
F/YR20/0824/F

Applicant: Laurel Crest Development Ltd

**Agent : Mr Tony Welland
The Design Partnership (Ely) Ltd**

16 Park Street, Chatteris, Cambridgeshire, PE16 6AF

Demolition of rear annexe and workshop and alterations and refurbishment of existing dwelling to form a 4-bed dwelling

Officer recommendation: Refuse

Reason for Committee: Application is associated with F/YR20/0854/F below.

F/YR20/0854/F

**Applicant: Mr T Welland
Laurel Crest Development Ltd**

**Agent : Mr Tony Welland
The Design Partnership (Ely) Ltd**

25 Victoria Street, Chatteris, Cambridgeshire,

Erect 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed involving demolition of existing building within a Conservation Area

Officer recommendation: Refuse

Reason for Committee: Contrary to the recommendation of Chatteris Town Council

1. EXECUTIVE SUMMARY

1.1 These two planning applications involve the subdivision and redevelopment of a property and its curtilage. Therefore, the applications are being considered together in one report. The northern end of the site will see the refurbishment of No 16 Park Street, alterations to the front elevation, and the demolition of the rear annexe (workshop). The southern end of the site currently includes a large garage and area of hardstanding for parking. A detached dwelling facing onto Victoria Street and a pair of semi-detached properties in the centre of the site are proposed.

1.2. An appropriate refurbishment of No 16 Park Street and redevelopment of the southern end of the site, including a new dwelling facing onto Victoria Street are supported and formed part of a pre-application enquiry in 2017.

1.3. However, with this current proposal, the loss of the historically important workshop element to No 16 Park Street is not supported and as previously put forward as part of the pre-application enquiry, the workshop could be converted to provide a second residential unit. But vehicular and pedestrian access from Victoria Street to No 16

Park Street should be retained to meet parking standards.

1.4. To achieve this it is recommended that No 16 Park Street is not subdivided from its rear curtilage, but a comprehensive regeneration/ redevelopment scheme is proposed which includes both of the current application sites as one application. In addition to the two units at the front, a suitably designed dwelling facing onto Victoria Street could be supported.

1.5 However, in its current form and for the reasons set out in the report, the proposal would be contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant paragraphs of the NPPF. Although the proposal would contribute 3 new dwellings to the housing stock in Chatteris, this does not outweigh the significant concerns Officers have with regard to: the impact on the heritage assets; and the amenity of existing and future occupiers especially with regard to the level of parking to be provided.

2. SITE DESCRIPTION

- 2.1 The site is a linear burgage plot orientated north/ south. The frontage is on Park Street with the rear curtilage extending south to Victoria Street. This provides vehicular access via a gap in the street frontage to serve the property No 16 Park Street which is a 4 bed dwelling with a rear annexe and workshop. Its front elevation consists of a four-centred gate with bow windowed shop front and associated door with two sliding sash windows to the first floor and three to the second floor. The width of the access through the gate is approximately 2.2m leading through to an alley way of approximately the same width alongside the rear two storey annexe and workshop.
- 2.2 The site lies within Chatteris Conservation Area and No 16 is immediately adjacent to 14 Park Street (grade II listed) and within the setting of listed buildings at 20 Park Street, 33 Park Street and the grade II listed Post Office opposite. Park Street also contains several other listed buildings and non-designated heritage assets.
- 2.3 The southern end of the curtilage consists of a gated access onto Victoria Street with a more modern building with mono-pitched roof housing 3 x garages, storage space and an office. This area is tarmacked and appears to have been used as a work yard, providing parking for 12 vehicles. This building also makes up part of the southern boundary of the site with the footpath. The eastern boundary with No 21 Victoria Street consists of 1.8m high (approx.) close boarded fencing.
- 2.4 Adjacent to the western boundary is the rear garden to No 20 Park Street which has pedestrian access to Victoria Street. The western boundary consists of a brick wall. Within the garden is a large tree close to the boundary with the application site.
- 2.5 The southern end of the site is wider than the northern end (28m compared to 14m). There is a dog leg approximately half way along as the site boundary wraps around the rear of No 18 Park Street.
- 2.6 A modern flat roofed office is located at the end of the rear annexe to No 16 but has not been included within the red line of either application. The site is within Flood Zone 1

3. PROPOSAL

Pre-Application Advice 2017

- 3.1 A pre-application enquiry was submitted for the whole site in 2017. The refurbishment of No 16 was welcomed. Also, the majority of the rear workshop was to be retained and converted to residential.
- 3.2 The enhancement of the Victoria Street entrance to the site (previously a work yard) was also considered to be an opportunity for positive enhancement as the sites immediately to the left and right remain as residential. A new dwelling fronting onto Victoria Street was considered to be acceptable, subject to an appropriate design.
- 3.3 The linearity and N/S axis of the burgage plot was considered to be an essential feature of the settlement morphology and therefore any new development on the site would be required to respect and reinforce this.
- 3.4 Two buildings were proposed at the centre of the plot, the east west axis was not considered appropriate resulting in development at odds with the linear character of the plot. It was suggested that an L shaped plan form would be more appropriate and would cause less of a disruption to the established character and pattern of development between Park Street and Victoria Street.

F/YR20/0824/F

- 3.5 This proposal affects the northern half of the site and is for the demolition of the rear two storey annexe and workshop including the conservatory and the first floor lean to bathroom extension above the alleyway, and alterations to and refurbishment of the dwelling to form a 4 bed dwelling. Changes are also proposed to the windows and doors.
- 3.6 The proposal seeks to replace all joinery to the front elevation with multi-paned sashes. It also proposes to reinstate a doorway and to introduce a conjectural mullion and transom glazing bar arrangement.
- 3.7 The site is to be subdivided and No16 will no longer have a vehicular or pedestrian access from Victoria Street.

F/YR20/0854/F

- 3.8 This proposal affects the southern half of the site (0.06ha) following its subdivision and is for the demolition of the modern building with mono-pitched roof housing 3 x garages, storage space and an office and the erection of 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed.
- 3.9 The 3 bed detached property (Plot 1) will front onto Victoria Street with the existing access being shared between the three new properties. Plots 2 and 3 are a pair of semi detached 2 bed properties located towards the centre of the larger plot, at right angles to each other.
- 3.10 A parking court is located between the plots and shows 4 x parking spaces and 2 x visitor spaces. Each plot will have a level of private amenity space. A revision to the composite plan has been provided in response to the Highways Officer's comments (LC.775.P101 Rev B)

4. SITE PLANNING HISTORY

None for both applications, other than the pre-application enquiry 17/0174/PREAPP.

5. CONSULTATIONS

5.1 Chatteris Town Council- support both applications

5.2 FDC Environmental Health- no objections. Unsuspected contamination condition should be attached to F/YR20/0854/F

5.3 CCC Highways- no objection to the revised drawing for F/YR20/0854/F, subject to a number of planning conditions if approved.

5.4 FDC Conservation Officer F/YR20/0824/F- seek amendments

- 1. This application concerns the demolition of a rear annexe and workshop and alterations to and refurbishment of existing dwelling to form a 4 bed dwelling at the above address. The site lies within Chatteris Conservation Area and immediately adjacent to 14 Park Street (grade II listed) and within the setting of listed buildings at 20 Park Street, 33 Park Street and the grade II listed Post Office opposite. Park Street also contains several other listed buildings and non-designated heritage assets.*
- 2. Consideration is therefore given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 3. Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 4. Planning history on site includes a pre-application enquiry reference 17/0174/PREAPP and advice stated that the linearity of the burgage plot should be retained and that the character and appearance of the conservation area should be preserved or enhanced, with regard to the significance of No. 16 as a non-designated heritage asset and any impact on the setting of nearby listed buildings. A concurrent though technically separate application for development to the rear of the site at 25 Victoria Road has also been submitted under F/YR20/0854/F.*
- 5. The heritage statement provided with the application wrongly suggests that the building and workshop has little architectural merit. This is a misinterpretation, as the building has considerable architectural merit in its illustration of vernacular workshops of this period and area. The heritage statement simultaneously identifies the contribution the site makes to the character of the conservation area and then states that as the workshop is not visible its loss will not be detrimental to that character. Its presence, whether visible or not, greatly adds to the character of the conservation area, as evidence of its economic development and social make up. Its loss therefore, would be detrimental.*

6. *The proposal put forward requires amendment. The following comments are made:*

Chatteris Conservation Area covers the core of this small Fenland Market Town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. No. 16 is a building that stylistically appears to date from the early 1800s. Mapping evidence from the 1880s indicates the current building and workshop, but later mapping is less clear, showing simply a block, indicating presumably, shops, residences and workshops in that area of Park Street and the land to the rear. The workshop to the rear of No. 16 appears to date from the mid- to second half of the 19th century, with many typical Victorian features and characteristics, including workshop windows, utilitarian loft stairs, shelving, pavours, flags, water pump, and 'conservatory', which is a timber framed, multi-paned lean-to, with over-lapping panes of some plain and some decorated glazing hung between mullions – there are no transoms. The workshop was formerly used by a telecommunications engineers and judging by the telephones left in-situ this was an early and on-going use. The whole has apparently been owned by several generations of the same family. A four-centered gate with bow windowed shop front and associated door exist to the front elevation with two sliding sash windows to the first floor and three, rather squat sliding sash to the second floor. It has been suggested that both the shop front and the windows are later alterations to the building, and this is probable given a likely construction date of the first half of the 19th century, however, historic photographs indicate the bow shop front to date from at least the 1910s and similarly the plain glazed sash windows date from the late 19th century. The surviving glazing certainly appears to have the correct surface ripples and reflection to indicate historic glazing. It seems likely therefore that the plain glazed sash windows were installed at the same time as the shop front in the early 20th century. Therefore, the shop front and windows may not be original to the building, but they are certainly historic and therefore hold some value and merit both in terms of fabric and in the evolution of the building. It is within this context that this proposal is considered.

The proposal seeks to replace all joinery to the front elevation with multi-paned sashes, which may appear to be more in keeping, but does not take into account the loss of historic fabric, including glazing. The application also proposes to reinstate a doorway (which would be acceptable) and to introduce a conjectural mullion and transom glazing bar arrangement, again without consideration for the historic value of the existing shop front. It is not clear from the application which material the proposed windows will be.

The proposal seeks to remove a first floor extension over the archway, which appears to be a circa 1960s element and therefore does not contribute significantly to the overall interest of the property. This would be acceptable.

The proposal also seeks to demolish the entirety of the workshop element, the modern office to the rear, and reinstate the large workshop window with coloured glass lights to both top and bottom with a standard window opening in what will become a sitting room. The justification given is that the annexe is beyond economic viable repair, though no evidence has been submitted in support of this statement; that it is structurally unsound, but again no structural report has been

submitted in support of this and indeed, the 2017 pre-app included the conversion of the workshop into a separate residence. Finally, the current application states that there is no meaningful amenity space or outlook. However the plot currently extends all the way to Victoria Street, though it is understood that the intention is for the plot to be halved and for a separate development here. The development here potentially belies the argument for the unviable retention of the workshop and it would be within the gift of the applicant to create a more generous garden to the dwelling at No. 16 Park Street.

