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**F/YR20/0537/F**

**Applicant: Mr H Adams  
Ramsey Ruby Ltd**

**Agent : Mr Chris Walford  
Peter Humphrey Associates Ltd**

**16 North Street, Wisbech, Cambridgeshire, PE13 1NR**

**Change of use of ground floor from offices to 5 x1-bed and 1 x 2-bed flats including erection of a 2 metre high close boarded timber fence/gate, addition of cladding and painting of brickwork and refurbishment of windows to flats 1-10**

**Officer recommendation: Grant**

**Reason for Committee: Town Council comments contrary to Officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This is a town centre site which is currently occupied as commercial premises at ground floor, with residential accommodation over. In applying policy LP6 considerations it would be necessary to retain the commercial element of the building in this use, however it is considered that there are other material considerations which would indicate that the scheme is acceptable.
- 1.2 There are no visual or residential amenity impacts arising from the proposal and the scheme will have a neutral impact on the character of the conservation area, albeit it will result in an enhancement of the building in terms of how it presents in the general street-scape.
- 1.3 Whilst the scheme will result in the loss of commercial premises weight has been given to the crime and safety challenges faced by the owner and the benefits of introducing 6 additional residential units within this sustainable location.
- 1.4 Although the proposal will result in the loss of parking previously associated with the residential accommodation provided within the upper floors of the premises this is a town centre site and in reality the parking area has not been utilised for the purpose originally intended. Furthermore the parking forecourt/garaging has become an area where anti-social behaviour is prevalent and fly-tipping the norm. This scheme therefore sees an opportunity to address these environmental and social deficiencies which will in turn contribute to a raising of quality within the immediate locality.
- 1.5 There are no site constraints which would render the scheme unacceptable in policy terms and accordingly a favourable recommendation is forthcoming.

## **2 SITE DESCRIPTION**

- 2.1 16 North Street, Wisbech is a detached building situated to the north-west of North Street immediately adjacent to the Wisbech Conservation Area and a number of listed buildings which occupy the north-western side of the road. Opposite the premises is The Foyer, which provides supported residential accommodation for young people between the ages of 16-23. To the north-east is a former warehouse building that is utilised as a gym.
- 2.2 The building is arranged over two/three floors with 10 flats occupying the upper storeys and the ground floor currently laid out as three commercial units, comprising two shops at the front and an office to the rear. It is finished in a mix of materials, with the three storey element having a brick frontage with painted brickwork flank elevation and a mix of black and brown fenestration and panelling. The two storey element is finished in a mix of white render and buff brickwork with a shop front at ground floor.
- 2.3 To the north-east of the premises is an open area of land which, along with ground floor garaging was previously utilised as parking provision to serve the upper flats. At present this has metal railings situated back from the footway with the open forecourt area being available for parking and utilised for waste storage bins
- 2.4 Immediately to the west of the premises is a side access which in turn abuts a restaurant premises. The access is elevated from the adjoining site with the flank wall of No 16 having an outlook over the single storey element of this adjoining property.

### **3 PROPOSAL**

- 3.1 The proposal seeks full planning permission to convert the entire ground floor of the premises to 6 residential flats. It is also proposed to repurpose the side area of the site to form enclosed courtyards to serve 3 of the residential units and provide a secure refuse storage area and cycle storage facilities.
- 3.2 Externally the scheme encompasses the
  - Repainting of eastern flank wall in white
  - ground floor shop front replaced with windows
  - repositioning of upper floor front windows in two storey section and introduction of black vertical cladding build outs (250mm) around two windows
  - painting upper section of brick work (three storey section)
  - insertion of new window in west elevation
  - replacement of all existing windows with black UPVC casements
  - installation of 2 metre high wooden fencing and gate to front of side courtyard which will become the bin storage area for the all the properties and will also deliver courtyard areas to 3 of the ground floor flats
  - Formation of a covered lobby area hosting access control and postal boxes
- 3.3 Internally the conversion will work largely within the existing layout with additional internal walls to form lobby areas and separate the units. The accommodation will comprise 5 x 1 bedroom and 1 x 2 bedroom flats.
- 3.4 Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=QCDU43HE01U00>

#### 4 SITE PLANNING HISTORY

F/YR15/0903/F	Change of use of ground floor office suite to dog grooming parlour	Granted 17.11.2015
F/YR12/0673/NON MAT	Non-material amendment - Reduction in size of garage door to allow for insertion of fire door, relating to Planning Permission F/YR11/0646/F	Approved 15.01.2013
F/YR11/0646/F	Change of use from offices to 8 x 1-bed and 2 x 2-bed flats and 3 no offices (B1)	Granted 22.11.2011
F/91/0676/F	Change of use from flats to offices	Approved 14.02.1992
F/91/0165/F	Installation of an office front	Granted 17.06.1991
F/90/0809/F	Change of use at ground floor level from offices to toning studio, including ancillary retail sales of beauty products	Withdrawn 20.12.1990
F/0029/87/F	Conversion of warehouse to 8 apartments with garaging	Granted 26/02/1987
F/0274/86/F	Change of use from cold store, factory, workshop and warehouse to retail, retaining offices fronting North Street	Granted 15/05/1986

#### 5 CONSULTATIONS

5.1 **Town Council:** *'Object to the proposal, on the basis that:*

- *Approval of the proposal would constitute overdevelopment of the site*
- *No provision is made for the on-site parking of vehicles.'*

5.2 **CCC Highways:** *'The proposal comes forward with zero parking. FDC/LPA to consider the impact this will have on the availability of Town Centre and kerb side parking in the area, and the potential impact this will have on residential amenity in the area. Parking prohibition orders along North St prohibits parking within the vicinity of the application site. I have no highway objections.'*

5.3 **Conservation Officer (FDC):** *'The proposal put forward is acceptable. The following comments are made:*

*The site lies within the setting of numerous listed buildings along North Street and immediately adjacent to the conservation area. The existing building looks to be a circa 1980s block of offices and flats, with a dull buff brick, some render, some painted brickwork and of part two, part three storey construction, gable end predominant to North Street. The windows are currently a mix of brown upvc and*

*black timber. The building has some black paneling to a two story bow window to the front. It has a neutral impact to the conservation area and the setting of adjacent listed buildings.*

*The proposal seeks to repaint the east elevation, render and paint the south (front) elevation to help unify the current asymmetrical arrangement with a symmetrical arrangement of windows and a recessed door to the front. The scheme also seeks to introduce some timber paneling to the front elevation and regularize all the doors and windows (proposed and existing) by replacing them with black upvc. It is within this context that this proposal is considered.*

*The current building has a neutral impact on the area. The proposal seeks to unify and smarten the appearance of the building. By painting and rendering the front elevation, it may bring it more sharply to prominence in the street scene, but the design is generally good and so a neutral impact will be maintained.'*

Recommends condition with regard to the need to agreed product details of doors and windows.

- 5.4 **The Wisbech Society:** *'The Wisbech Society has no objection to the proposed plans, but has concerns about the general loss of car parking facilities for existing residents to the side of the property and requests that consideration is given to ensuring that there is enough provision for household refuse. The area has in the past been blighted by fly tipping. The proposed plans should include for lockable access for residents to the waste area.'*

- 5.5 **Environment Agency:** *'We have no objection to the application. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.*

*The development shall be carried out in accordance with the submitted flood risk assessment (ref ESP saved on LPA website 24 June 2020) and the following mitigation measures it details: - Finished floor levels shall be set a minimum of 0.4m above adjacent ground levels. - A minimum of 0.3m of flood resistance and resilience measures to be included. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.*

*Reason - To reduce the risk of flooding to the proposed development and future occupants'.*

Also provides advice to Applicant regarding Flood Resilience Measures and Flood warning.

