the curtilage of No.3 The Grove. The dwellings are served by individual accesses – Plot 1 utilising the existing access on Ash Grove and a new access formed off The Grove serving Plot 2. The layout indicates parking for 2 cars per dwelling.
- 3.4 The application is supported by the following documents;
- Application Form
 - Planning & Heritage Statement
 - Elevations & Floor plans 002 Rev A
 - Location Plan and Indicative Layout plan 001 rev A

- 3.5 Full plans, associated documents and comments for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR16/0694/F	Conversion of building from storage (B8) to a 2-storey 2-bed dwelling (C3) involving raising of roofs by 450mm insertion of 2 roof lights on rear and 1 roof light on front; refurbishment of existing windows and insertion of new openings to rear and side and external rendering to the building Rear Of 76 High Street Chatteris Cambridgeshire PE16 6NN	Granted	20/01/2017
F/0292/79/F	Erection of 10 bungalows Rear of Grove House High Street Chatteris (access of Ash Grove) Rear Of Grove House High Street Chatteris (Access Of Ash Gr	Deemed Consent	21/06/1979
F/0200/75/O	The erection of 4 bungalows Site of Bargain Waehouse Ash Grove Chatteris	Refused	13/05/1975

5 CONSULTATIONS (summarised responses)

Chatteris Town Council

- 5.1 Supports the proposal

CCC Highways

- 5.2 Raises no highway objections in principle. Considers that both accesses appear workable subject to further details provided at reserved matters stage.

FDC Environmental Protection

- 5.3 Raises no objections to the proposal as it is unlikely to have any detrimental effect on air quality or the noise climate.
- 5.4 Due to the site use history and this proposal now involving demolition of the existing structure rather than its conversion to residential use for which there is already planning consent, would expect the applicant to provide a desk study / phase 1 contaminated land risk assessment, so as to determine to what extent previous activities may have impacted on the ground condition.

PCC Wildlife Officer

- 5.6 Notes that no ecology report has been submitted in relation to this application, but refers to a Protected Species Survey Report (dated Oct 2016) carried out in support of the previous planning application ref. F/YR16/0694/F. Therefore provides latest comments based on the previous findings.
- 5.7 *Bats*: Advises that, as a precaution, building works are carried out as carefully as possible, in particular the removal of the barge boards and any other external timbers as well as the lifting of roof slates - may be secured via a suitably worded condition and informative.
- 5.8 *Nesting Birds*: The 2016 Report identified habitats and features within the site which are likely to support nesting birds. Recommends avoiding any site clearance/ demolition works during nesting/ breeding season (1st March to 31st August) or where not possible that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

- 5.9 Also requests that a range of bird nest boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Measures to be secured via condition
- 5.10 *Landscaping*: Recommends the use of a range of native tree, shrub and plant species
- 5.11 Recommends that should no development [demolition] take place within 12 months of the date of granting of any planning permission, that an updated ecology survey is carried out which is important given that no survey has been carried out since 2016.

FDC Conservation

- 5.12 Objects to the proposal on the following basis (summarised);
- 5.13 The Meeting House is recorded on the 1st edition Ordnance Survey mapping dating to 1885, with documentary evidence of a Quaker presence in the community from the 1850s. The Meeting House fell out of use in the second quarter of the 20th century, but was used as a station for feeding WW2 evacuees. There is also an associated cemetery with the Meeting House and due to the social and religious history which is reflected in its architecture, the building is therefore of some interest locally.
- 5.14 The building makes a positive contribution to the setting of the listed building No. 74 High Street, being highly visible from within its garden and shared boundary wall. It is also forms a key building within the view towards to the rear of No. 74 and towards the Conservation Area. It's simplicity of style, in direct contrast to the Gothic revival era churches of the same period, reflects the Quaker ethos of simplicity and belief in individual communion directly with God.
- 5.15 The impact here would be substantial harm to the asset itself, and less than substantial harm to the setting of the listed building and the conservation area. The total demolition and loss of an historic building from a similar period in history would harm the setting of both as the Meeting House currently helps preserve and enhance the historic context in which they sit. Its replacement with modern residential dwellings would further negatively impact on that setting. There is no evidence to support the claim that conversion is not viable for the existing building. Indeed, an earlier scheme of more sensitive conversion has previously been granted permission. There is therefore not sufficient justification or public benefit of the proposal which would outweigh the harm caused.
- 5.16 Contrary to paragraph 199 of the NPPF and LP18, The Planning and Heritage Statement submitted in support of the application fails to adequately address the significance of the asset, and so does not provide sufficient justification for its loss. Furthermore, the loss of one building which has been granted permission for conversion, and replacement with two, fails to take into account the loss of the embodied energy of the existing building, and therefore does not support the ethos of sustainable development promoted by the NPPF and the Local Plan

CCC Archaeology

- 5.17 Recommends refusal of this application on the basis of the information submitted to-date.
- 5.18 Does not object in principle to the proposal for demolition if a viable use for the existing building cannot be secured, its loss should be appropriately mitigated by the undertaking of a programme of historic building recording commensurate with its

significance, and this could reasonably be secured by an appropriately worded condition included on any permission Fenland District Council may be minded to grant for demolition.