The proposed layout suggests a kitchen and family room to the street frontage with the bow window. This may prove impractical without some form of screening which will impair natural daylight into the room. A similar residential conversion within a shop front space at Market Hill was recommended to seek amendments to the scheme due to the intention to use frosted glass in order to create privacy for the occupants. Comments to that application stated that obscure glazing would create a blank face to the conservation area to the detriment of its character, the setting of nearby listed buildings and on the overall architectural quality of the building by changing its use from commercial space with an outlook to the town, to private residential (reference F/YR20/0015/F and F/YR20/0016/LB). The proposal also seeks to install bathrooms to the front elevations at both first and second floor, which would also presumably give rise to the need for obscure glazing. This would appear incongruous in the street scene and detrimental to the character and appearance of the conservation area.

It is suggested that some or all, of the workshop is retained, or a rear element rebuilt using salvaged materials here in order to allow for bathroom space to the rear and for the shop floor to be used as generous entrance and hall space for the amenity and privacy of future occupants.

It is not felt that the significance of the workshop has been duly noted in the heritage statement or the impact of its loss to the character of the conservation area fully justified. The proposal for replacement of all joinery to the front elevation also does not take into account the loss of historic fabric.

In conclusion, the principle of development and re-use here is supported, but an improvement to the current scheme would achieve better outcomes for the property and the conservation area.

7. CONDITIONS

Should the application be approved, it is suggested that joinery details will need to be submitted as a condition of the application at 1:10 scale, and that sample materials and brick bonding for any making good to the rear elevation should be submitted to and approved in writing by the local authority.

Furthermore, prior to the commencement of any demolition, a schedule of works, to include details of salvage, shall be submitted to and approved in writing by the Local Planning Authority. The programme for the salvage, storage, and reuse of materials, shall include but not be limited to: slates, bricks and pavements. Material to be salvaged (if any) must be identified on scaled plan and elevation drawings and on site. Potential for reuse on site must be identified. This would ensure the use of appropriate methods and to ensure the salvage and reuse of historic material where possible, in accordance with Section 16 of the National Planning Policy Framework 2019. Furthermore, no demolition/development shall take place until an implementation of a programme of archaeological work, to include Historic Building Recording, in accordance with a written scheme of investigation

(WSI) has been submitted to and approved by the local planning authority in writing. A level 2 or 3 recording is suggested. This would ensure that the significance of historic environment assets is conserved in accordance with Section 16 of the National Planning Policy Framework 2019.

F/YR20/0854/F- seek amendments

8. *This application concerns the development of a vacant plot to the rear of 16 Park Street, of which it currently forms curtilage, with a new build to the front of the plot and a semidetached development to the rear, backing on to No. 16 Park Street.*
9. *Consideration is given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.*
10. *Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*
11. *Planning history on site includes a pre-application enquiry reference 17/0174/PREAPP and advice stated that the linearity of the burgage plot should be retained and that the character and appearance of the conservation area should be preserved or enhanced, with regard to the significance of No. 16 as a non-designated heritage asset and any impact on the setting of nearby listed buildings. A concurrent though technically separate application for regeneration of 16 Park Street and demolition of the workshop to the rear has been submitted under F/YR2/0824/F*
12. *The proposal put forward requires amendment. The following comments are made:*

Chatteris Conservation Area covers the core of this small Fenland Market Town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. Historic mapping evidence indicates that the plot facing Victoria Street has remained undeveloped until the building of the current workshop which appears stylistically to date from the 1980s or 1990s. Victoria Street is a residential street of Victorian date and character, two storey with sash windows (though sadly the majority of these have been lost to the detriment of the conservation area), some canted bay windows, brick detailing to windows and doors, and typically built of gault or brown brick with slate roofs. It is within this context that this proposal is considered.

The proposal seeks to create a new dwelling to the front of Victoria Street, set back behind an enclosure. The Design and Access statement submitted indicates this would be hedging, but a low boundary wall would be more in keeping with the street scene and neighbouring properties. Again, the D&A statement presents an indicative photograph of a nearby historic property which

plot 1 (the street fronting property) would be designed to reflect. However, the proposed elevation drawings indicate an incongruously modern building, without symmetry or architectural detailing including first floor lintels, brick banding (not common, but present along Victoria Street) or a bay window and an poorly chosen style of door. The principle of development on this plot is not objected to, but it is felt that in order to preserve and enhance the character of the conservation area, the details of the design ought to be improved and materials carefully chosen, in order to ensure that as with so many new builds, the finished product is not detrimental to the conservation area.

The proposal for plots 2 and 3, have not altogether moved away from the parallel development that was put forward in the 2017 pre-app and advised against. There is simply a reduction in the number of plots. Plot 3 would therefore be visible as a residential dwelling set back from the street scene and out of character with the linear, burgage development and typical layout of rear workshops in these plots which were once common throughout the conservation area. That visibility along the length of the plot, which can often be glimpsed where these plots survive, would therefore be lost to the detriment of the character and appearance of the conservation area. It is also proposed that these plots will have tiled roofs in order to present a more vernacular character, and yet, while this is a characteristic of single storey workshops and sheds in rear plots elsewhere in the conservation area, slate is the predominant material in Victoria Street.

If the applicant requires this parallel development, it is suggested that a carriage arch for parking is formed to the east side of the plot to replicate that at 16 Park Street, with accommodation above. Alternatively the development should run north-south against the west boundary of the plot. It is felt that if the 'L-shaped' development of plot 1 were swapped from the east to the west side of the plot, this may provide the ability to rearrange parking spaces to plot 1 in order to accommodate a linear arrangement for plots 2 and 3. Sash windows would also be preferable but casements would be more acceptable in these plots than they would be in plot 1.

If the applicant wishes to present a more vernacular appearance, the use of half weatherboarding may be appropriate in order to reflect the character of a workshop and/or the use of long windows to reflect the character of those in the workshop at No. 16 Park Street.

13. In conclusion, it is accepted that the principle of development is to be supported here, but it is felt that there is room for further revision in order to ensure the character and appearance of the conservation area is wholly taken into account and not only preserved, but enhanced. Supporting good, well designed development that enhances a conservation area would set a welcome precedent. The application as it stands would be detrimental to the character and appearance of the conservation area by virtue of the layout and neutral design.

14. Should the application be granted consent as it stands, the following conditions should apply:

Notwithstanding the approved plans and prior to the commencement of development, samples of all materials to be used in the construction of external surfaces of the development, including but not limited to roofs, walls, boundary treatments, paving and hard landscaping shall be required to be submitted to and approved in writing by the LPA. Precise details of brick bonding

and mortar mixes will also be required to be agreed via sample and confirmed in writing by the LPA.

Notwithstanding the approved plans, prior to the commencement of the development precise details of all new joinery, including windows, doors, will be required to be submitted to and approved in writing by the LPA (clarified through 1:20 drawings and 1:5 typical sections).

Notwithstanding the approved plans, prior to the commencement of the development precise details and locations of the proposed rainwater disposal system (fittings and fixtures) and vent and soil pipes be required to be submitted to and approved in writing by the LPA.

15. *These comments are made in respect of S72 Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Section 16 para;192 c) the desirability of new development making a positive contribution to local character and distinctiveness; Policy LP16 of the Local Plan Policy a) protects and enhances any affected heritage assets and their setting to an extent commensurate with policy in the NPPF and in accordance with LP18; LP16d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area and; LP18 of the Local Plan.*

5.5 Local Residents/Interested Parties

F/YR20/0824/F

One letter of representation from No 21 Victoria Street regarding notification of the application.

F/YR20/0854/F

3 representations have been received, 2 of which are objections (Park Street and West Park Street). Concerns include:

- Access
- Backfill
- Design and Appearance
- Not policy compliant
- Out of character/not in keeping with area
- Visual impact
- Traffic
- Density/Over development
- Loss of view/Outlook
- Noise
- Overlooking/loss of privacy
- Parking arrangements
- Proximity to property
- Shadowing/loss of morning light

6. STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan

unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

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

National Planning Policy Framework (NPPF)

Para 2 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 127 – achieving well-designed places

Para 193 – conserving designated heritage assets

Para 196 – public benefits of a proposal on a designated heritage asset

National Planning Practice Guidance (NPPG)

National Design Guide 2019

C1 – Understand and relate well to the site, its local and wider context

I1 – Respond to existing local character and identity

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

H1 – Healthy, comfortable and safe internal and external environment

H3 – Attention to detail: storage, waste, servicing and utilities

R1 – Follow the energy hierarchy

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

LP10 – Chatteris

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

Delivering and Protecting High Quality Environments in Fenland 2014 Supplementary Planning Document (SPD)

The Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste and Management Design Guide SPD

<http://www.lifetimehomes.org.uk/pages/1-car-parking-width.html>

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

F/YR20/0824/F

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QDS6CLHE06P00>

F/YR20/0854/F

8. KEY ISSUES

- **Principle of Development**
- **Visual Amenity and Impact on Heritage Assets**
- **Residential Amenity and Parking**
- **Other Considerations**

9. ASSESSMENT

Principle of Development

- 9.1 The proposals involve the subdivision of a property from its curtilage. As part of the proposed development, the property will be refurbished and partly demolished and within the curtilage, 3 x new dwellings are proposed. The application site is located within the Market Town of Chatteris, which is one of four settlements within which the majority of the District's new housing development is proposed according to Policy LP3 of the Fenland Local Plan 2014. Coupled with Policy LP10, the Fenland Local Plan focuses on Chatteris as being an area for some growth, with development contributing to retaining its character.
- 9.2 Notwithstanding this, the site is adjacent or within the vicinity of a number of listed buildings (Park Street) and also within the Chatteris Conservation Area where there is still evidence of the mediaeval burgrave plots specifically in this location. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Consideration should therefore also be given to the impact of these proposals on the listed buildings and on character and appearance of Chatteris Conservation Area.
- 9.3 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. Policy LP18 of the Fenland Local Plan 2014 also seeks to protect, conserve and enhance the historic environment throughout Fenland.
- 9.4 In this instance, it is considered that the refurbishment of No 16 Park Street and the redevelopment of the southern end of the site may be acceptable in principle, but due to the loss of the rear annex to No 16, the impact of the subdivision of the site, and the proposed details, the principle of the proposals cannot be supported in this instance for the reasons set out below.

Visual Amenity and Impact on Heritage Assets

- 9.5 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. 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.

- 9.6 Chatteris Conservation Area covers the core of the town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. No. 16 is a building that stylistically appears to date from the early 1800s. Mapping evidence from the 1880s indicates the current building and workshop, but later mapping is less clear, showing simply a block, indicating presumably, shops, residences and workshops in that area of Park Street and the land to the rear. The workshop to the rear of No. 16 appears to date from the mid- to second half of the 19th century, with many typical Victorian features and characteristics, including workshop windows, utilitarian loft stairs, shelving, paviours, flags, water pump, and 'conservatory', which is a timber framed, multi-paned lean-to, with over-lapping panes of some plain and some decorated glazing hung between mullions – there are no transoms. The workshop was formerly used by a telecommunications engineers and judging by the telephones left in-situ this was an early and on-going use. The whole has apparently been owned by several generations of the same family.
- 9.7 Historic mapping evidence indicates that the plot facing Victoria Street has remained undeveloped until the building of the current workshop which appears stylistically to date from the 1980s or 1990s. Victoria Street is a residential street of Victorian date and character, two storey with sash windows (though sadly the majority of these have been lost to the detriment of the conservation area), some canted bay windows, brick detailing to windows and doors, and typically built of gault or brown brick with slate roofs.
- 9.8 Consideration is therefore given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building *or its setting* or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.9 Consideration is also given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

F/YR20/0824/F

- 9.10 The heritage statement provided wrongly suggests that the No 16 and the workshop have little architectural merit. This is a misinterpretation, as the building has considerable architectural merit in its illustration of vernacular workshops of this period and area. The heritage statement simultaneously identifies the contribution the site makes to the character of the conservation area and then states that as the workshop is not visible its loss will not be detrimental to that character. Its presence, whether visible or not, greatly adds to the character of the conservation area, as evidence of its economic development and social make up. Its loss therefore, would be detrimental.
- 9.11 It has been suggested that both the shop front and the windows are later alterations to the building, and this is probable given a likely construction date of the first half of the 19th century, however, historic photographs indicate the bow shop front to date from at least the 1910s and similarly the plain glazed sash

windows date from the late 19th century. The surviving glazing certainly appears to have the correct surface ripples and reflection to indicate historic glazing. It seems likely therefore that the plain glazed sash windows were installed at the same time as the shop front in the early 20th century. Therefore, the shop front and windows may not be original to the building, but they are certainly historic and therefore hold some value and merit both in terms of fabric and in the evolution of the building.