- 5.6 **North Level Internal Drainage Board:** *Confirm[s] that North Level District Internal Drainage Board (NLDIDB) have no comment to make with regard to this application.*
- 5.7 **FDC Environmental Health:** *'The proposed flats mainly have the living rooms of the ground floor flats directly beneath those of the first floor flats. Similarly, the proposed bedroom accommodation at ground floor level is below the first floor bedrooms. It is clear to see that this issue has been considered at the design stage.*

*However, there are some instances where this alignment doesn't occur. This is an issue with the potential for noise nuisance where living rooms of a first floor flat are above a ground floor bedroom. To a lesser degree, the reverse can cause issues of noise.*

*I am unable to ascertain whether the floor between the ground floor and the first floor is made of concrete or is made of wooden joists. This would make a big difference in attenuation of noise, with the former being more effective. If the floor is joisted it would certainly mean that the ground floor ceiling should be insulated.*

*As the proposal will require the removal of any studed walls at ground floor level and the virtual clearance of the existing rooms at this level, I would recommend that the ceiling is insulated, in order to prevent noise from occupiers of the ground floor accommodation adversely affecting the occupiers of the first floor flats. This will have the added benefit of protecting occupiers of ground floor flats from noise caused by the activities at first floor level.*

*Consequently, I recommend a condition be attached to any consent of this application to address this issue. The standard to adhere to is contained in BS8299:1999.*

*Adequate refuse storage provision is referred to in the application and this should be incorporated into the existing waste storage arrangement.*

*There are no issues concerning air quality or land contamination.*

*I recommend the attachment of the following 2 conditions to any consent granted in respect of this application.*

*'The ceiling of the existing first floor rooms should be insulated in accordance with the relevant criteria contained in British Standard document, BS 8299:1999. A scheme should be submitted for approval by Fenland District Council before any work in connection with this is commenced'*

*'Adequate provision should be made for waste storage for the ground floor flats, which should be contiguous with the existing waste storage arrangements provided for the other flats at this location.'*

**5.8 FDC Refuse Team:** *'In broad principal we have no objection to this development however the following points regarding access would need addressing:*

- Two further 1100 litre bins would be required (1 general waste and 1 dry recycling dimensions: 1400mm wide 1100mm deep, 1375 high). The bins would need to be accessible on collection day i.e. able to fit through the gate and any gate code provided.*
- New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*
- Refuse and recycling bins will be required to be provided as an integral part of the development.*
- Please refer to the useful supplementary planning guidance for Cambridgeshire and Peterborough available in the RECAP Waste Management Design Guide*

Following the submission of amended plans further comments were made by the FDC Refuse team regarding accessing the bins on collection days; with logistical problems identified with the suggested layout. It was also noted that there were no issues with the coded access, and highlighted that the gate way would need to be wide enough to get the bins in and out.

Subsequent to this feedback the agent provided a further amended plan and this revised detail has been accepted by the FDC with the details shown having been noted as being *'fine and workable'*.

- 5.8 **Designing out Crime Officer:** *'Confirm that Police and Fenland Council have received calls for service in regards to issues clearly described by the Applicant – these include reports of fly tipping, begging, rowdy behaviour, criminal damage, violence and reports of burglaries in unoccupied accommodation.'*

*I have reviewed the plans submitted for the ground floor and am fully supportive – my hope is that they should remove a lot of the current issues and greatly improve community safety for the current and potentially new residents. My one query is regarding the access control system – I noted on several police reports that access had been gained by use of trade buttons. Trade buttons are not encouraged by this team as they do give access to all and can encourage rowdy nuisance behaviour. If the applicant is making changes to security which includes CCTV and an audio visual entry system, with post boxes outside as seen on the plan is there a requirement for trade buttons?*

*More than happy to be consulted and offer crime prevention advice if this is required. As stated above fully supportive of all the changes being planned for this building and exterior area. No further comments at present.'*

- 5.9 **Local Residents/Interested Parties:** None received

## 6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

- 6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

## 7 POLICY FRAMEWORK

### 7.1 National Planning Policy Framework (NPPF)

Paragraph 2 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise  
Paragraph 10 - Presumption in favour of sustainable development  
Paragraph 12 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise  
Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Chapter 16 - Conserving and enhancing the historic environment  
Paragraph 189 – need to describe the significant of affected heritage assets  
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 Policy Guidance (NPPG)**

### 7.3 **National Design Guide**

Context: C1 - Relationship with local and wider context and C2 - Value heritage, local history and culture

Identity: I1 - Respond to existing local character and identity

Built Form B2 - Appropriate building types and forms

Movement: M3 - Well-considered parking, servicing and utilities infrastructure for all users

Uses U1 - A mix of uses and U2 - A mix of home tenures, types and sizes

Homes and Buildings: H1 - Healthy, comfortable and safe internal and external environment and H3 - Attention to detail: storage, waste, servicing and facilities

Resources R3 - Maximise resilience

### 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

LP5 – Meeting Housing Need

LP6 – Employment, Tourism, Community Facilities and Retail

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

## 8 **KEY ISSUES**

- **Principle of Development**
- **Loss of commercial premises**
- **Visual amenity and heritage impacts**
- **Residential amenity**
- **Accessibility**
- **Crime and design**
- **Servicing**
- **Flood risk**
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## 9 **ASSESSMENT**

### **Principle of Development**

- 9.1 The property is located within Wisbech which is identified as being one of the key settlements for housing growth as such LP3 would support the principle

of use of the ground floor of this mixed commercial/residential building as exclusively residential accommodation.

- 9.2 However this needs to be balanced against the loss of commercial units within the town centre as required in response to Policy LP6; whilst also giving appropriate weight to the delivery of additional residential accommodation within town centres as promoted by both local and national policy.
- 9.3 It is also necessary to consider the overall constraints of the site and the schemes implications in terms of flood risk, highway and pedestrian safety, crime and safety and residential amenity, together with the appropriateness of the proposal in terms of its likely impact on the Wisbech Conservation Area and adjacent heritage assets.

### **Loss of commercial premises**

- 9.4 Within the submission an overview of the current situation with regard to the current condition of the premises and the challenges faced by the owner, this is accompanied by a series of photographs, both internal and external which depict the programme of enhancement undertaken in respect of the upper flats and the current issues with the external space. The owner notes that since he purchased property in October 2018 his “experiences have been nothing short of disastrous”, the major problems being:
- Dumping of rubbish by those who do not reside at premises
  - Land to the side attracts anti-social behaviour, cleaner has resigned as a result of this. Garages have never been in use and he understands why this is.
  - Communal areas used by those not living in the building, frequently have to call police, threats made to inhabitants
  - Numerous crime incident reports, including drug taking.
  - Multiple reports of break-ins into commercial units which sit unoccupied for a chunk of the afternoon and all night until morning and weekends; complete waste of police resource as well as funds to continue to repair damage
  - The cost of CCTV and repairs has run into tens of thousands of pounds
  - Issues with management of premises which will be addressed
  - Wishes to invest in area and outlines refurbishment works undertaken to existing flats to date
  - Property sits on the cusp of the conservation area and owner would like to bring the premises in line and make it the ‘prettiest modern block in town’.
- 9.5 The agent goes on to note that the *‘loss of 3 business premises is not deemed to be detriment[al] to this application. North Street and the Old Market has a varied mix of commercial, offices and residential, so a building containing 100% residential fits with the character of the area. There are also many vacant offices and shops in Wisbech. The applicant has notified the current tenants of the proposal and adequate time will be given for their relocation.’*
- 9.6 Policy LP6 of the FLP (2014) identifies that ‘existing commercial units at ground floor within the Town/District Centre boundary will normally be expected to be retained for an appropriate commercial use unless evidence indicates why this type of use can no longer be justified.’
- 9.7 Whilst the primary thrust of the FLP is to retain commercial premises, it is acknowledged that these premises are situated in a peripheral location and whilst



they are within the town centre boundary they do not form part of the primary shopping area nor are they considered 'primary shopping frontage'.

- 9.8 It is considered that the submission adequately makes a case for why it is inappropriate to retain these ground floor commercial units and as such there are no matters to reconcile with regard to Policy LP6 of the Fenland Local Plan (2014).

### **Visual amenity and Heritage Impacts**

- 9.9 As indicated above the changes to the premises are negligible outwardly, and largely relate to 'uplift' in building quality. This view being shared by the Council's Conservation Officer who notes that although the painting and rendering will bring the building more sharply into prominence in the street scene the design is generally good and so the neutral impact on the area will be maintained.
- 9.11 It will be essential however to ensure that the details of the doors and windows are agreed prior to the execution of these elements of the scheme to ensure that the quality of the same are appropriate; such details may be secured by condition.
- 9.12 There are no visual amenity or heritage impacts arising from the proposal and therefore no matters to reconcile with regard to Policies LP16 or LP18 of the Fenland Local Plan (2014).