- 5.19 The 'Planning & Heritage Statement' document submitted in support of this application not only fails to adequately address the loss of this non-designated heritage asset (referring to it throughout as a 'storage building'), but also does not address the significance of a former Quaker cemetery associated with the building which occupies the small plot immediately adjacent to the west gable-end of the building and therefore substantially overlapping Plot 2 of the proposed scheme. If burials are indeed present in this location then the cost of excavation could be prohibitive and sufficient to render a small development such as this unviable. The 1857 Burials Act (and clauses since) at Section 25 prohibits the disturbance of human remains without first obtaining an appropriate licence from the Ministry of Justice. It remains illegal to disinter or otherwise disturb human remains without such a licence.
- 5.20 If the applicant still chooses to pursue options for development in this location then they should first avail themselves of further information regarding the nature and usage of the building and burial ground.

Chatteris – Past, Present & Future

- 5.21 Advises that the society reluctantly, but pragmatically, supported the previous proposals for changes to the building, which they considered was a reasonable way to bring it back into use in an economical manner. Do not agree that demolition of this important historic building is an appropriate way forward.
- 5.22 Would like Fenland District Council to consider adding the building to a local list of buildings of historic interest. Disappointed that the council has not done this.
- 5.23 Draws attention to points made in other submissions by: CCC Archaeology and objectors Edward Waller (Georgian group) and Rosie McTavish (74 High Street, Chatteris).
- 5.24 Notes that the Archaeological Officer has raised concerns about the Quaker Burial site. Considers it would be particularly regrettable if the council's decision on this application caused the town to lose the heritage asset (as a result of permission for demolition being granted), only to find that the proposed new dwellings fail to materialise due to the prohibited cost of re-siting any remains from any existing burial site. This would be a devastating outcome for the site, and would fail to deliver the redevelopment that various neighbours are hoping for when lending their support to this application.
- 5.25 Advises they have approached Historic England to ask for advice upon whether or not this building should be spot-listed or not in view of a number of Quaker Meeting Houses that were recently listed, or had their listings upgraded. Considers that many share the look and characteristics of the building.

Residents/Interested Parties

- 5.26 10 letters of support received raising the following points;
- Would make way for much needed housing
 - Would utilise dead space in the town
 - Would convert an object of dilapidation and potential vandalism to multiple useful dwellings

- The design is appropriate reflects the plot's heritage
- Would benefit the community
- Would enhance the area/ currently detracts from the area
- The current building does not lend itself for sustainable conversion
- No historic or conservation reasons to retain the existing building
- Would not harm residential amenity

5.27 4 letters of objection received raising the following points;

- Supportive of development to bring the building back into use but not the demolition
- Disagrees with the heritage statement that it is not a building of local interest having regard to the age and history of the building.
- Considers its heritage and provides an excerpt from books and a link to the Chatteris walking tour brochure where the building is referenced
- Considers the building is still of local historical value – refers to NPPF section 16, 184.
- Would only add one small house
- The existing building should be renovated/ converted
- Empathises that conversion may not be economically viable but considers that if a medium-term view is taken the economics of a restoration project will invariably work out, as old and characterful buildings will often sell at a premium to their smaller and less interesting modern counterparts. There are also grants available for the restoration of historic projects available – contact details provided.
- The 2 dwellings are notably different in appearance than the existing building and not 'similar' as set out in the planning and heritage statement.
- The existing building has architectural and cultural significance
- Additional rooflights will interfere with residential amenity
- The wall shared with Grove House should not be altered
- Out of character and harmful to the area
- Loss of view/ outlook
- Loss of heritage asset/ harm to its significance
- The area is not designated for development in the Local Plan

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 weighed against the public benefits, including securing its optimum viable use.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context

Identity

Built Form

Uses

Homes and Buildings

Resources

7.4 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

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

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

LP16: Delivering and Protecting High Quality Environments across the District

LP18: The Historic Environment

LP19: The Natural Environment

8 KEY ISSUES

- Principle of Development
- Impact on the historic environment
- Scale and Appearance
- Access and Layout
- Residential Amenity
- Biodiversity and ecology
- Other matters

9 BACKGROUND

9.1 This application follows a previous planning permission to convert the existing building into a single dwellinghouse under F/YR16/0694/F. This permission was not implemented and expired on 20th January 2020. However, and without prejudice to the determination of any future application whilst this permission is now lapsed, Officers are not aware of any material considerations which would lead to a different recommendation if a fresh planning application for the same development was submitted.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 sets out the spatial strategy for the district, identifying Chatteris and the 3 other market towns a main focus for growth. The site lies within the settlement of Chatteris and therefore benefits from good links to the town's services and facilities. In this regard therefore, residential use of the site is supported in principle.