- 9.12 The replacement of all joinery to the front elevation with multi-paned sashes, which may appear to be more in keeping, but does not take into account the loss of historic fabric, including glazing. The application also proposes to reinstate a doorway (which would be acceptable) and to introduce a conjectural mullion and transom glazing bar arrangement, again without consideration for the historic value of the existing shop front. It is not clear from the application which material the proposed windows will be.
- 9.13 The removal of the first floor extension over the archway, which appears to be a circa 1960s element and therefore does not contribute significantly to the overall interest of the property would however be acceptable.
- 9.14 The proposal also seeks to demolish the entirety of the workshop element and conservatory, whilst retaining the modern office to the rear (which falls outside both application sites) and reinstate the large workshop window with coloured glass lights to both top and bottom with a standard window opening in what will become a sitting room. The justification given is that the annexe is beyond economic viable repair, though no evidence has been submitted in support of this statement; and that it is structurally unsound, but again no structural report has been submitted in support of this. The 2017 pre-app included the conversion of the workshop into a separate residence.
- 9.15 The proposed layout suggests a kitchen and family room to the street frontage with the bow window. This may prove impractical without some form of screening which will impair natural daylight into the room. A similar residential conversion within a shop front space at Market Hill was recommended to seek amendments to the scheme due to the intention to use frosted glass in order to create privacy for the occupants. Comments to that application stated that obscure glazing would create a blank face to the conservation area to the detriment of its character, the setting of nearby listed buildings and on the overall architectural quality of the building by changing its use from commercial space with an outlook to the town, to private residential (reference F/YR20/0015/F and F/YR20/0016/LB). The proposal also seeks to install bathrooms to the front elevations at both first and second floor, which would also presumably give rise to the need for obscure glazing. The proposed changes to the fenestration details to the front of No 16 would appear incongruous in the street scene and detrimental to the character and appearance of the building, conservation area and the street scene.

F/YR20/0854/F

- 9.16 The proposal seeks to create a new dwelling to the front of Victoria Street, set back behind an enclosure. The Design and Access Statement (DAS) submitted indicates this would be hedging, but a low boundary wall would be more in keeping with the street scene and neighbouring properties. Again, the DAS presents an indicative photograph of a nearby historic property which Plot 1 (the street fronting property) would be designed to reflect. However, the proposed elevation drawings indicate an incongruously modern building, without symmetry or architectural detailing including first floor lintels, brick banding (not common, but present along Victoria Street) or a bay window and a poorly chosen style of door.

- 9.17 The proposal for Plots 2 and 3, have not altogether moved away from the parallel development that was put forward in the 2017 pre-app and advised against. There is simply a reduction in the number of plots. Plot 3 would therefore be visible as a residential dwelling set back from the street scene and out of character with the linear, burgage development and typical layout of rear workshops in these plots which were once common throughout the conservation area. That visibility along the length of the plot, which can often be glimpsed where these plots survive, would therefore be lost to the detriment of the character and appearance of the conservation area. It is also proposed that these plots will have tiled roofs in order to present a more vernacular character, and yet, while this is a characteristic of single storey workshops and sheds in rear plots elsewhere in the conservation area, slate is the predominant material in Victoria Street. However, on its own the use of the proposed roofing materials would not be sufficient reason to refuse the application
- 9.18 In summary, for the reasons set out above both proposals are considered not to comply with LP16, LP18 and also conflict with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity and Parking

- 9.19 Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers. Policy LP15 requires development to provide well designed, safe and convenient access for all and well-designed car and cycle parking appropriate to the amount of development proposed.
- 9.20 Consideration has been given to the concerns of the objectors which relate to the proposal for 3 dwellings to the south of the site. There is an extant business use for this part of the site which would have generated a level of traffic and parking likely to be in excess of that likely to result from the proposal. The proximity of Plot 2 to its boundary with No 20 (1m) is not unreasonable and any potential issues would be a civil matter. However, it is accepted that Plots 2 and 3 would impact on the outlook and views currently enjoyed by adjacent properties, especially those to the west on West Park Street. Notwithstanding this, this view of the new development would be screened to some extent by the large tree within the rear garden of No 20. As such it is not considered that this impact would be so detrimental as to justify a reason for refusal.
- 9.21 It is noted that the large tree in the adjacent garden is not shown on the plans (No 20 Park Street). This is likely to overshadow the small north facing rear garden to Plot 2 providing a poor quality of private amenity space. It is also noted that the first floor rear window to Plot 3 is only 8m from the boundary with No 16 Park Street, increasing the potential for overlooking. However, it is noted that this area is not included in either application, so clarification is required. More detail is also required to understand the type and level of private amenity space which is to be retained with No 16 following the subdivision of the site. Notwithstanding this, these concerns on their own would not be sufficient to warrant a refusal.
- 9.22 Whilst it is accepted that there is a 2.2m wide access from Park Street, the property currently gains access to a large parking area from Victoria Street. This proposal includes the subdivision of the plot, resulting in the loss of the access from Victoria Street to serve 16 Park Street. This is a material consideration.

- 9.23 The proposal would result in a 4 bed dwelling without access to onsite parking as shown on the submitted plan. Therefore, it is assumed it is expected to be accommodated off site. In exceptional circumstances, in town centre locations, it may be acceptable to under provide with regard to the number of parking spaces to be provided with new development. However, in this instance, the loss of the existing parking due to the subdivision of the curtilage is not considered to be an “exceptional circumstance”.
- 9.23 With regard to the proposed parking to serve the 3 new dwellings, it should be noted that on street parking is very limited on Victoria Street and any overspill onto the street due to a lack of onsite provision should be avoided. The applicant is proposing 2 spaces to Plot 1 (3 bed) but only 1 space each to Plots 2 and 3 (2 bed). This is an under provision for Plots 2 and 3. Two visitor spaces are indicated which are likely to be regularly used by residents. Notwithstanding this, the dimensions of the spaces are not satisfactory. The 4 x assigned spaces are too narrow (2.5m x 5m) and should be 2.7m wide (two outer spaces) and 2.9m wide for the two inner spaces where there is an obstruction on both sides. Furthermore, the 2 visitor spaces fall well below anything practical and would be very difficult to use.
- 9.24 These dimensions are required to ensure that the occupiers of dwellings are afforded a reasonable level of amenity which includes getting into and out of a car with ease particularly for parents with young children and the elderly. This applies just as much whether they are being built purely as rental income or to be sold as freehold family homes.
- 9.25 For the above reasons each proposal fails to meet the requirements of Policies LP2, LP15 and LP16 of the Fenland Local Plan 2014 with regard to residential amenity including access to a good standard of onsite parking.

Other Considerations

- 9.26 The tree located within the rear garden of no 20 Park Street is protected. No information has been provided to demonstrate that the development would not impact detrimentally on this protected tree.

10. CONCLUSIONS

- 10.1 The two planning applications would result in 4 dwellings. As set out above, the loss of the workshop element to No 16 Park Street is not supported and it is suggested that similar to the pre-application enquiry from 2017, the workshop is used to provide a second residential unit. However, vehicular and pedestrian access from Victoria Street to No 16 Park Street should be retained to meet the required parking standards.
- 10.2 It is recommended that a comprehensive regeneration/ redevelopment scheme is submitted to include both the current application sites as one application. In addition to the two units at the front, a suitably designed dwelling facing onto Victoria Street could be supported. It may also be possible to include a single storey dwelling orientated north/south towards the western boundary as part of the layout. This alternative scheme could also result in 4 dwellings but should provide adequate parking of the right quality as well as address the comments relating to potential impact on the adjacent listed buildings and the Chatteris Conservation Area. The applicant was recently invited to engage with the LPA on a revised scheme but has not responded.

10.3 However, in its current form and for the reasons set out above, the proposal would be contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant paragraphs of the NPPF. Although the proposal would contribute 3 new dwellings to the housing stock in Chatteris, this does not outweigh the significant concerns with regard to: the impact on the heritage assets; and the amenity of existing and future occupiers.

11.RECOMMENDATION

F/YR20/0824/F

Refuse for the following reasons:

1	Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers, while Policy LP15 requires developments to provide well designed and appropriate car parking. The development proposes a level of car parking below the Council's standards and there are considered to be no exceptional circumstances to allow for a reduction in numbers. Consequently, if permitted the development would result in inadequate car parking facilities in terms of numbers which would create a poor quality living environment and sub-standard levels of amenity for future residents contrary to Policies LP2, LP15, and LP16 of the Fenland Local Plan 2014.
2	Policies LP16 and LP18 of the Fenland Local Plan 2014 seek to protect and enhance heritage assets. Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant. The proposed development by way of the demolition of the rear annex/workshop and proposed changes to the front elevation would be detrimental to No 16 Park Street, the character and appearance of the Chatteris Conservation Area and adjacent listed buildings. This will be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189-196 of the NPPF.

F/YR20/0854/F

Refuse for the following reasons:

1	Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers, while Policy LP15 requires developments to provide well designed and appropriate car parking. The development
---	--

	<p>proposes a level of car parking below the Council's standards and there are considered to be no exceptional circumstances to allow for a reduction in numbers, or for the inadequate size of the spaces which are provided. Consequently, if permitted the development would result in inadequate car parking facilities in terms of numbers and quality which would create a poor quality living environment and sub-standard levels of amenity for future residents contrary to Policies LP2, LP15, and LP16 of the Fenland Local Plan 2014.</p>
2	<p>Policies LP16 and LP18 of the Fenland Local Plan 2014 seek to protect and enhance heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant. The proposed development by way of: the proposed materials and design of Plot 1; and the scale and siting of Plots 2 and 3 which would be out of character with the historic, linear, burgage development; would be detrimental to the character and appearance of the Chatteris Conservation Area. This will be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189-196 of the NPPF.</p>