### **Residential amenity**

- 9.13 The proposed development has no implications in terms of residential amenity impacts associated with adjoining premises; the primary routes into the building will be via the existing front entrance and from the gate to the north-eastern corner of the site frontage. With the former being an established entry and the latter being adjacent to the blank flank wall of the adjoining premises.
- 9.14 The south-western elevation largely utilises existing openings although there will be some infill and an additional window will be inserted towards the rear of this elevation. The ground floor of No 16 occupies an elevated position with regard to the adjoining property to the west, which features a flat roofed single storey wing, as such the outlook from the windows serving the individual flats will not be unduly dominated by the neighbouring property. It is acknowledged that the outlook from the habitable rooms of the three flats which will occupy the western side of the building is not overly attractive, but this is balanced against the benefits of town centre living.
- 9.15 There is no requirement to provide private amenity space when delivering residential accommodation of this nature however 3 of the flats will benefit from outdoor space.
- 9.16 With regard to noise transfer between the existing flats and those proposed it is acknowledged that the design has had due regard for this, with the Environmental Protection team (EPT) acknowledging that the proposed living rooms of the ground floor flats largely align with those above; although in some instances this is not achieved. To compensate for this EPT recommend that the ceilings are insulated to attenuate noise and although they have recommended that this be conditioned it is understood that this will be covered by Building Regulations.

- 9.17 The design and layout of the residential accommodation proposed by this scheme is considered acceptable and will afford resident adequate levels of residential amenity as required by Policies LP2 and LP16.

### **Accessibility**

- 9.18 This a town centre site and as such is considered to be a sustainable location; Appendix A of the Fenland Local Plan allows for a reduced car parking provision, and in special circumstances a nil parking provision where sites are centrally located within Market towns and benefit from good public transport links. This site clearly meets these criteria and as such may be deemed acceptable in terms of parking provision.
- 9.19 The scheme does however make provision for cycle storage to serve both the existing residential accommodation and that proposed; this provision will be within the secure side courtyard area.
- 9.20 There are no matters to reconcile with regard to car parking provision or accessibility and as such the scheme is considered compliant with Policies LP15 and LP16 of the FLP (2014).

### **Crime and design**

- 9.21 The Designing Out Crime Officer has confirmed that there have been reports fly tipping, begging, rowdy behaviour, criminal damage, violence and reports of burglaries in unoccupied accommodation. They further note that they are fully supportive of the scheme and hopeful that the conversion would greatly improve community safety for the current and potential residents.
- 9.22 The only matter raised relates to the access control system and the use of trade buttons for access, they suggest that trade buttons are not incorporated into the access system and this will be conveyed to the applicants via a suitable informative.
- 9.23 It is clear that the scheme has given full consideration to crime and design, not only with regard as a response to current community safety issues but in terms of the ongoing safety and security of the building and its residents going forward. The use of a covered entrance lobby and the provision of individual access bells and post boxes are measures which will all contribute to the householders wellbeing and the limiting of opportunities for anti-social behaviour. Accordingly the scheme achieves compliance with the aims of Policy LP17 of the Fenland Local Plan (2014).

### **Servicing**

- 9.24 As indicated in the submission the site is currently blighted by unauthorised and unrelated rubbish disposal and fly-tipping. This scheme brings with it the opportunity to address this matter.
- 9.25 A refuse collection area has been detailed within the submission which comprises a secure bin store which meets the specification and operational requirements of the FDC refuse team; the details of which obviate the need for the condition

recommended by the EPT in this regard, although a condition will be imposed to require the provision of the agreed scheme detail prior to the first occupation of any of the flats hereby approved by this scheme.

- 9.26 The scheme will therefore comply with Policy LP16 (f) and the NDG theme H3 relating to the management of waste

### **Flood risk**

- 9.27 The submission is accompanied by a Flood Risk Assessment which has been accepted by the Environment Agency subject to the inclusion of a condition which secures adherence with the details contained within this document, i.e. floor levels should be 0.4 metres above adjacent ground levels and a minimum of 0.3 metres of flood resistance and resilience measures shall be included.
- 9.28 It is noted that the condition recommended by EA does not qualify that this mitigation is proposed solely with regard to the bedroom accommodation, albeit earlier communication between the EA and the agent's drainage consultant clearly indicates this, as such the condition will be clarified to make this explicit. It is further noted that whilst the submitted floor layout details floor levels at +300mm this takes into account that the existing floor levels are already set at +100mm above ground level.
- 9.29 Based on the guidance of the EA the scheme represents no issues in terms of flood risk and achieves compliance with Policy LP14 of the Fenland Local Plan (2014)

## **10 CONCLUSIONS**

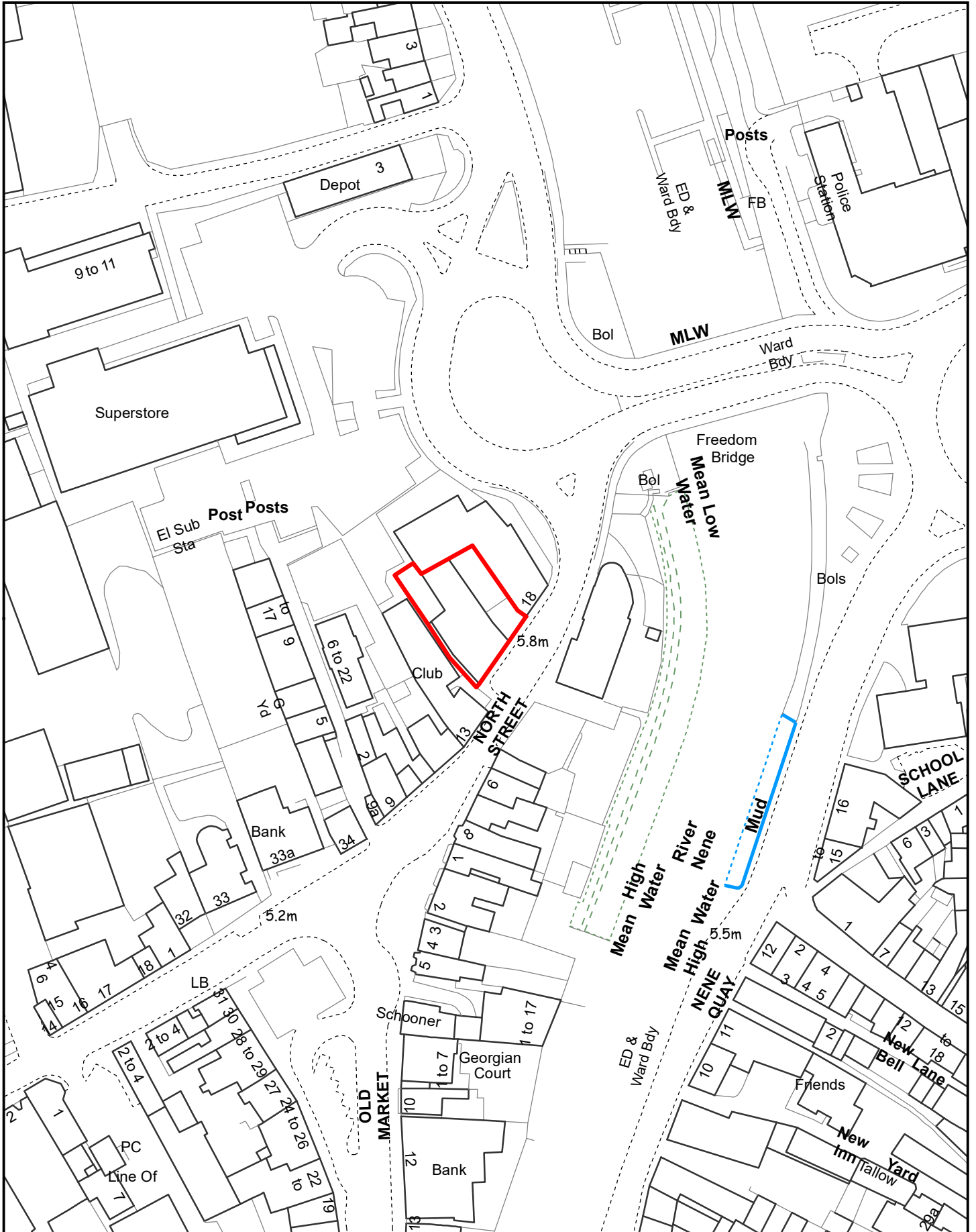
- 10.1 Whilst this scheme will see the loss of 3 commercial units within the town centre it is not in a prominent town centre location and it is also clear that there are other material considerations relating to the crime and safety challenges faced by the owner in his management of the existing property. Furthermore the scheme will see the delivery of 6 additional residential units within a sustainable location.
- 10.2 There are no visual or residential amenity impacts arising from the proposal and the scheme will have a neutral impact on the character of the conservation area, albeit it will result in an enhancement of the building in terms of how it presents in the general street-scape.
- 10.3 Although the proposal will result in the loss of parking previously associated with the residential accommodation provided within the upper floors of the premises this is a town centre site and in reality the parking area has not been utilised for the purpose originally intended. Compensatory secure cycle parking is to be provided as part of the scheme and this is welcomed.
- 10.4 It must also be acknowledged that the parking forecourt/garaging area which formed part of the earlier scheme has become an area where anti-social behaviour is prevalent and fly-tipping the norm. This scheme therefore sees an opportunity to address these environmental and social deficiencies which will in turn contribute to a raising of quality within the immediate locality.
- 10.5 There are no site constraints which would render the scheme unacceptable in policy terms and accordingly a favourable recommendation is forthcoming.