Impact on the historic environment

- 10.2 The site is identified as a non-designated heritage asset due to its historical connection to the town dating back over 200 years. Its significance is drawn from its architectural, social and cultural context being a simple structure, representative of the Quaker movement and ethos and formerly used as a meeting house and subsequently for WW2 evacuees. It lies adjacent to the Conservation area and adjacent to the boundary of No.74 High Street, a grade II listed building. It is considered therefore that the building makes a positive contribution to the character and appearance of the CA and the setting of the listed building but is an asset in its own right.
- 10.3 Policy LP16 seeks to protect and enhance affected heritage assets and their settings commensurate to policy LP18 and the NPPF.
- 10.4 Policy LP18 of the FLP sets out that proposals affecting designated or non-designated heritage assets will be required to;
- a) *Describe and assess the significance of the asset and/ or setting to determine its architectural, archaeological or historic interest;*
 - b) *Identify the impact of the proposed works on the special character of the asset; and*
 - c) *Provide clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.*
- 10.5 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment. In this regard, paragraph 189 follows the above approach of LP18.
- 10.6 The application is accompanied by a planning and heritage statement. The heritage section (section 6) states;

"The site lies adjacent to but not in the conservation area for Chatteris, it is also adjacent to a listed building. Only conservation velux windows have been shown at first floor level to the rear of the property due to the proximity of the listed building.

We have taken the character of the existing building into the design of the proposed dwellings, due to the proximity of the conservation area.

It is important to remember that this building is neither listed, nor is it a building of local interest. It was used from 1953 by a firm of local builders, and subsequently from 1982 as a storage building (B8). It already has approval to be converted to residential and this application whilst being sympathetic to the current building appearance, aims to better use the site.

We believe that the benefits of two family dwellings in the Chatteris area far out way the loss of an unlisted storage building. Due to the current state of the building which has suffered from various cases of vandalism, and the required work to the structure of the building, conversion is not a viable scheme for this site.”

- 10.7 Whilst the heritage statement refers to the listed building adjacent and design considerations, it fails to assess the significance of the application site being a non-designated heritage asset and therefore the impacts which would accrue from its total loss through the demolition. Furthermore, whilst it states that conversion is not a viable option, the application is not supported by any evidence that to justify this e.g. structural survey, costs analysis, nor is there any evidence that any alternative uses have been explored in an attempt to enable its conservation (NPPF para. 192).
- 10.8 It is considered that insufficient information has been provided in respect of the assessment of the heritage asset and surroundings contrary to the requirements of Policy LP18 of the FLP and para. 189 of the NPPF. More importantly perhaps, the proposal fails to provide clear and convincing justification as to why the total loss of the asset is necessary having regard to LP18 and paras 196 and 197 of the NPPF.
- 10.9 Notwithstanding the harm which would arise to the physical building itself due to its total removal, this loss would also cause harm to the character and appearance of the Conservation area and to the setting of the listed building as the building is considered to make a positive contribution to these areas as assessed under section 10.2 above. The harm is considered to be less than substantial harm having regard to the NPPF – but nonetheless it would amount to harm to designated heritage assets. As noted above Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on the LPA 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.
- 10.10 NPPF Paragraph 193 sets out that;

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

- 10.11 It is considered that the loss of the building would amount to less than substantial harm to the Conservation area and the setting of the listed building, however paragraph 193 is engaged. Furthermore, paragraph 194 of the NPPF sets out that;

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

Furthermore NPPF paragraph 196 states;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 10.12 It is acknowledged that the proposal would result in some public benefits through the introduction of the dwellings, although it is noted that this would only yield a net increase of 1 dwelling above the previously permitted scheme.
- 10.13 Furthermore, comments from residents are noted in respect of the current visual condition of the building which shows signs of deterioration in places and an opinion that redevelopment of this site would improve the visual appearance and character of the area. In this regard, a recent external inspection of the building indicates that little has been done to prevent water ingress through the roof or through broken windows which appears to have remained relatively unchanged since the granting of permission for its conversion back in 2017 and with vegetation being allowed to re-grow around the building.
- 10.14 Paragraph 191 of the NPPF also sets out that where there is evidence of deliberate neglect, or damage to a heritage asset, this should not be taken into account in any decision.
- 10.15 As such, whilst the current visual appearance of the building is less than satisfactory, as noted above Paragraph 191 sets out that where this is due to deliberate neglect, this should not be taken into account in any decision. As such, limited weight is given to the current condition of the building and it would be for the applicant to justify why the building could not be improved through its re-use.
- 10.16 In view of the limited information available, it is concluded, having regard to the NPPF that it is not possible to accurately determine whether there are benefits in the scheme which would outweigh the significant harm to the heritage asset through its demolition and the less than substantial harm to the character of an appearance of the Conservation Area and the setting of the grade II listed building. To grant permission based on the level of information submitted with this application would result in the unjustified loss of a non-designated heritage asset and would be wholly contrary to policies LP16 and LP18 of the FLP and paragraphs 192, 194, 195, 196 and 197 of the NPPF.

Scale and Appearance

- 10.17 The scale of the dwellings are commensurate that previously approved which proposed a slight uplift in roof height and the use of the roof space for accommodation reduces the need to increase scale. Whilst the proposal is now for 2 dwellings which will increase the overall massing of built form on the site, the proposal would not be visually dominant, notwithstanding the aforementioned harm to the CA and setting of the listed building.
- 10.18 Likewise the overall appearance of the dwellings would result in a visually modest form of development with elements drawing on the current building's details e.g. timber fenestration and slate roof. As with the current building, the dwellings would appear different in the street scene.

- 10.19 Whilst the development is, on principle heritage grounds, not supported the overall scale and appearance of the dwellings are considered acceptable in their own right having regard to the character of the area and history of the site.