Created on: 11/09/2020

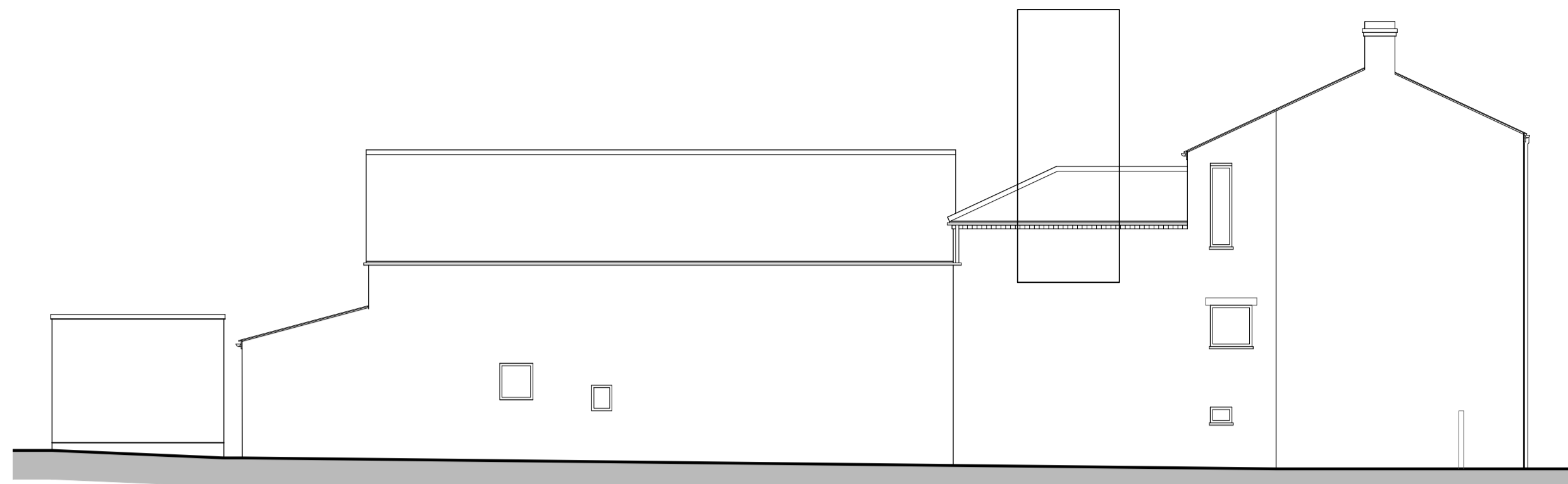
© Crown Copyright and database rights 2020 Ordnance Survey 100023778