**11 RECOMMENDATION: Grant** subject to the following conditions:

**Conditions**

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the first occupation of any of the flats hereby approved the refuse collection arrangements indicated on drawing number 6158/02E, together with the boundary treatments and access control measures shown, shall be fully implemented and maintained in perpetuity thereafter.</p> <p>Reason - To ensure a satisfactory form of refuse collection thereby achieving compliance with Policy LP16 of the Fenland Local Plan (2014).</p>
3	<p>Notwithstanding the approved plans, product details of the doors and windows shall be submitted to and approved in writing prior to their installation. All works shall then be executed in accordance with the approved details and maintained as such in perpetuity thereafter.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the adjacent conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
4	<p>The development shall be carried out in accordance with the submitted flood risk assessment (ref ESP saved on LPA website 24 June 2020) and the following mitigation measures it details:</p> <ul style="list-style-type: none"><li>- Finished floor levels to all bedroom accommodation shall be set a minimum of 0.4m above adjacent ground levels with a minimum of 0.3m of flood resistance and resilience measures to be included.</li></ul> <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reason - To reduce the risk of flooding to the proposed development and future occupants and ensure compliance with Policy LP14 of the Fenland Local Plan (2014).</p>
5	<p>The cycle parking infrastructure as shown on drawing number 6158/02E shall be fully implemented and maintained in perpetuity thereafter prior to the first occupation of any of the new residential units hereby approved.</p> <p>Reason - To provide residents with access to safe and convenient cycle facilities as promoted by Policy LP15 of the Fenland Local Plan</p>

	(2014).
6	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>6158/01A EXISTING GROUND FLOOR PLAN 6158/02 E PROPOSED GROUND FLOOR PLAN 6158/03 EXISTING FIRST FLOOR PLAN 6158/04 PROPOSED FIRST FLOOR PLAN 6158/05 EXISTING AND PROPOSED SECOND FLOOR PLAN 6158/06 C EXISTING AND PROPOSED ELEVATIONS 6158/07 LOCATION PLAN AND SITE PLAN Flood Risk Assessment</p> <p>Reason - For the avoidance of doubt and in the interest of proper planning</p>



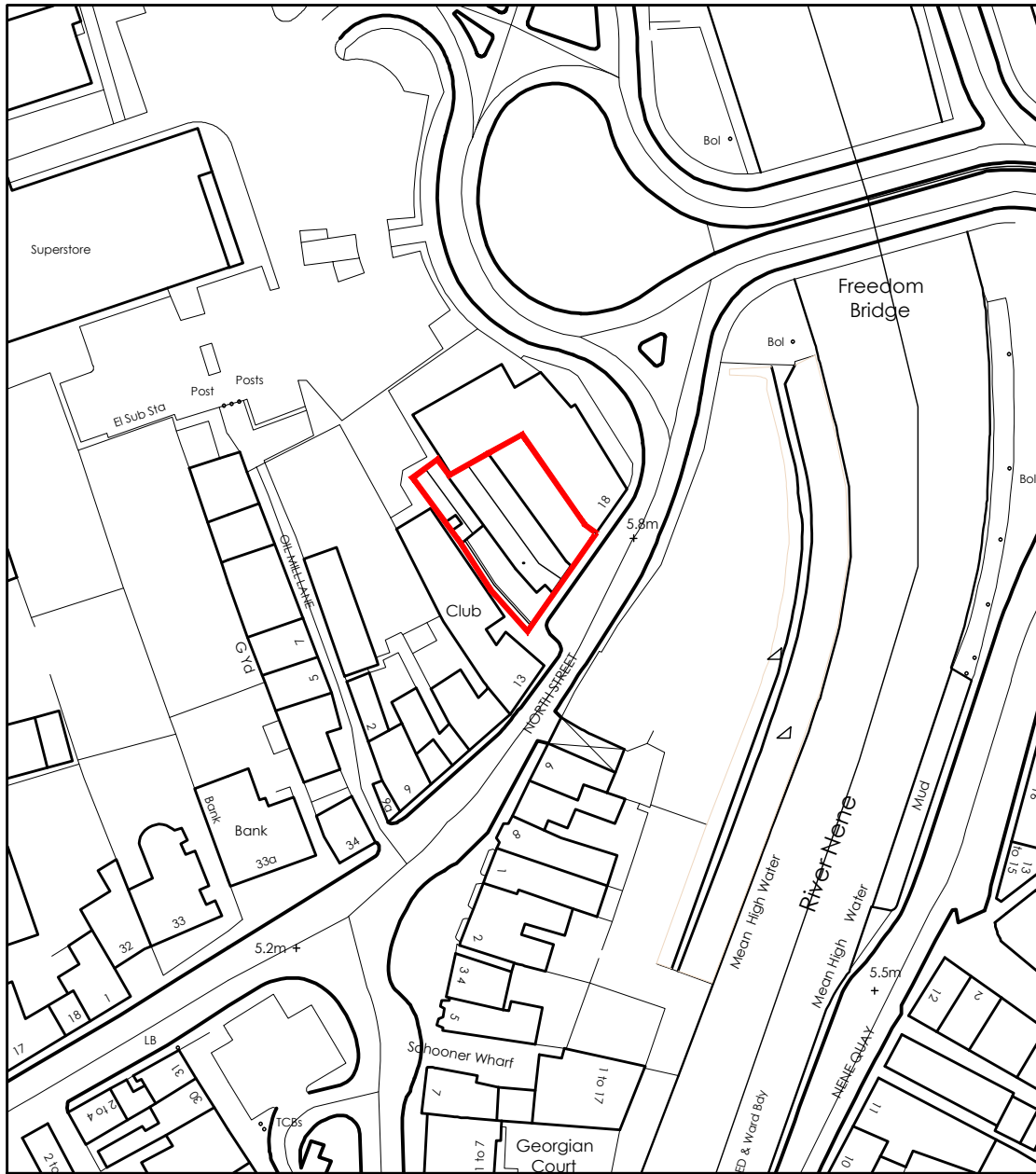
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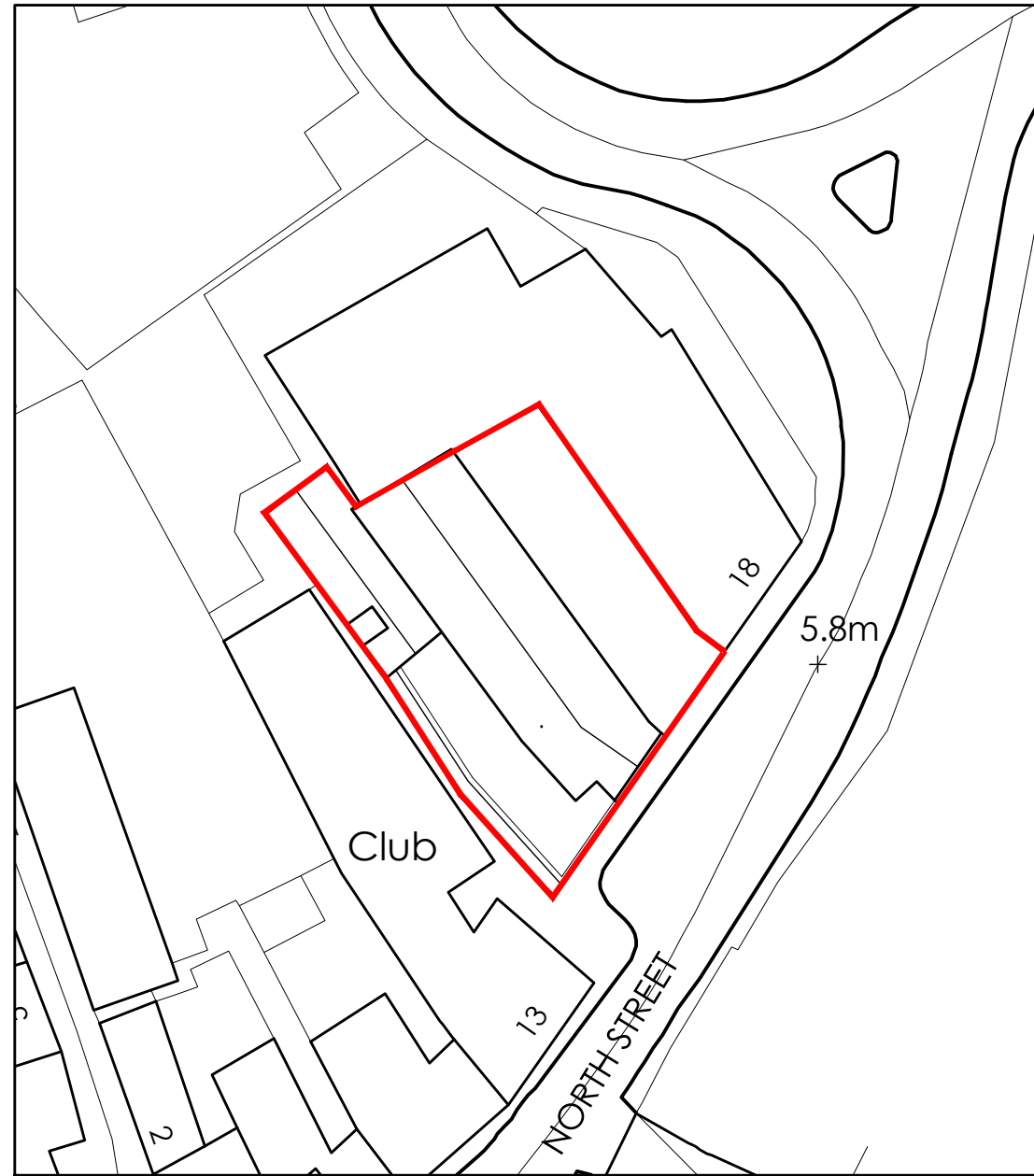
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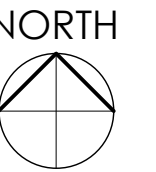