Access and Layout

- 10.20 The local Highways authority has raised no objection to the proposed access arrangement and there is nothing to indicate that safe and suitable access could not be achieved for each dwelling. The general layout provides an acceptable amount of private amenity space and the orientation of the dwellings accords with the frontage nature of dwellings in the locality.
- 10.21 In this regard, no concerns are raised over the indicative layout and access arrangements and it is considered that an appropriate reserved matters submission of these details and including landscaping, with particular attention to boundary walls and planting could achieve compliance with LP15 and LP16 of the FLP.

Residential Amenity

- 10.22 As noted above, the scale is commensurate to that previously approved and relies on rooflights on the northern and southern roof planes to provide natural light and outlook to bedroom windows. Having regard to the section plan submitted, the rooflights are positioned high enough up the roof so as to avoid any potential overlooking into the rear garden of No.3 The Grove with LP16 of the FLP. Whilst the specific layout is not committed, the indicative layout indicates that the dwellings could be located sufficiently far enough away from the boundary with No.3 The Grove to as not to cause visual dominance.
- 10.23 In summary, it is concluded that the development would not result in any severe harm to residential amenity through overlooking, overshadowing or through overbearing impacts in accordance with LP16 of the FLP.

Biodiversity and ecology

- 10.24 The Council's Wildlife Officer has expressed concerns over the lack of ecology survey accompanying the application – particularly given the potential for bird and bat habitat. Notwithstanding this, he has acknowledged that one was undertaken in 2016 and could be used to support the current application – recommending conditions securing biodiversity enhancements through the scheme and ensuring that the demolition is carried out carefully to avoid harm to protected species. It is considered that these matters could be reasonably secured through planning conditions in accordance with LP16(b) and LP19 of the FLP.

Other matters

Cambridgeshire County Council Archaeology – burial ground

- 10.25 Cambs Archaeology has raised the matter of the western side of the site possibly being an area of former burials, highlighting that disturbing graves without a licence would be illegal. It is acknowledged from anecdotal evidence provided by contributors that the land adjacent to the original building indicates it was a burial ground. This is contested by the applicant who notes that no objections were raised by CCC Archaeology on the former application and that the Council holds no records of any burials in this location.
- 10.26 Whilst the Council holds no recorded evidence of the land being used for burials, the evidence provided by Mrs McTavish (12 October 2019) does indicate the possibility of unregistered burials immediately adjacent to the building. Furthermore, the

Ordnance Survey map (England and Wales map for Cambridgeshire (Isle of Ely) sheet XX.12) surveyed in 1886 then revised 1900, published 1902 does show the land as being burial ground. As such, this is a material consideration and concerns have been raised by the County Council over the potential cost implications to the project should bodies be found and subsequently have to be exhumed and re-interred during works. Such costs could prohibit the viability and therefore the completion of the works. Plot 2 is sited directly over the indicative burial ground. The original application was for the conversion of the existing building only and as such, intrusive groundworks in the area of the suspected burial ground would not have been necessary. This may account for the lack of objection raised by CCC on the previous application.

10.27 Paragraph 198 of the NPPF states that

“Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”

10.28 With regards to potential viability concerns should bodies be found during excavation works, it is considered that in accordance with paragraph 198 of the NPPF, a scheme of investigation would be required to be undertaken in advance of any demolition works to the existing building. This would ensure that before demolition proceeds, the existence (or not) of bodies is fully understood and can be factored into the viability of the scheme with subsequent demonstration that the findings can be mitigated before agreeing that demolition may proceed.

11 CONCLUSIONS

11.1 The proposal would result in the demolition of a non-designated heritage asset which positively contributes the character and appearance of the adjacent Conservation Area and the setting of the grade II listed building, 74 High Street. In accordance with NPPF paragraph 197, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the asset.

11.2 The development would result in the introduction of 2 dwellings within a sustainable settlement identified for substantial residential growth. Modest economic benefits would accrue through the short-term construction and the long term occupation of the development, with occupiers utilising services and facilities within the town and the wider district.