F/YR20/0824/F

Scale = 1:1,250



DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



East Elevation - Side

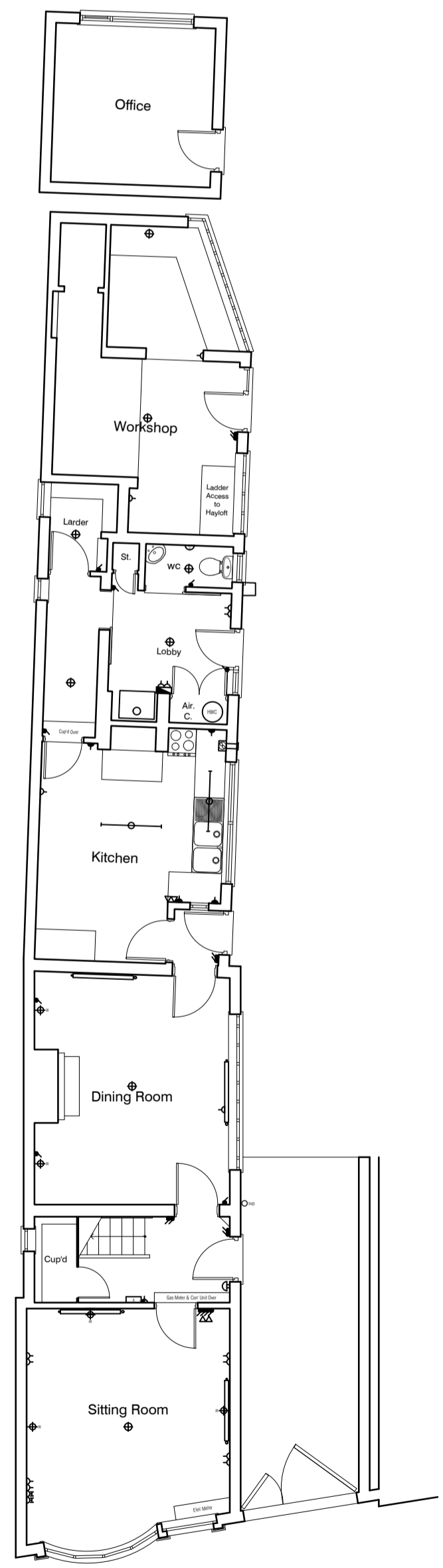


North Elevation - Front

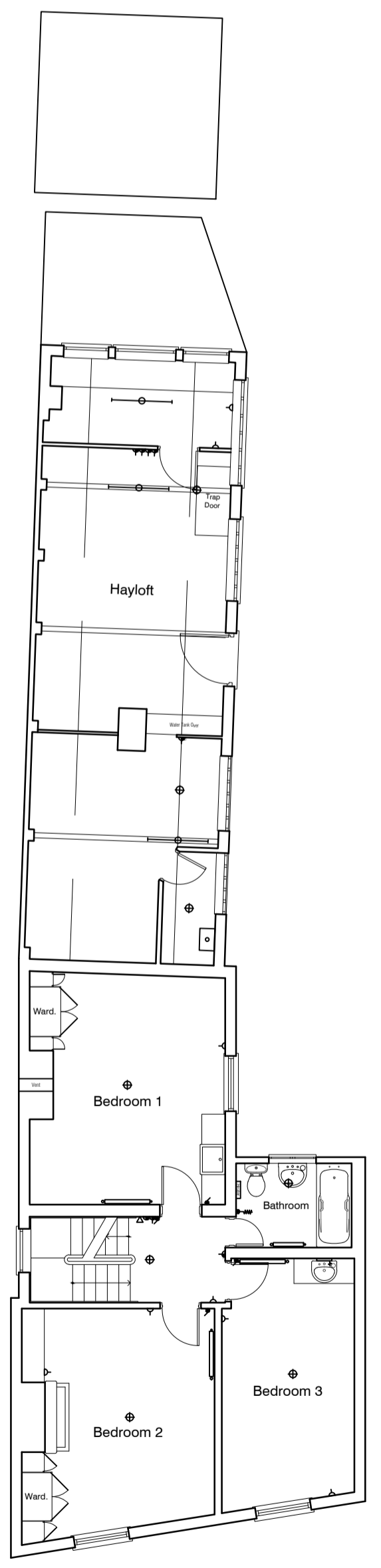


West Elevation - Side

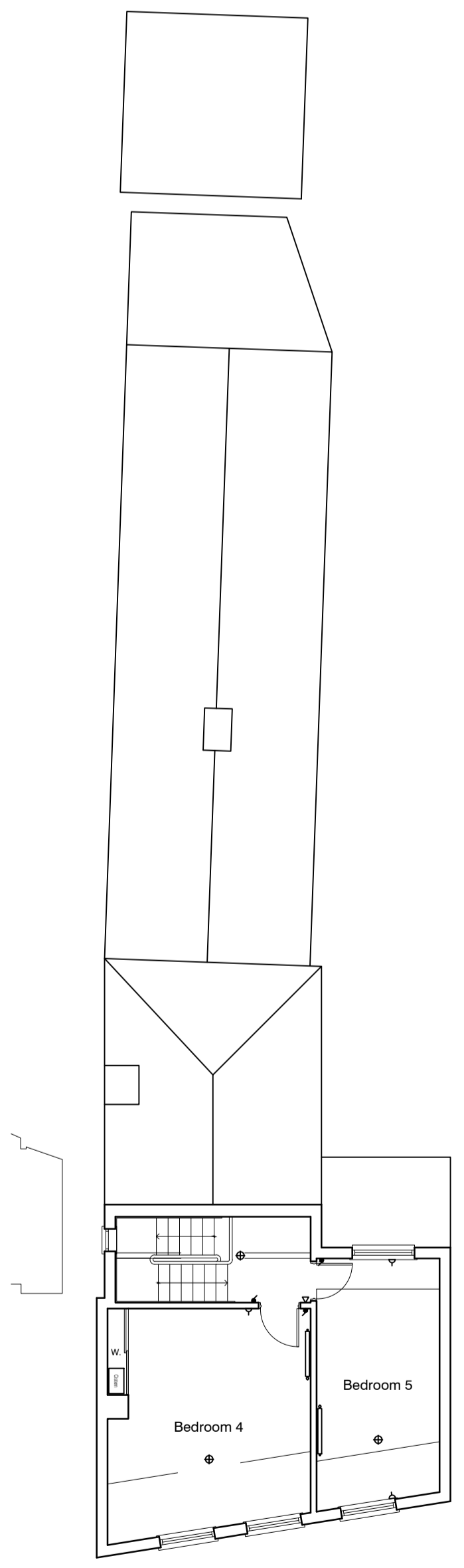
Existing Elevations



Ground Floor

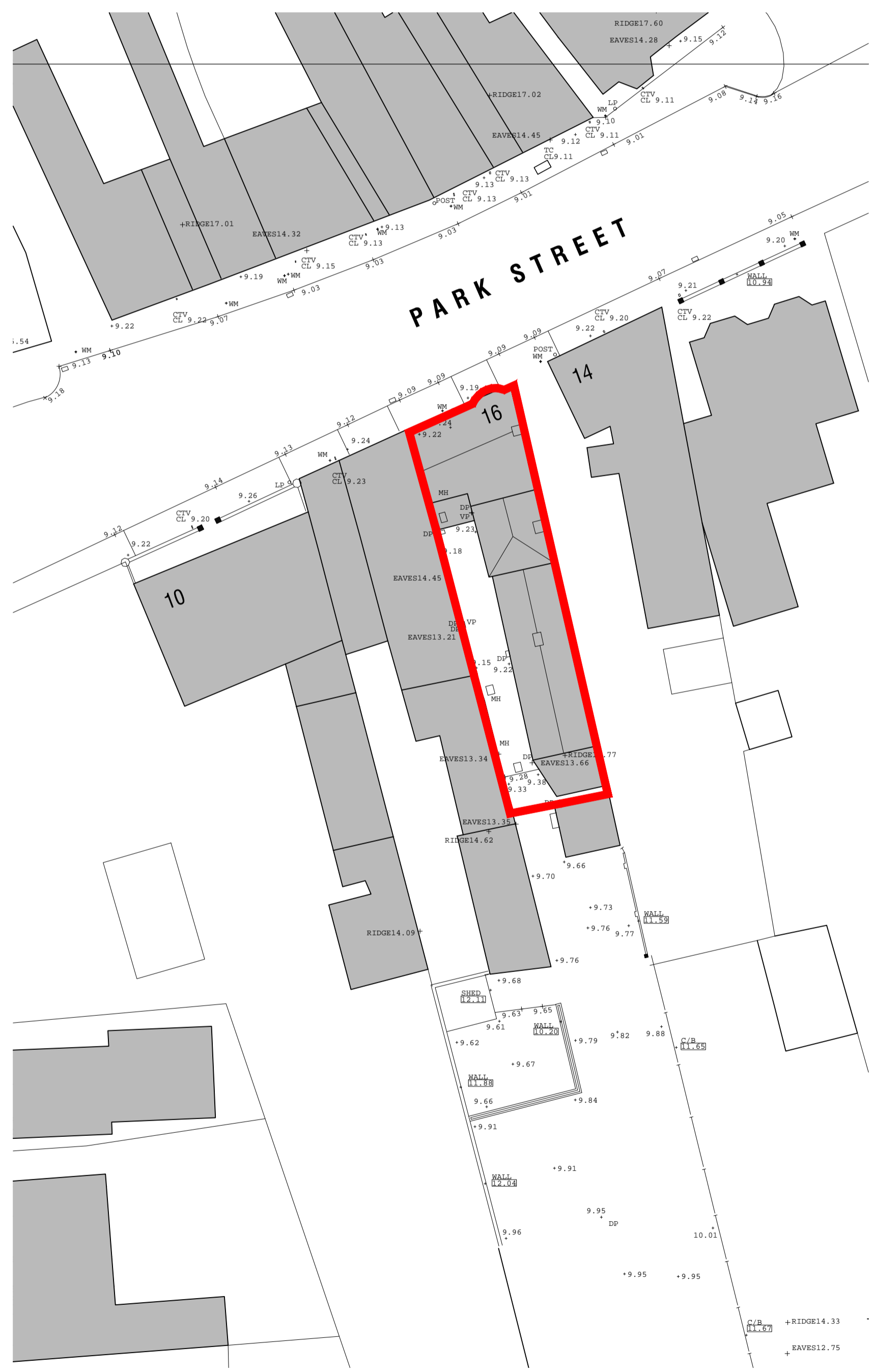


First Floor

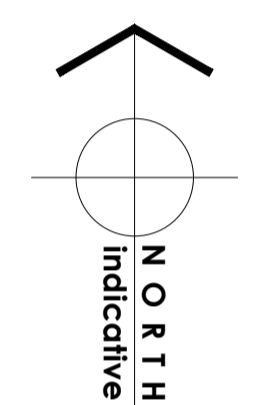


Second Floor

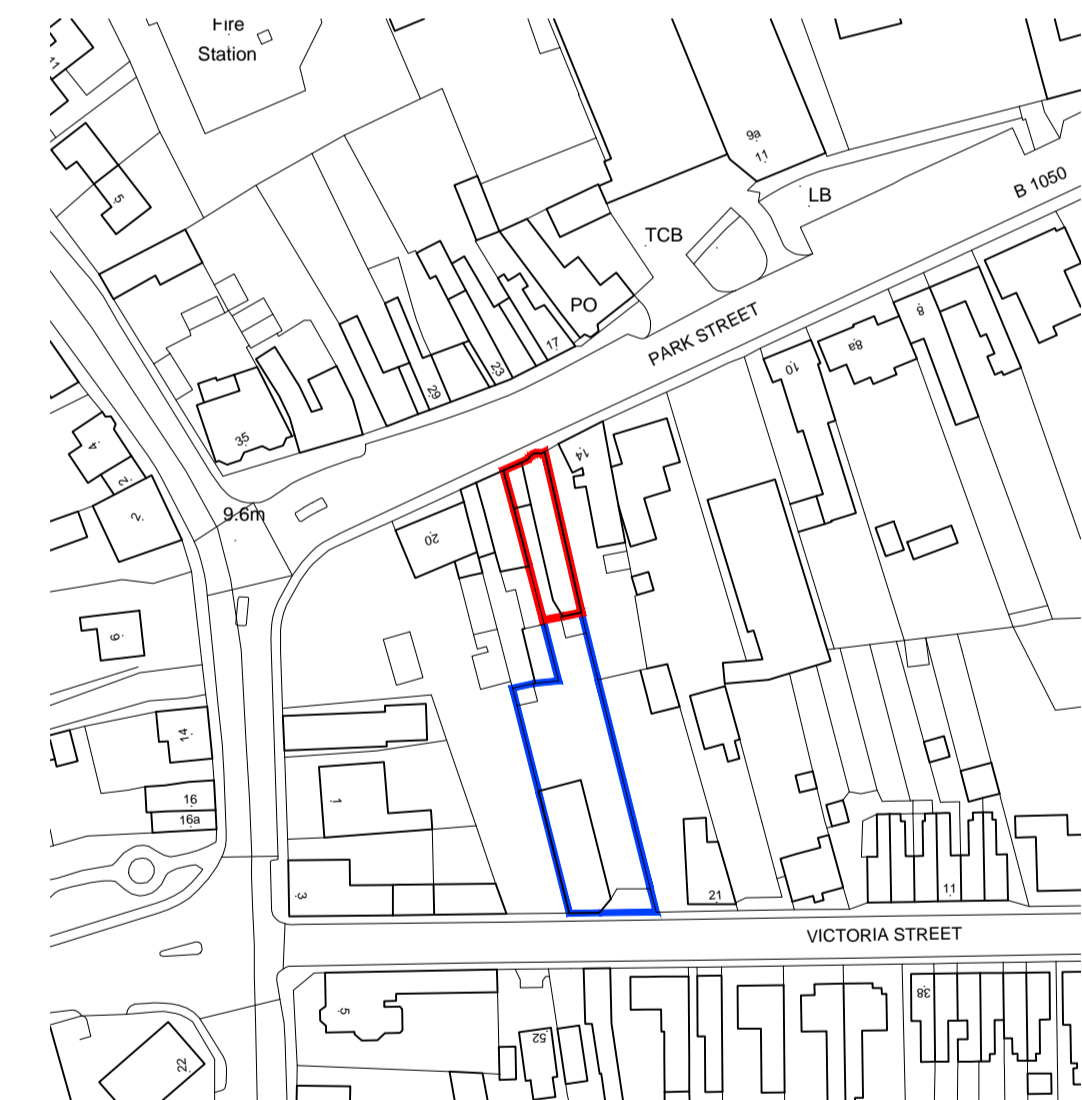
Existing Floor Plans



Existing Site Plan



South Elevation - Rear



Location Plan
 scale 1:1250

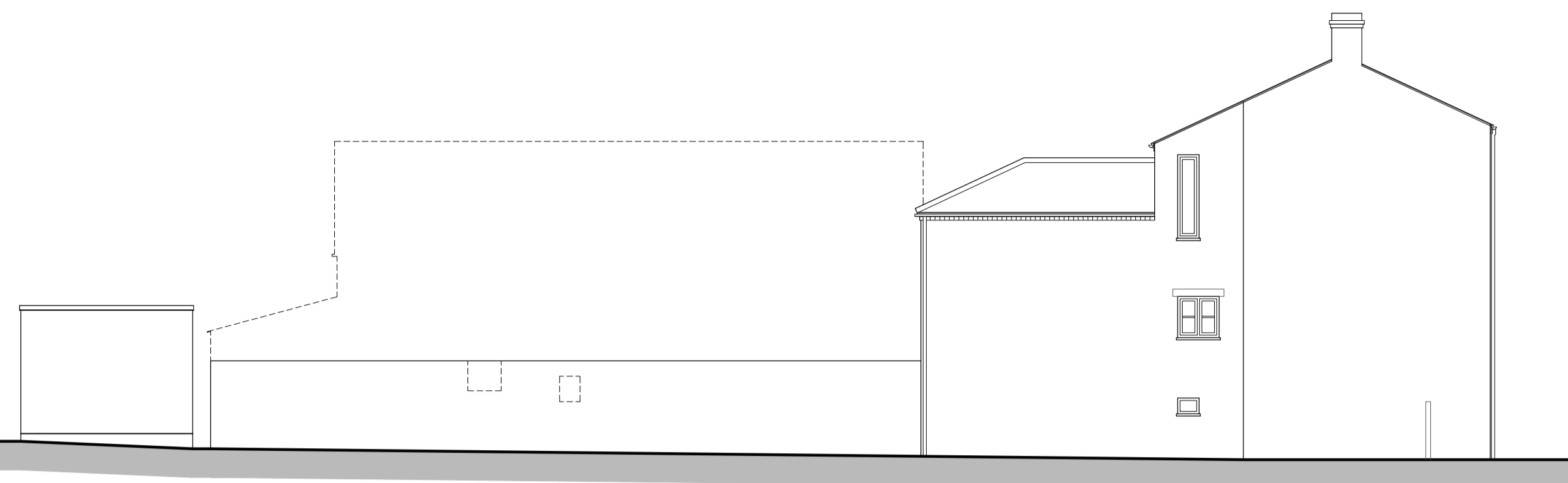
The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Alterations and Part Demolition
 16 Part Street Chatteris
 for Laurel Crest Development

Drawing Title
 PLANNING SUBMISSION
 Plans and Elevations as Existing

Date	Scale	Dwn	Dwg. No.	Rev.
June.2020	1:100/250	PD/CB	P01	

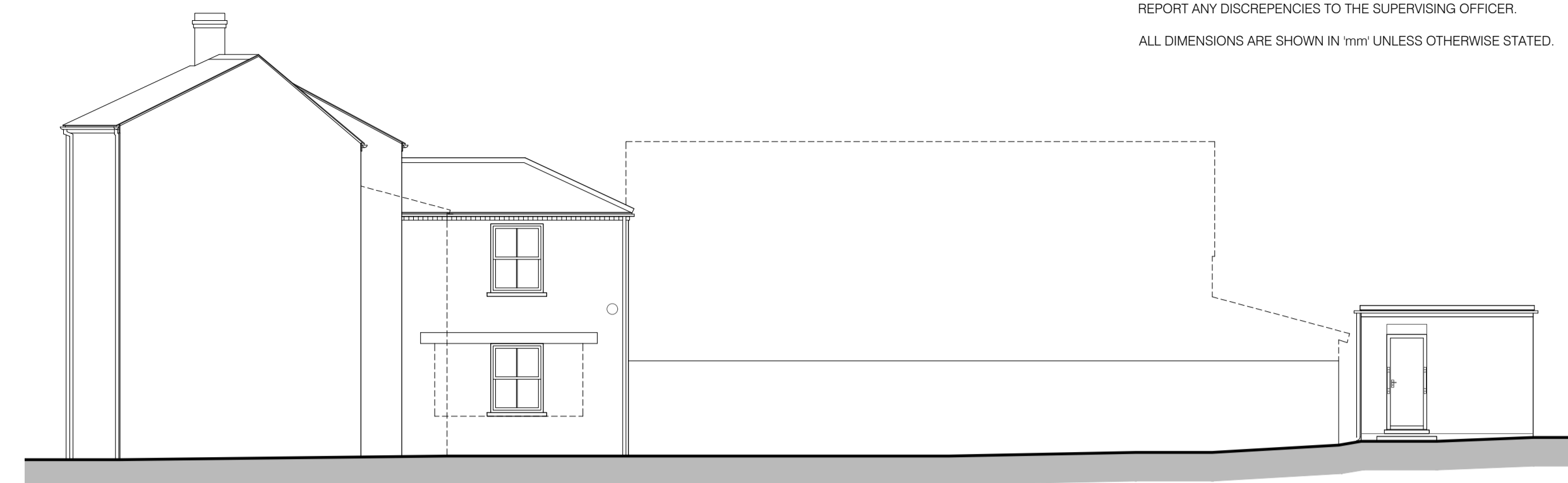
DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