LOCATION PLAN 1:1250



SITE PLAN 1:500



PROJECT  
Proposed Ground Floor Conversion

16 North Street  
Wisbech  
Cams

DRAWING TITLE  
Existing/Proposed Site Plan

CLIENT  
Mr H Adams

DATE March 2020 SCALE AS SHOWN JOB No. 6158/07

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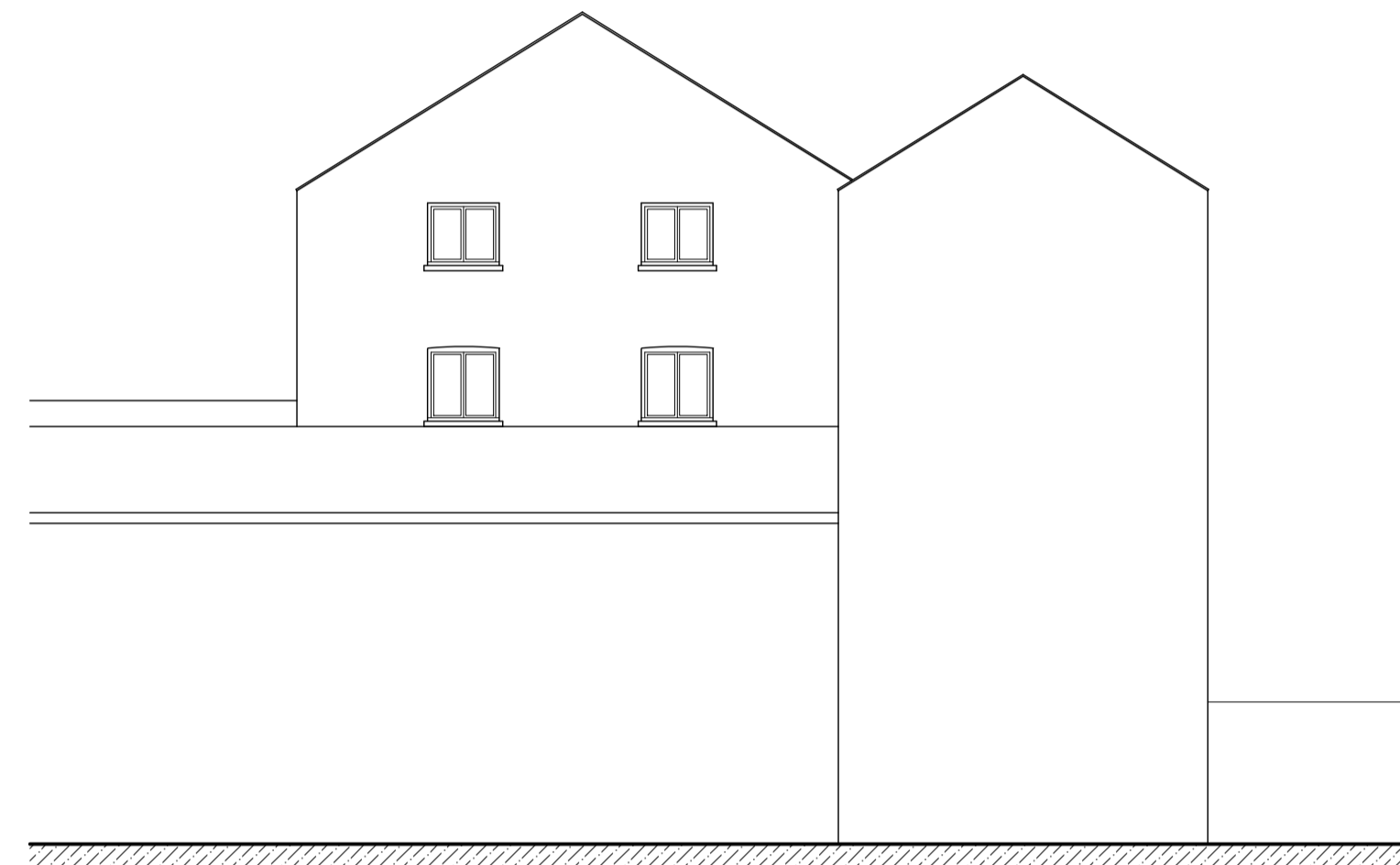
**Peter Humphrey Associates** Ltd.  
ARCHITECTURAL DESIGN AND BUILDING  
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FAX 01945 466 433  
E-MAIL: info@peterhumphrey.co.uk  
31 OLD MARKET WISBECH CAMBS PE13 1NB  
Fenland District Council  
**Building Design Awards**  
Building Excellence in Fenland  
Category Winner 2008



EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



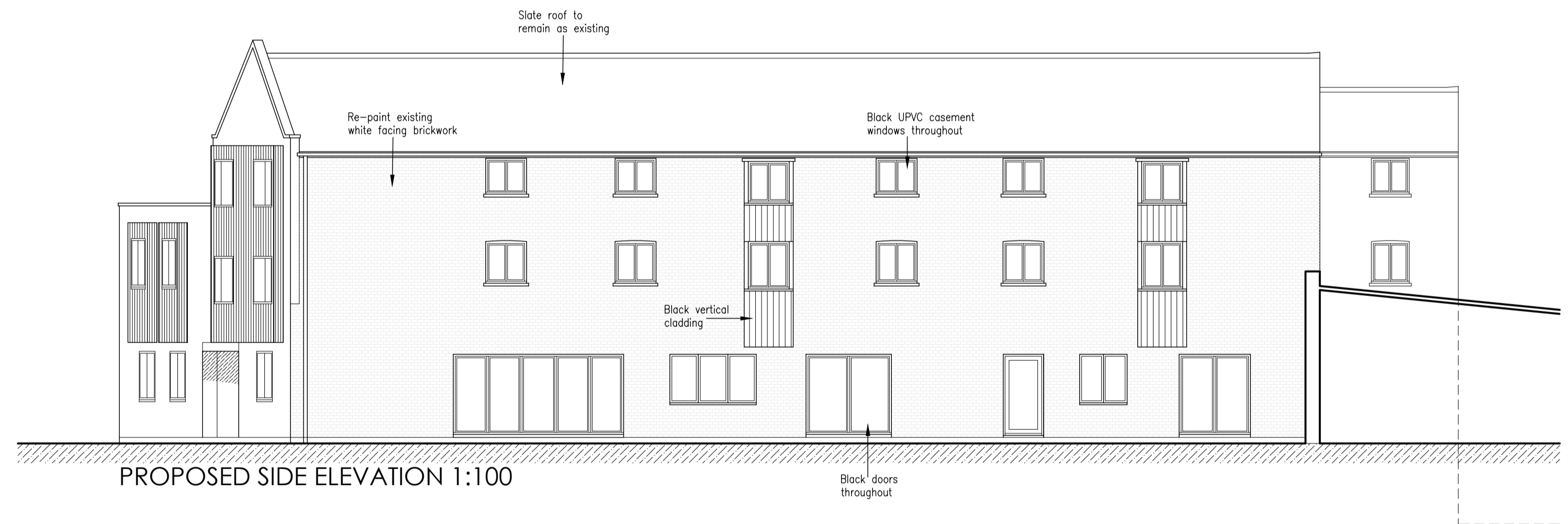
EXISTING REAR ELEVATION 1:100



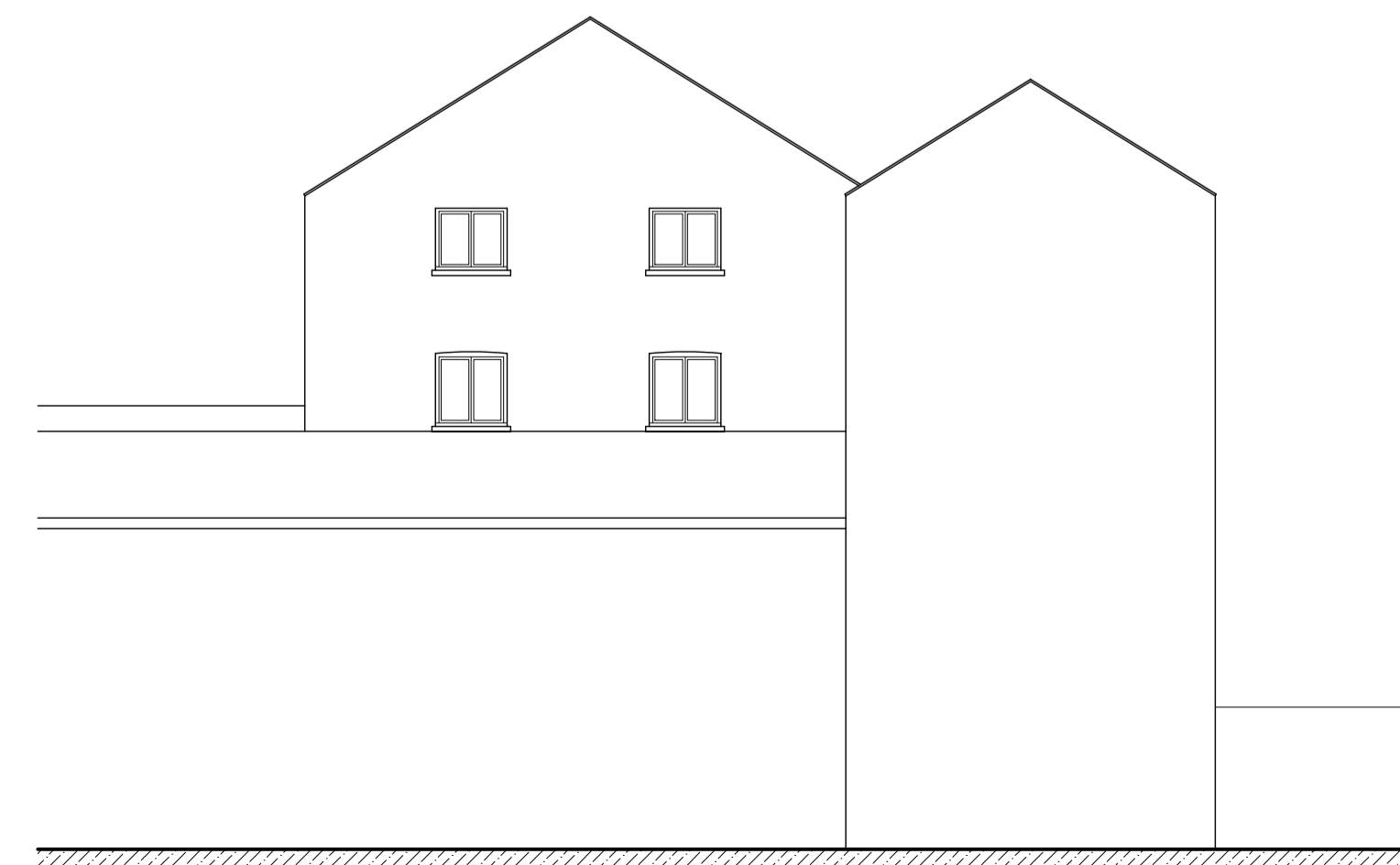
EXISTING SIDE ELEVATION 1:100



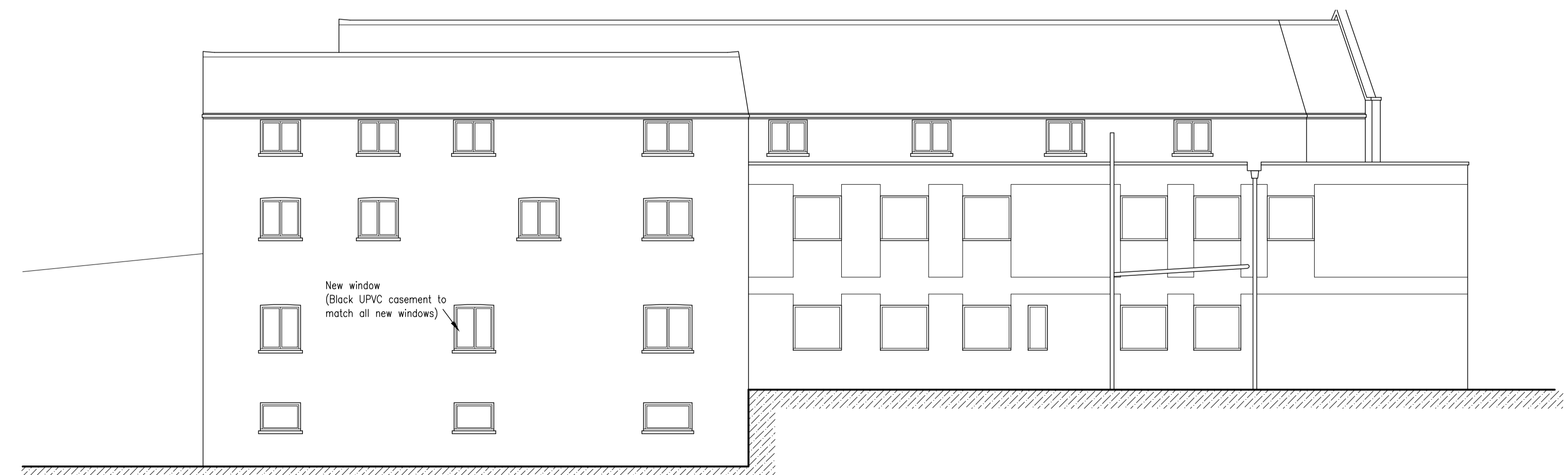
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