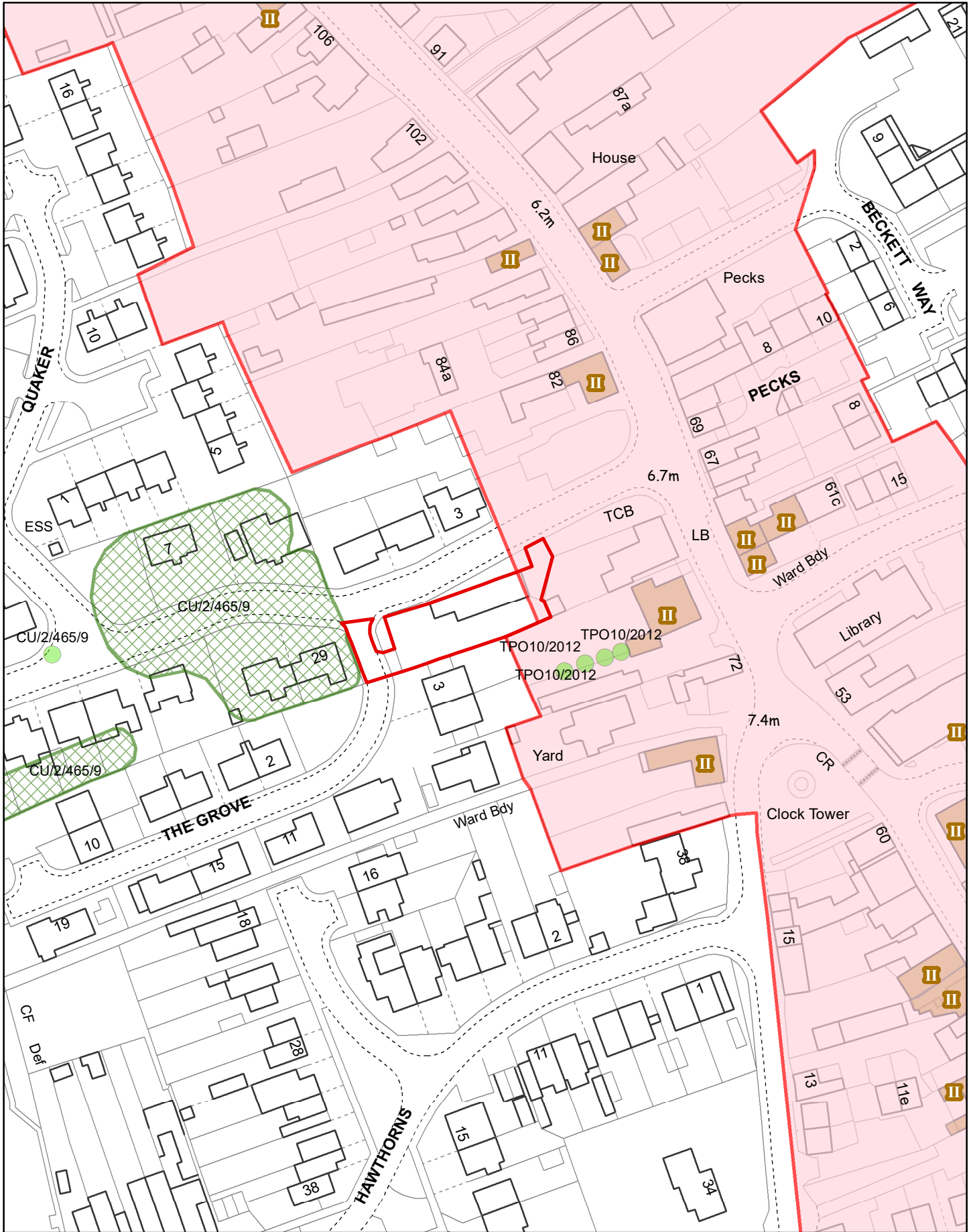
11.3 However, these benefits are only modest - amounting to a net increase of just 1 dwelling on the site having regard to the previous planning permission. This modest benefit is countered with the total loss of significance to a heritage asset without sufficient justification that its removal is warranted and that the conversion to 1 dwelling previously permitted is not viable. This loss would subsequently cause harm to the Conservation area and the setting of a grade II listed building.

11.4 Having regard to NPPF paragraphs 192, 194, 195, 196 197 and 198 it is concluded that the application fails to demonstrate that the benefits of the proposal would outweigh the harm which would accrue as a result of the total loss of the non-designated heritage asset or indeed that its loss is justified and necessary. Furthermore, the loss of the asset would harm the character of the conservation area and the setting of the listed building which is not outweighed by the public benefits of the scheme. Consequently, the proposal fails to protect and enhance the

non-designated heritage asset the adjacent historic environment contrary to policies LP16 (a) and LP18 of the FLP.