East Elevation - Side

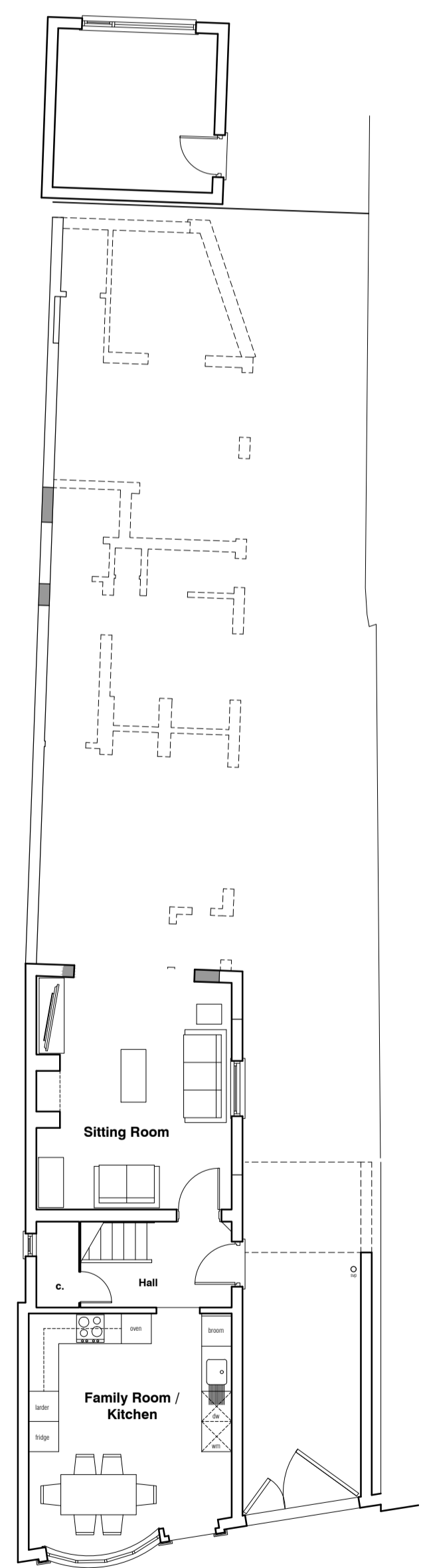


North Elevation - Front

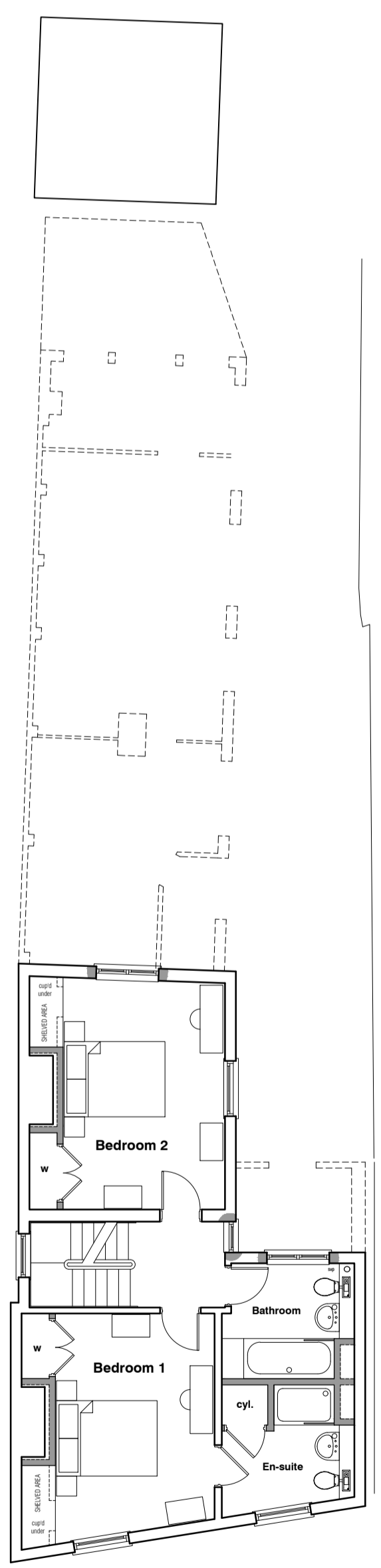


West Elevation - Side

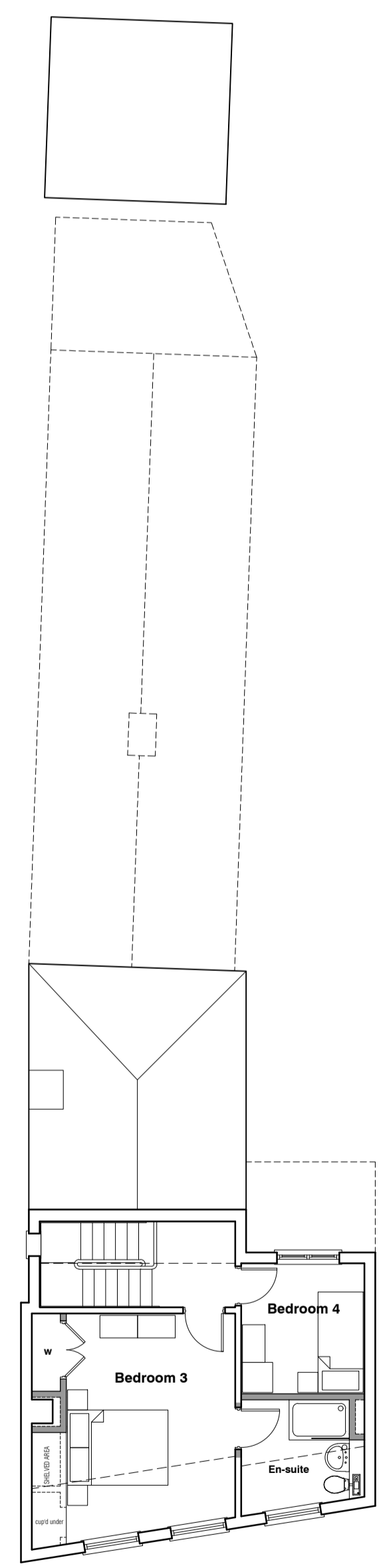
Proposed Elevations



Ground Floor



First Floor



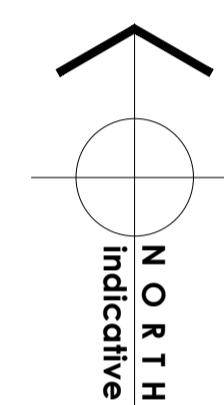
Second Floor

Proposed Floor Plans



Proposed Site Plan

0 1 2 5 10 12.5m
 scale 1:250



South Elevation - Rear

The Design Partnership
 The Design Partnership (Ely) Ltd
 Clarendon House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Alterations and Part Demolition
 16 Part Street Chatteris
 for Laurel Crest Development
 Drawing Title
 PLANNING SUBMISSION
 Plans and Elevations as Proposed

Date	Scale	Dwn	Dwg. No.	Rev.
June.2020	1:100/250	PD/CB	P02	



Created on: 02/11/2020

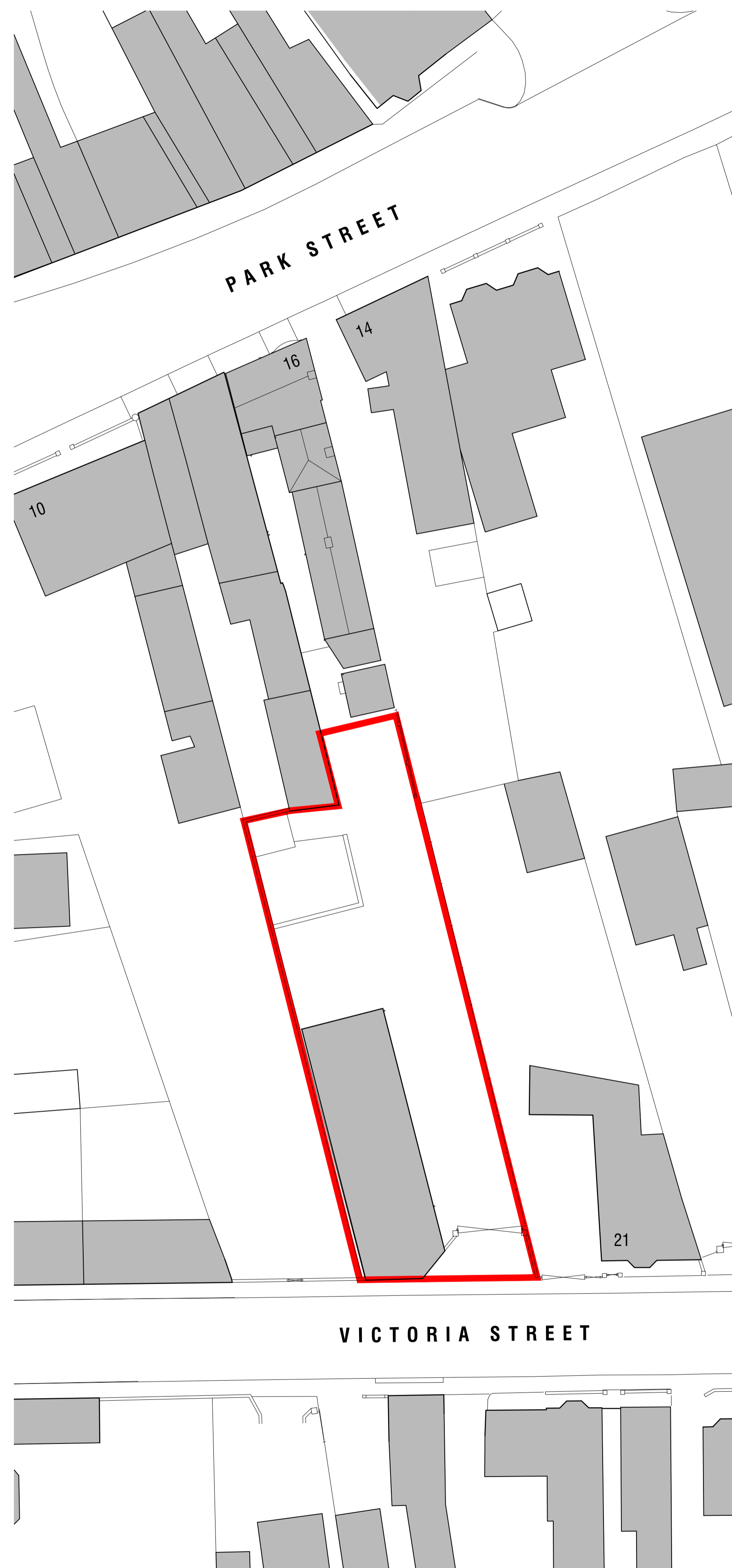
© Crown Copyright and database rights 2020 Ordnance Survey 10023778

F/YR20/0854/F

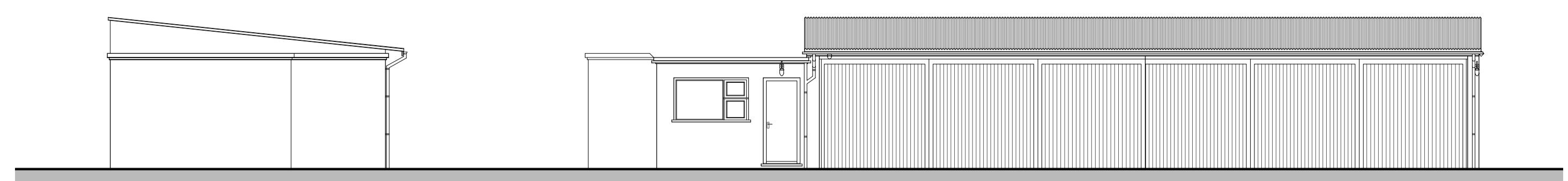
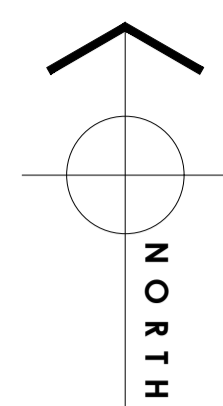
Scale = 1:1,250