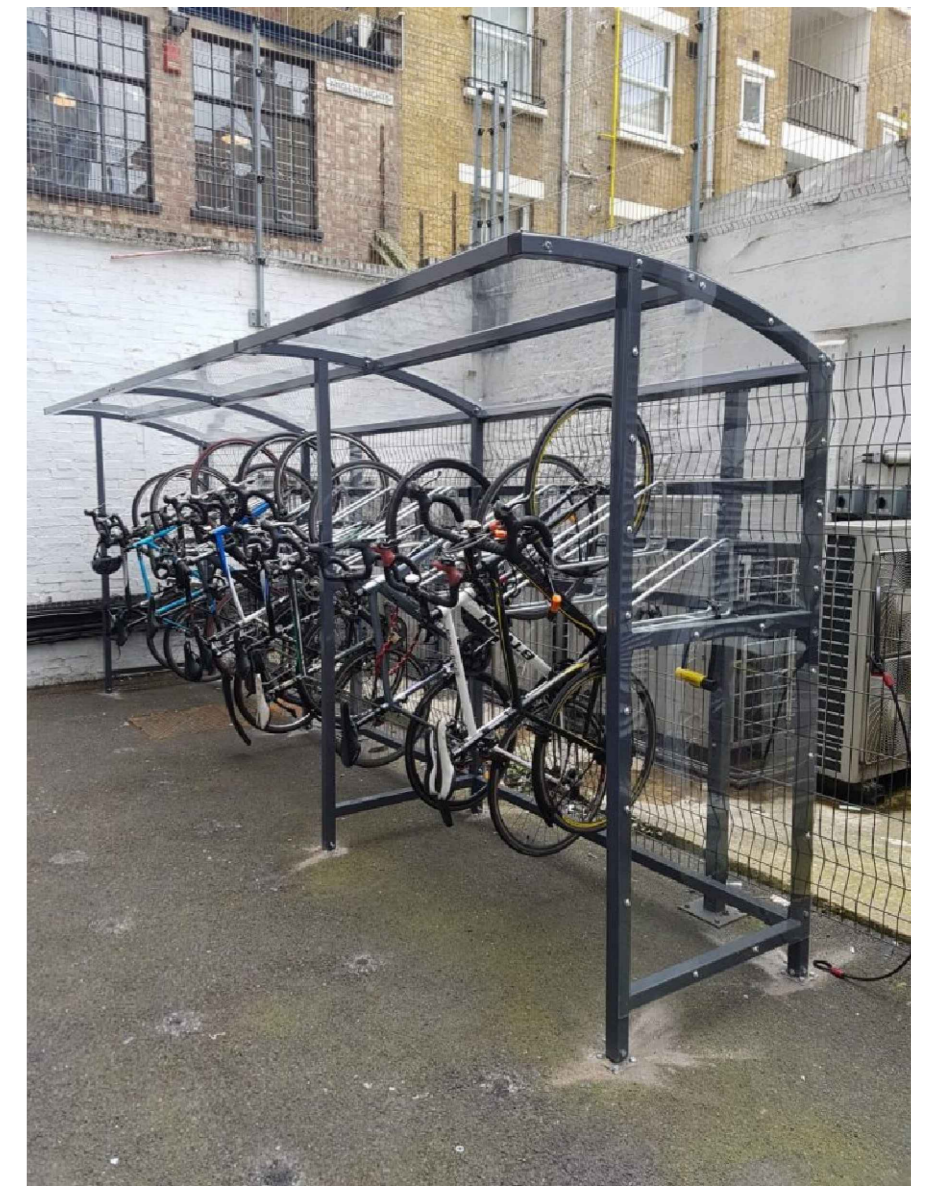


PROPOSED REAR ELEVATION 1:100

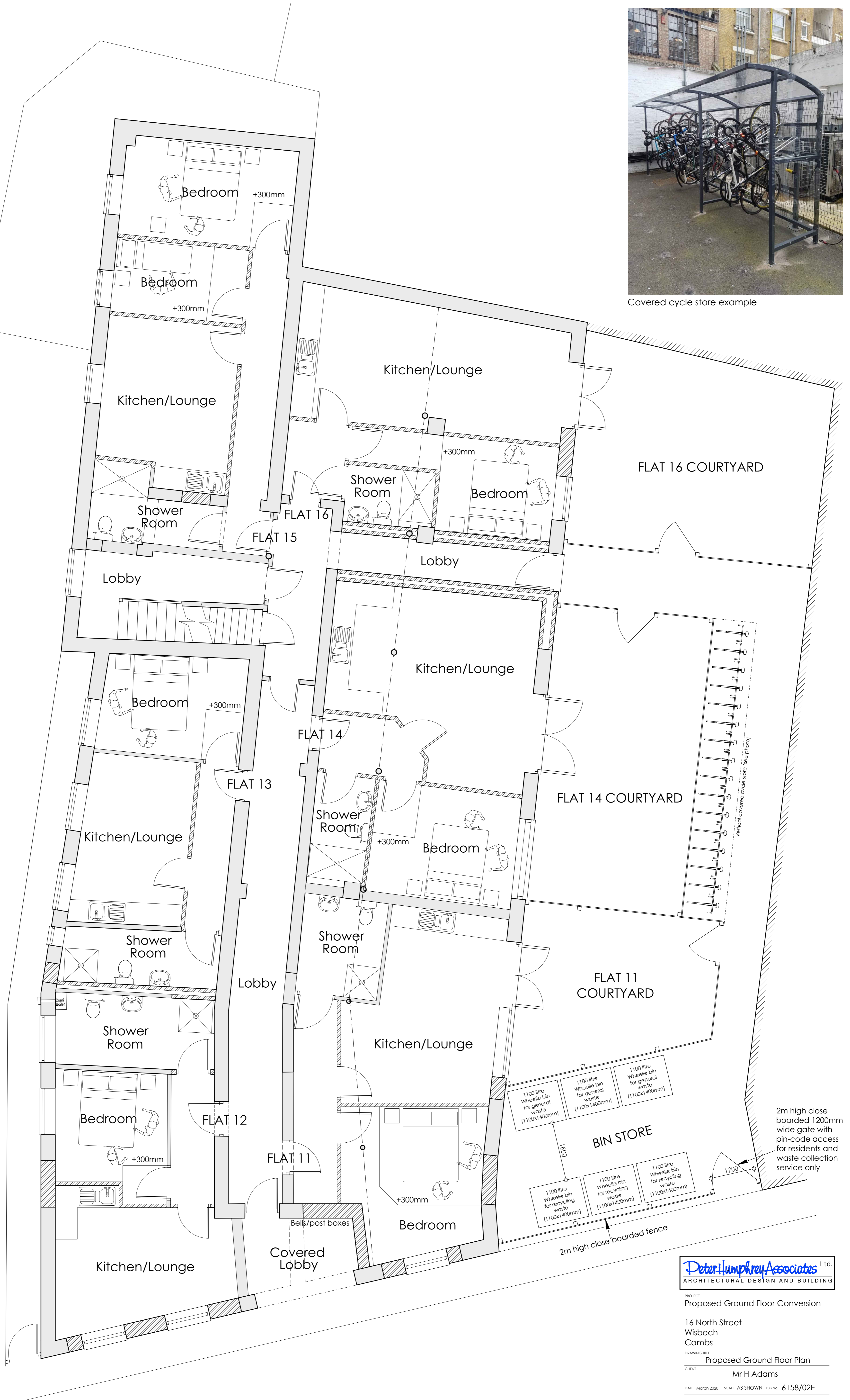


PROPOSED SIDE ELEVATION 1:100





Covered cycle store example



PROPOSED GROUND FLOOR PLAN 1:50

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

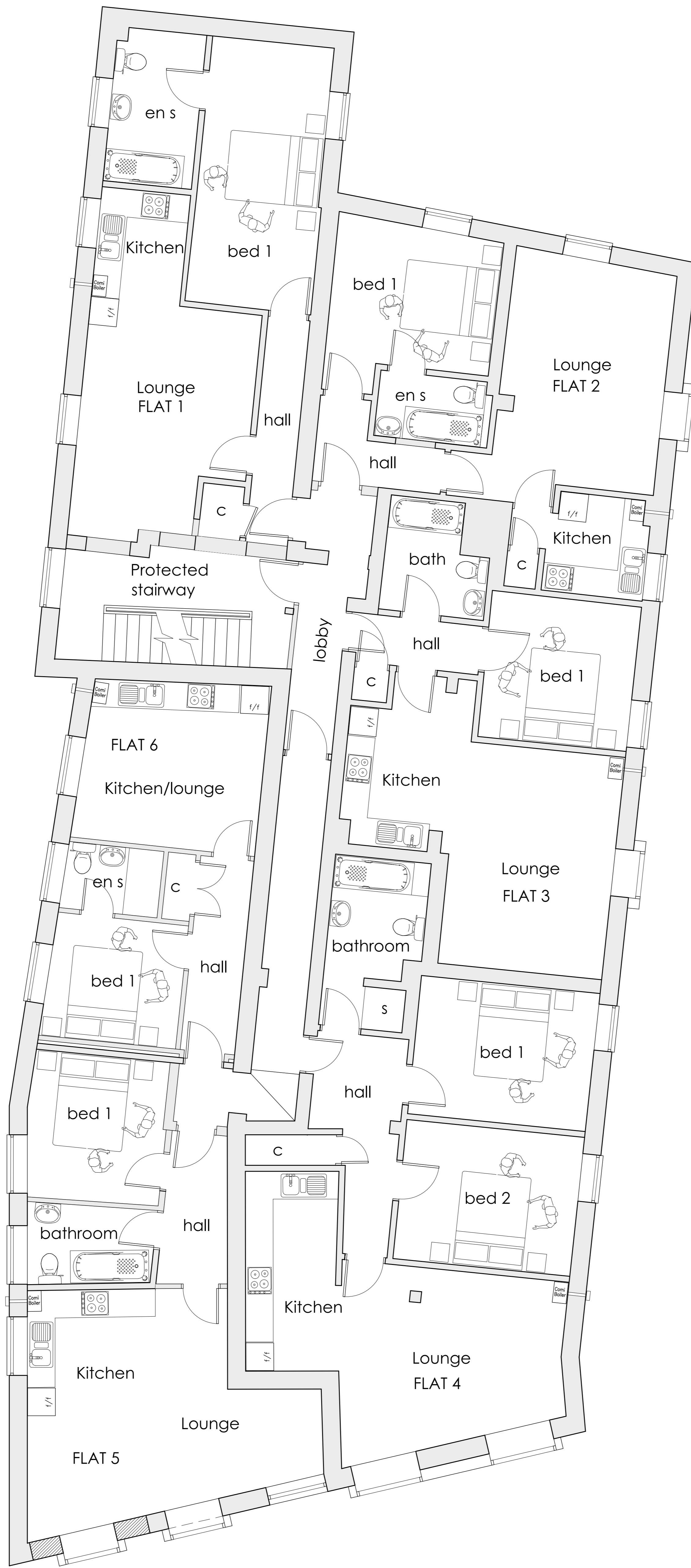
PROJECT  
Proposed Ground Floor Conversion  
16 North Street  
Wisbech  
Cambs

DRAWING TITLE  
Proposed Ground Floor Plan  
CLIENT  
Mr H Adams

DATE: March 2020 SCALE: AS SHOWN JOB No: 6158/02E

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**Architectural**  
Peter Humphrey Associates Ltd.  
ARCHITECTURAL DESIGN AND BUILDING  
TELEPHONE 01945 466 966  
FAX 01945 466 433  
E-MAIL: info@peterhumphrey.co.uk  