12 RECOMMENDATION
Refuse for the following reason;

1.	<p>The application proposes the total demolition of a non-designated heritage asset to enable the erection of 2 dwellings. The application fails to adequately assess the significance of the heritage asset or understand the impact of the development on the asset and the adjacent historic environment. Furthermore, the application fails to demonstrate that it has explored all optimum viable uses for the asset.</p> <p>As such, the application would result in the unjustified loss of a non-designated heritage asset which would consequently harm the character and appearance of the conservation area and the setting of the grade II listed building, no.74 High Street contrary to policies LP16 and LP18 of the FLP and the aims of Chapter 16 of the NPPF with particular reference to paragraphs 192, 194, 195, 196 197 and 198.</p>
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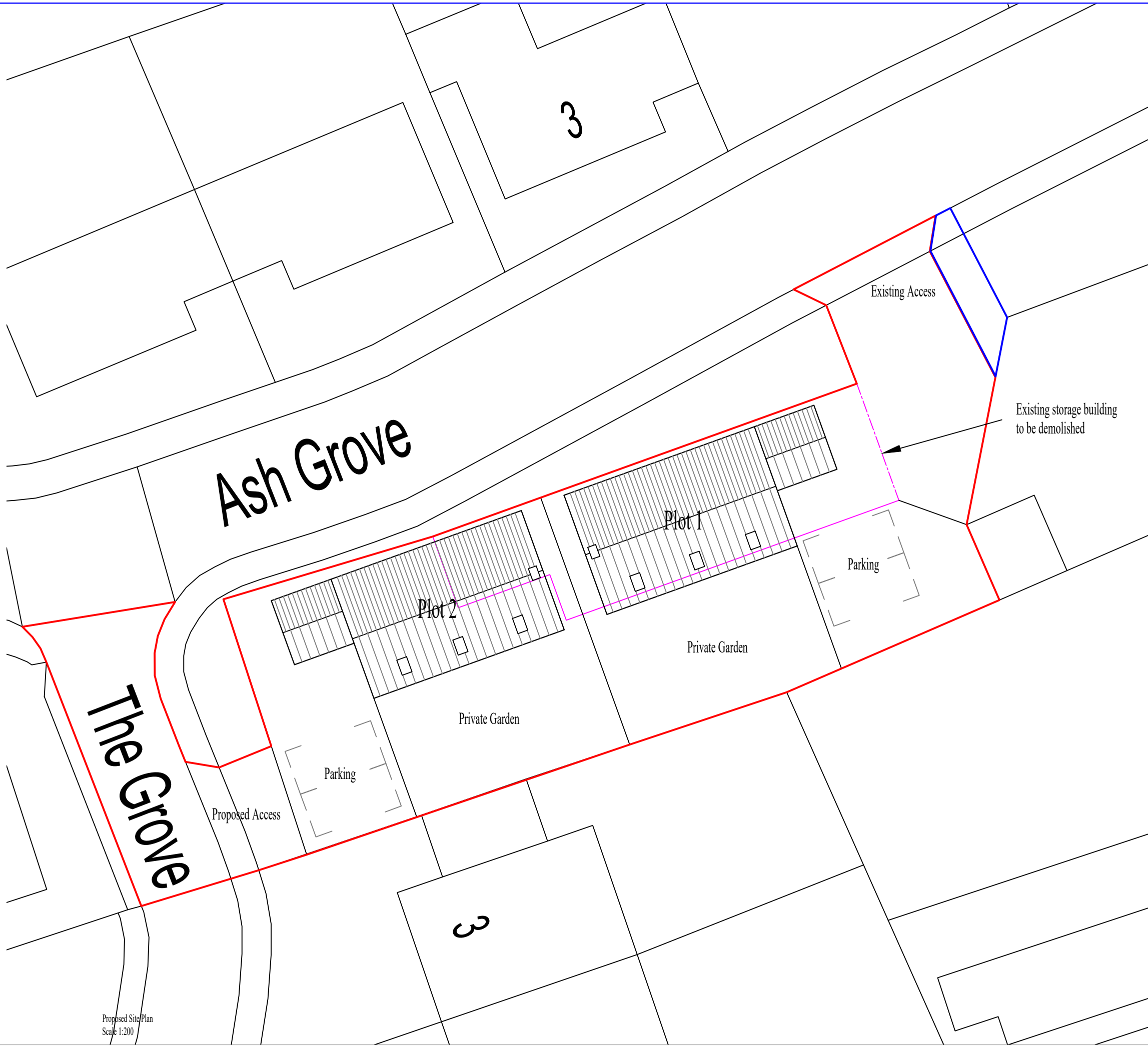
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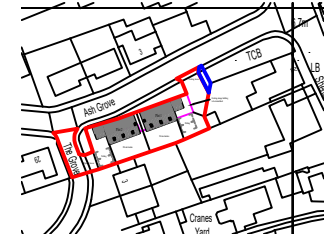
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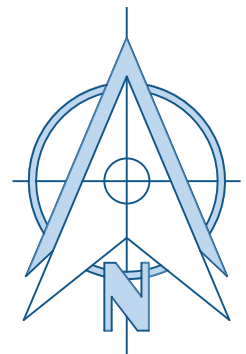




Proposed Site Plan
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Location Plan
Scale 1:2500