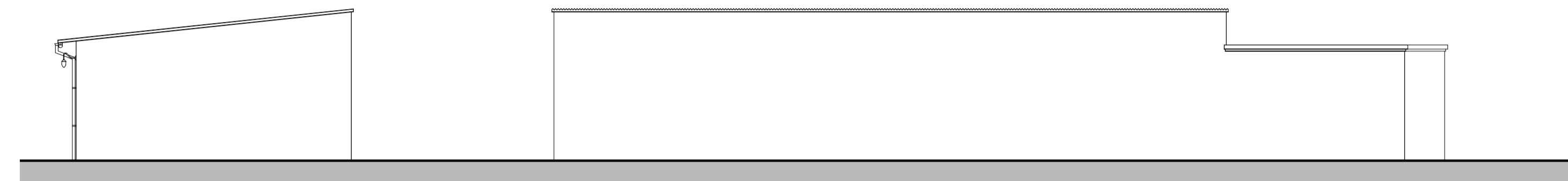
DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



Existing Site Plan
 scale 1:250

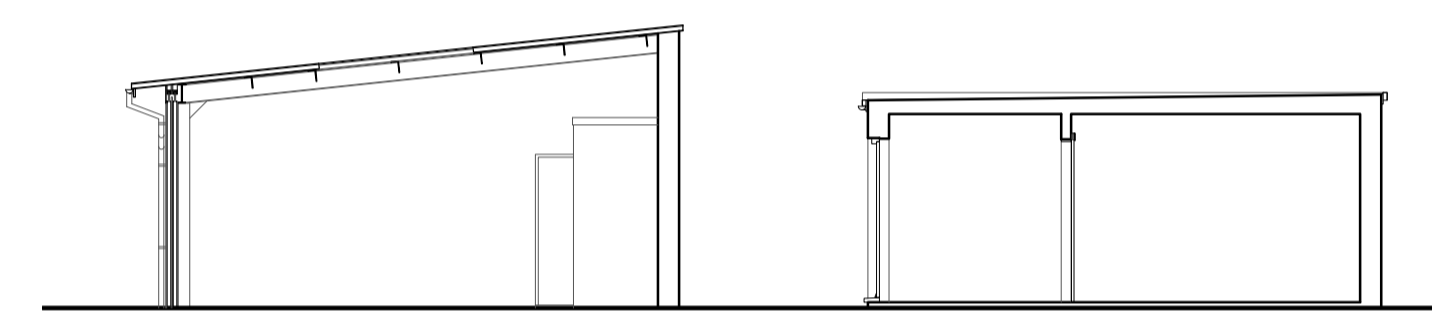


Side Elevation - South **Front Elevation - East**

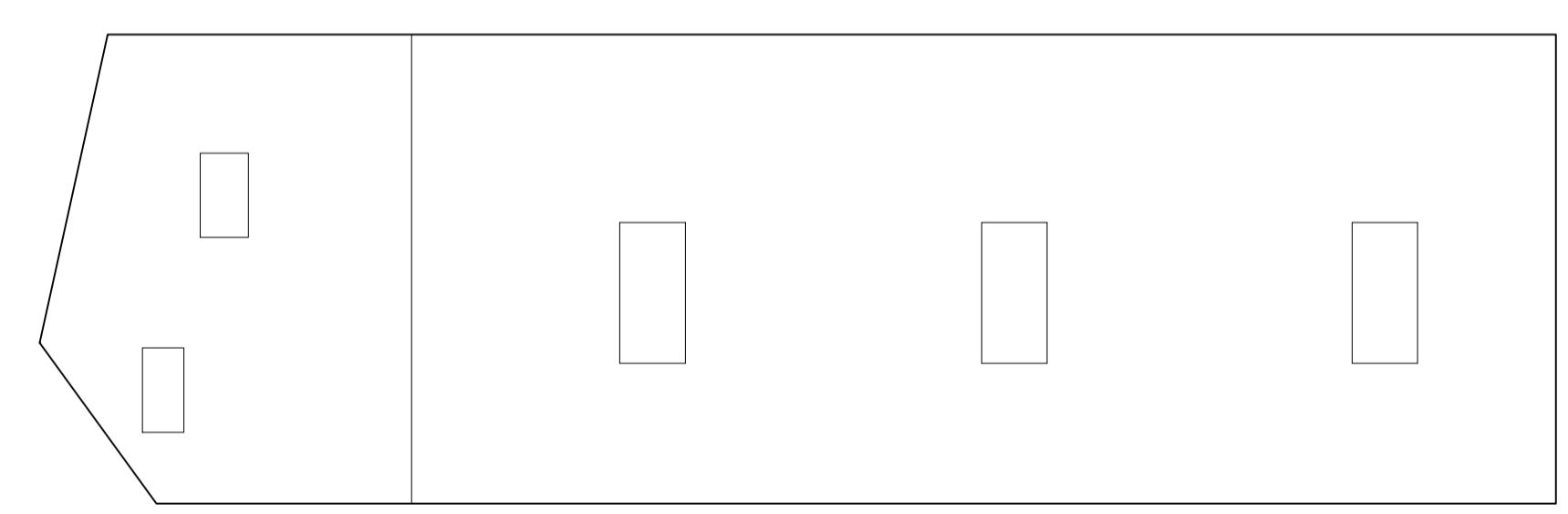


Side Elevation - North **Rear Elevation - West**

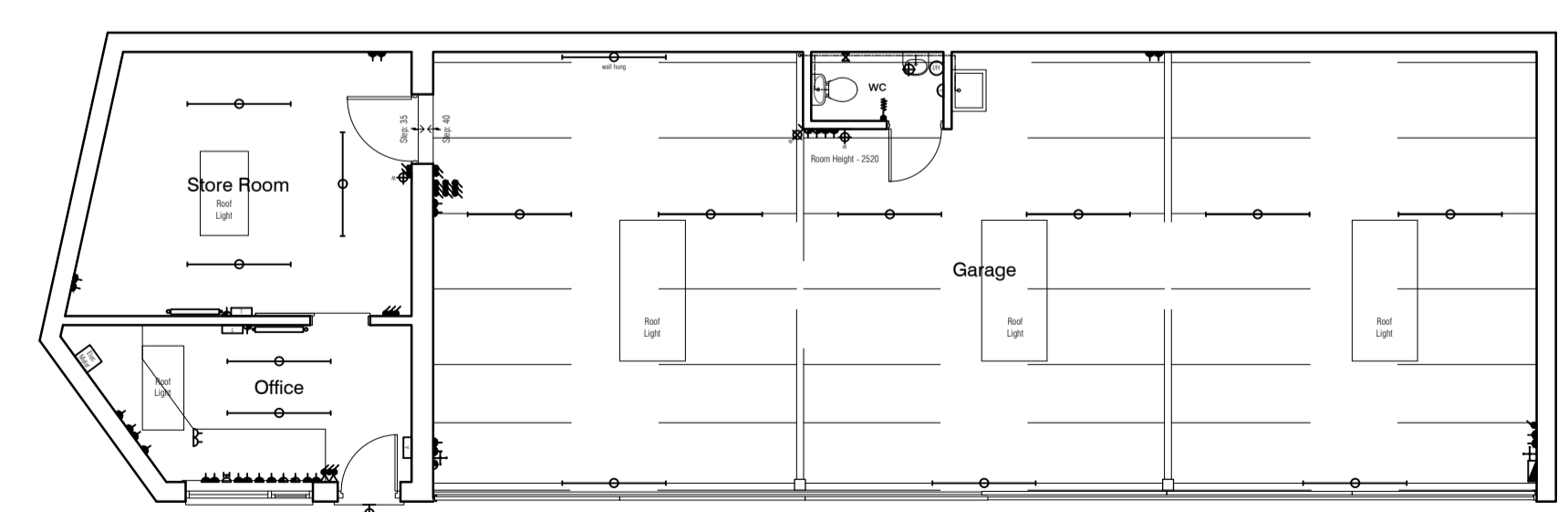
Existing Elevations



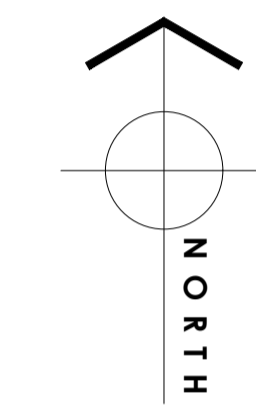
Garage Section **Office Section**



Roof Plan



Floor Plan
Existing Plans



Location Plan
 scale 1:1250

Revisions		
Suffix	Date	Amendments
A	26.08.20	North point updated

The Design Partnership
 The Design Partnership (Ely) Ltd
 Clarendon House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of Three Dwellings
 Land to rear of 16 Part Street Chatteris
 for Laurel Crest Development

Drawing Title
 PLANNING SUBMISSION
 Plans and Elevations as Existing

Date	Scale	Dwn	Dwg. No.	Rev.
June.2020	1:100/250	PD	LC.775.P100	A



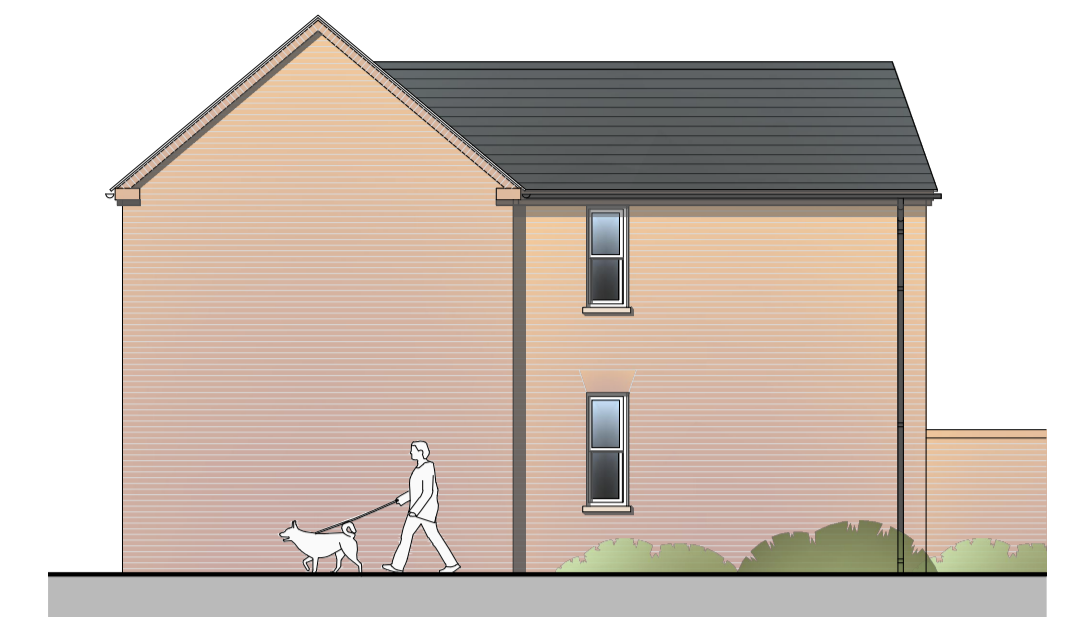
Side - West (flattened)