31 OLD MARKET WISBECH CAMBS PE13 1HB  
Building  
Design Awards  
Category Winner 2008



PROPOSED FIRST FLOOR PLAN 1:50



PROJECT  
Proposed Ground Floor Conversion

16 North Street  
Wisbech  
Cambs

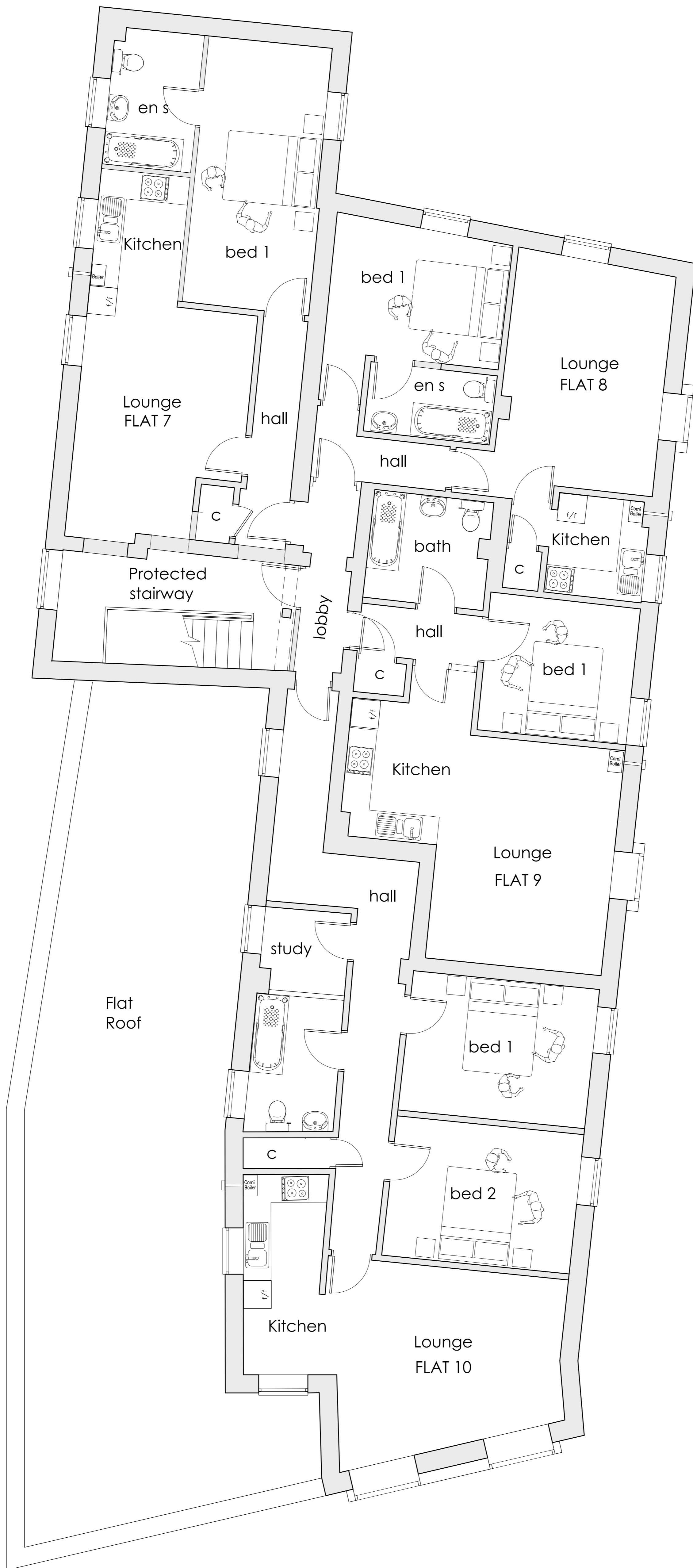
DRAWING TITLE  
Proposed First Floor Plan

CLIENT  
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EXISTING / PROPOSED SECOND FLOOR PLAN 1:50 (NO CHANGES)



PROJECT  
Proposed Ground Floor Conversion

16 North Street  
Wisbech  
Cambs

DRAWING TITLE  
Existing/Proposed Second Floor Plan

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TELEPHONE 01945 466 966  
FAX 01945 466 433  
E-MAIL: info@peterhumphrey.co.uk

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