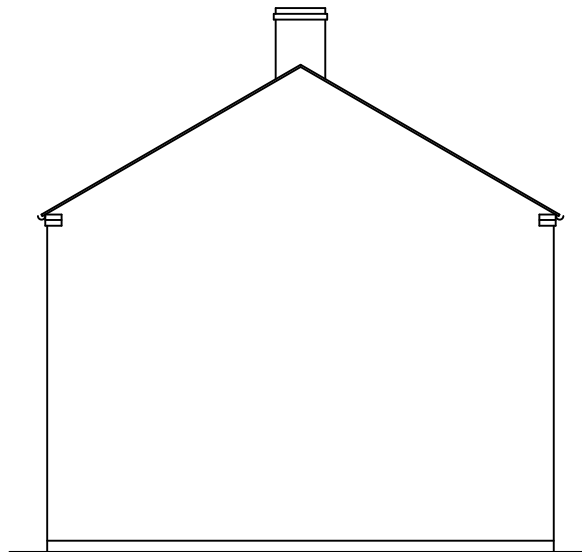


Revision	Description	Date	Revised By

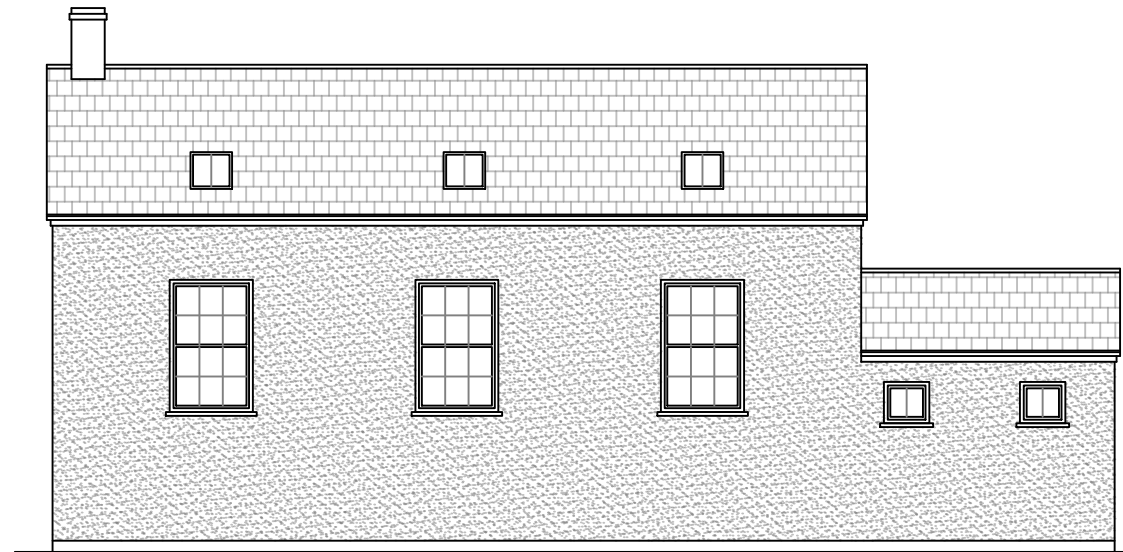
A.L.S Design Services

E-Mail : alsdesignservices@outlook.com Phone : 07707921632

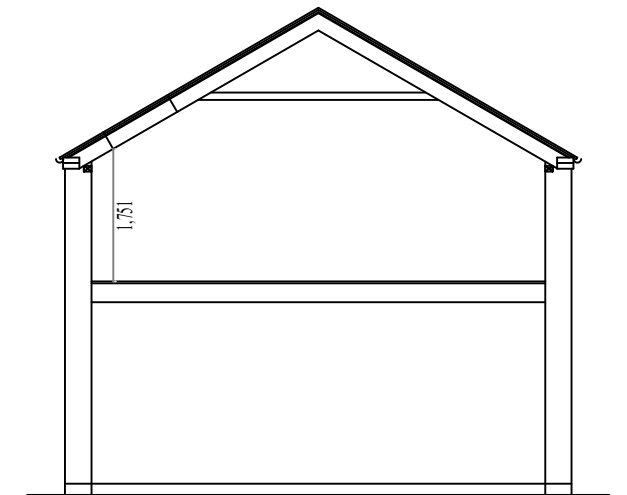
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Drawing Title	Proposed Site and Location Plan	
Address	Ash Grove, Chatteris	
Drawn By	Paper Size	Date
A. L. Sutton	A3	August 2019
Project Name	Drawing Number	Revision
008	001	A