Side - West

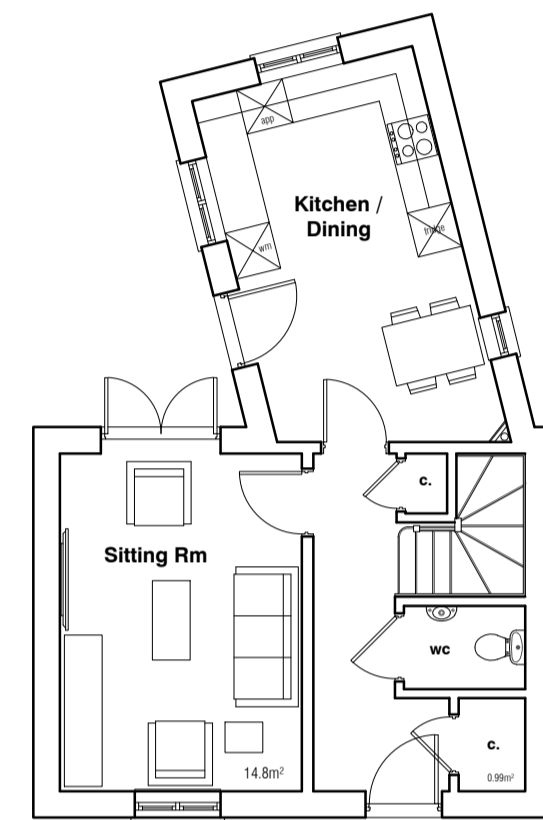


Front - South



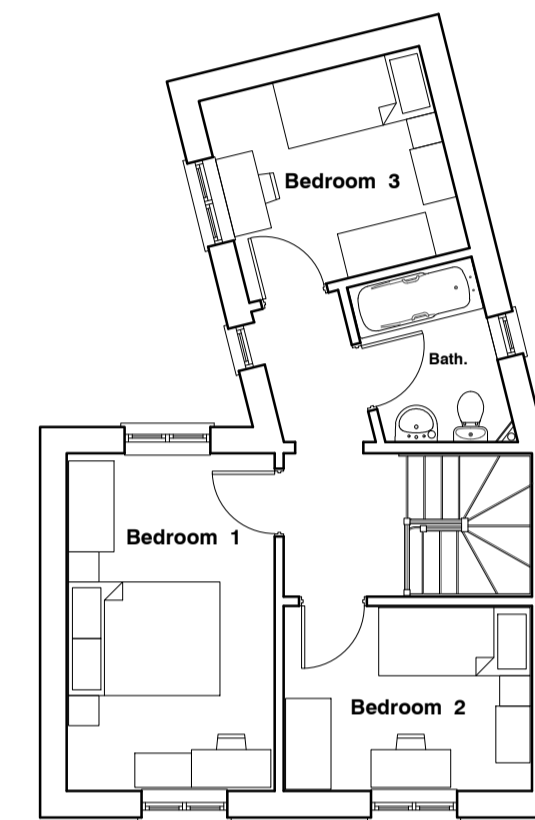
Side - East

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



Type A (GFA = 86sqm)

Ground Floor Plan



First Floor Plan

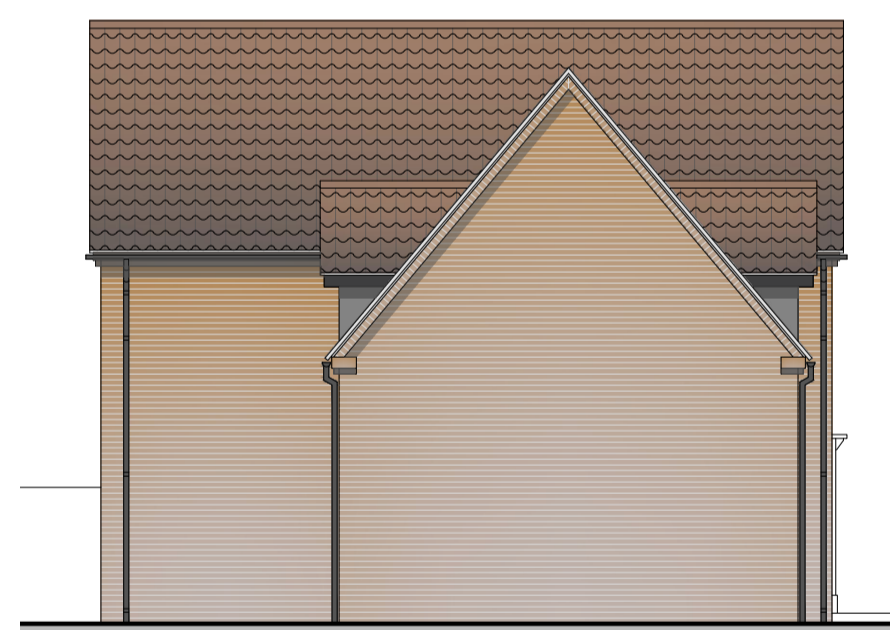


Rear - North



Rear - North (flattened)

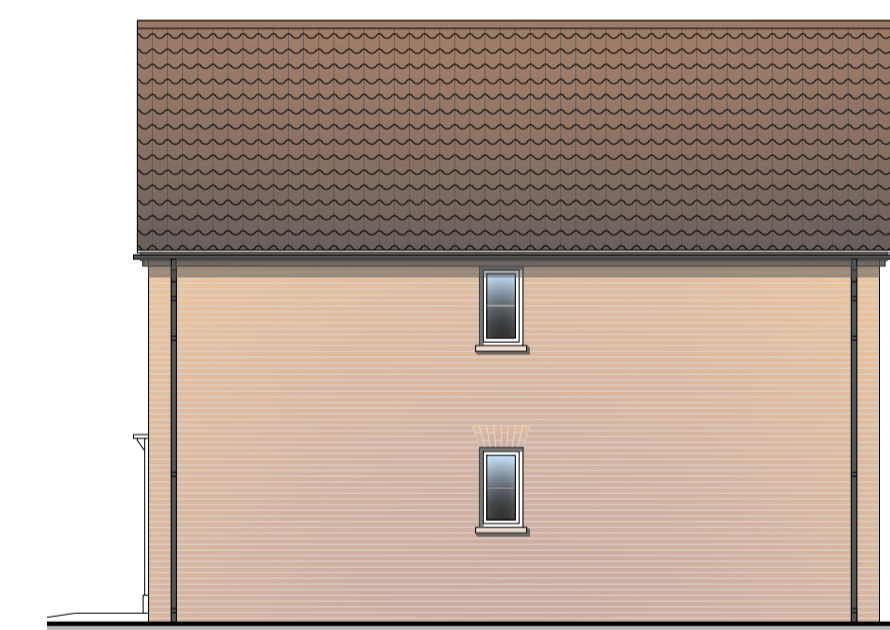
Plot 1



Side Elevation - West



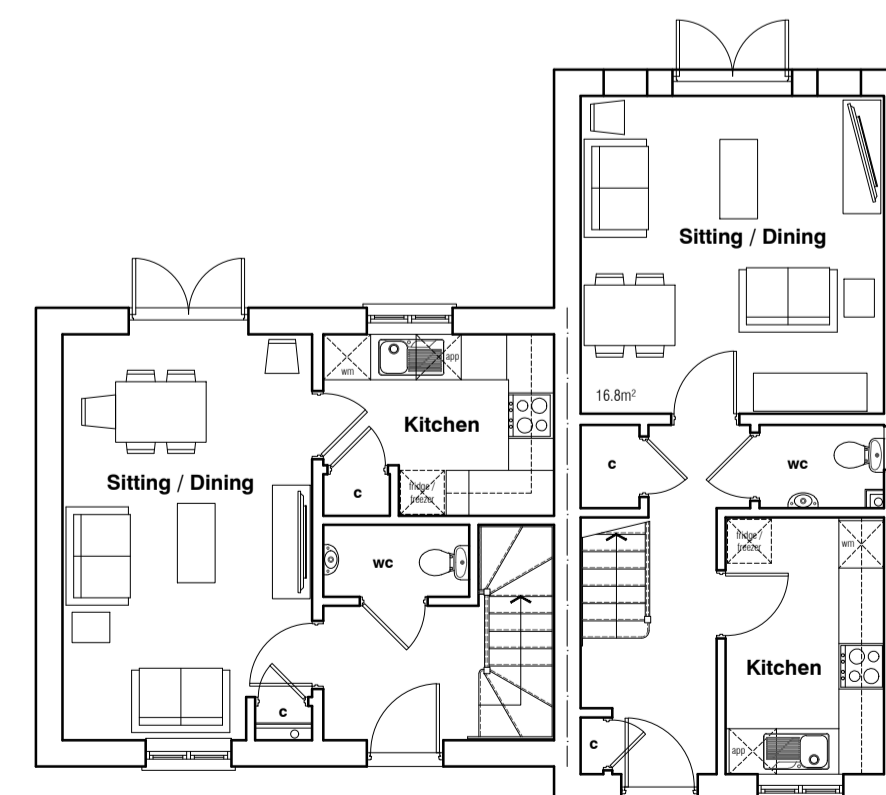
Front Elevation - South



Side Elevation - East

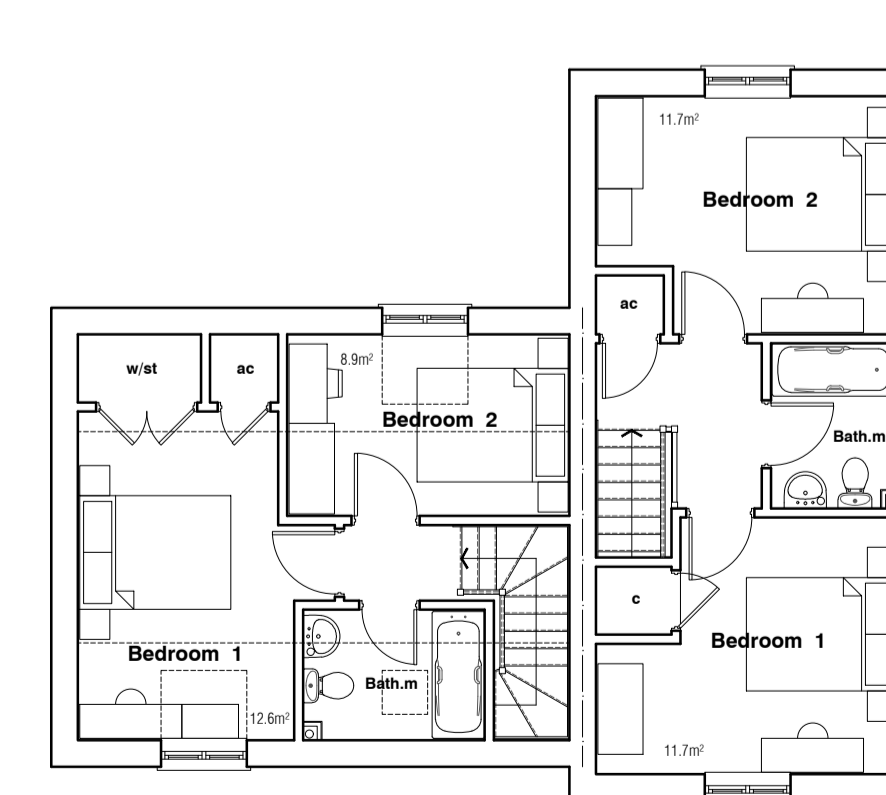


Rear Elevation - North



Type B (GFA = 70sqm)

Ground Floor Plan



Type C (GFA = 72sqm)

First Floor Plan

Plot 2 & 3

Revisions		
Suffix	Date	Amendments
A	26.08.20	North point updated
B	29.09.20	Highway consultation amendments



Job Title
Proposed Development of Three Dwellings
Land to rear of 16 Part Street Chatteris
for Laurel Crest Development

Drawing Title
PLANNING SUBMISSION
Plans and Elevations as Proposed

Date	Scale	Dwn	Dwg. No.	Rev.
June.2020	1:100/250	PD	LC.775.P101	B