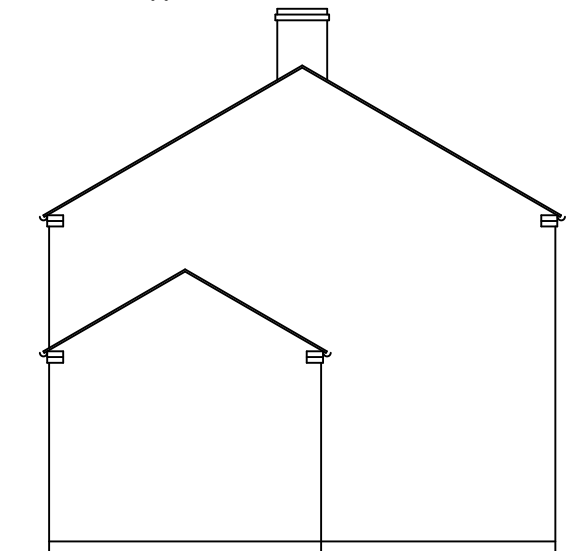
Proposed Side Elevation
Scale 1:100



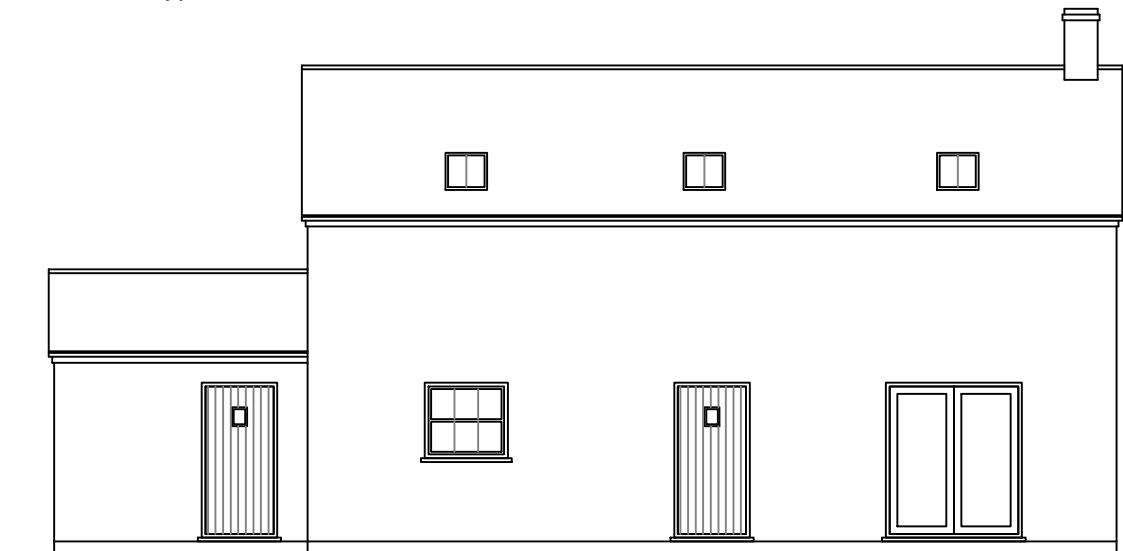
Proposed Front Elevation
Scale 1:100



Proposed Section
Scale 1:100

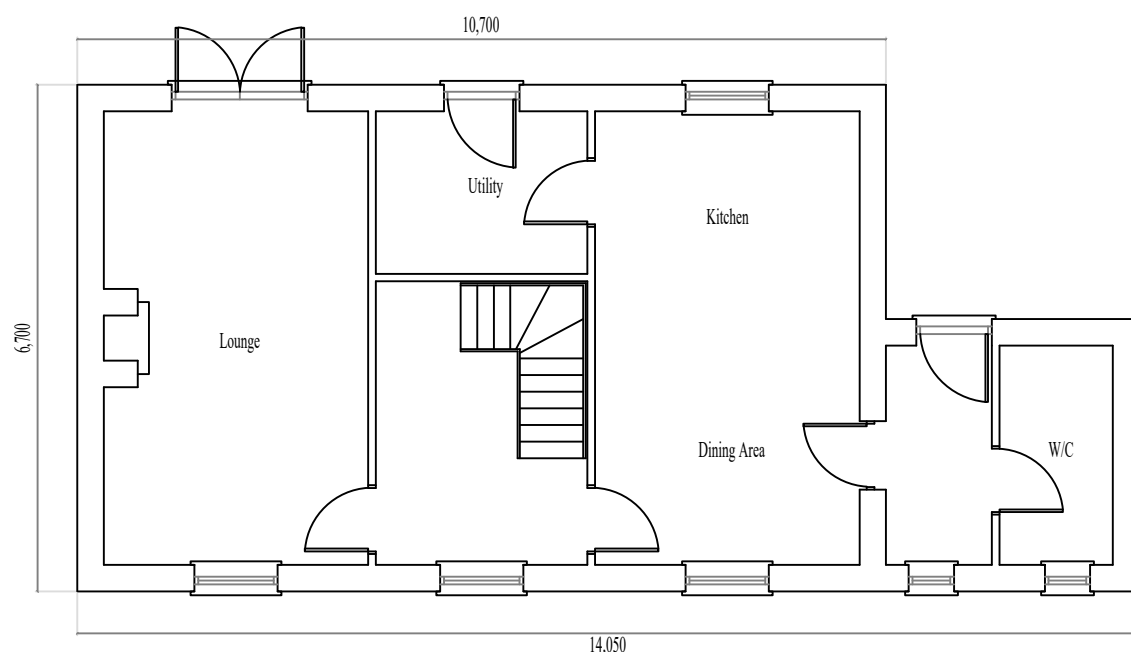


Proposed Side Elevation
Scale 1:100

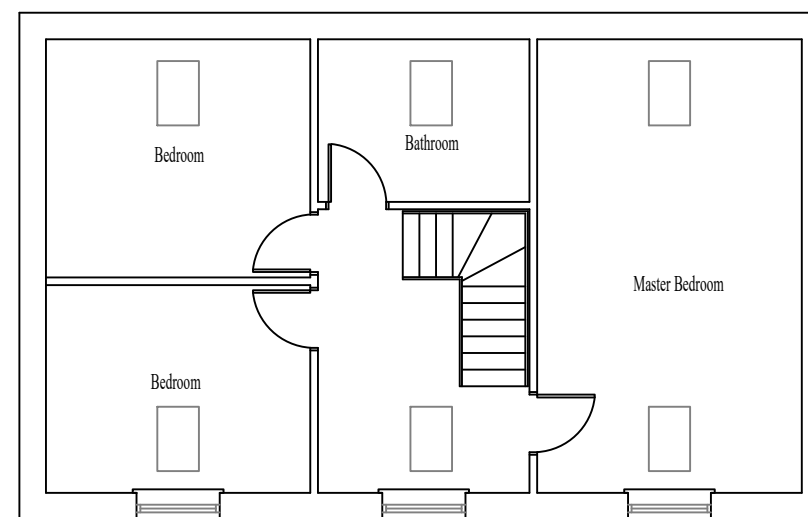


Proposed Rear Elevation
Scale 1:100

Revision	Description	Date	Revised By



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

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Project Proposed Replacement Dwellings		
Drawing Title Proposed Floor Plans and Elevations Plot 2 Plot 1 Handed		
Address Ash Grove, Chatteris		
Drawn By A. L. Sutton	Paper Size A3	Date August 2019
Project Name 008	Drawing Number 002	Revision -