
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: Approve conditions

**Reason for Committee: Referred by Head of Planning on advice of Committee
Chairman**

1 EXECUTIVE SUMMARY

- 1.1 Members are asked to give consideration to the conditions to be imposed on this planning permission, following the Committee's decision on 11 November, with specific regard to the archaeological condition.
- 1.2 The application site has been identified as being within a historically important part of Chatteris, being the site of the former Chatteris Abbey, with significant archaeological potential. The use of a condition to ensure the proper investigation and recording of this as part of the development would be in accordance with the requirements of Local Plan Policy LP18 as well as the requirements of paragraph 199 of the NPPF.
- 1.3 It is recommended that the conditions are approved as listed at the end of this report.

2 INTRODUCTION

- 2.1 Members will recall that planning permission was granted at the 11 November Committee meeting, contrary to the officer recommendation. A copy of the committee report and update is attached in Appendix A for information. The Committee resolution gave delegated authority to officers to impose conditions on this permission. Members will also recall that an associated application relating to 16 Park Street, Chatteris was also determined at the same meeting and as part of the determination of that application Members voiced their opposition to the use of conditions regarding archaeology.
- 2.2 When considering the conditions to be included on the decision notice it became clear that the archaeological advice related only to this application on Victoria Street. As such officers would be minded to use the condition recommended by the County Council. To this end a discussion was had with the applicant/agent who has indicated they would be willing to accept the condition. However, being mindful of the views of Members in relation to the Park Street application, officers sought

the advice of the Chairman rather than 'unilaterally' imposing the condition, with the conclusion being that the issue of the conditions should be brought back to Committee for Members to make the decision.

3 ARCHAEOLOGICAL CONDITION

3.1 The County Council originally recommended the following condition:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

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

Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

This is the standard condition employed in respect of archaeology and is advocated in Good Practice guidance published by Historic England to address the requirements of the National Planning Policy Framework in respect of heritage assets. Archaeological remains are classed as heritage assets for the purposes of the NPPF.

3.2 Subsequent to the 11 November Planning Committee meeting the Archaeology Team have commented further;

The Benedictine Nuns' Abbey and its cemetery (Cambridgeshire Historic Environment Record reference 03700, 03832) is present in the area between Park Street and South Park Street in Chatteris, with development along Victoria Street inserted in the 19th century. The Benedictine Abbey of the Blessed Virgin Mary at Chatteris was founded by Ednoth, bishop of Dorchester (1006-16) and formerly abbot of Ramsey, with the collaboration of his sister Aelfwen. It was dissolved in 1538. Representing a significant historical and archaeological asset, it is included in two walking routes around the town and in the wider vicinity of Chatteris.

A mansion was built on the site in the 17th century, but this and the nunnery have vanished except for a few walls - a surviving portion bounding the corner of East Park Street and South Park Street. Some of the last remains on the northern side of the precinct were pulled down to make way for the Empress Cinema in 1935.

Small scale investigations along Victoria Street conducted in advance of modern redevelopment proposals have demonstrated the presence of sculpted masonry, high status ceramic evidence and human remains from the cemetery within its precinct, including those only 20m east at 19 Victoria Street where articulated human burials of medieval date were also found interred at relatively shallow depth (CHER refs ECB3637, MCB20081). Further shallow graves are likely to be

present in the development area at No 25 Victoria Street too. Carved tracery was also found in the garden at 40 Victoria Street (MCB15978).

A small evaluation immediately adjacent to the proposed development in 2017 (at no. 21) recorded a well-preserved stratified sequence of medieval layers and deposits, demonstrating high levels of preservation of archaeological remains and very little modern disturbance on the underlying deposits (ECB5043) and denoting the westward continuation of the abbey's estate. Medieval stonework at the rear of 3 West Park Street (MCB15351) reputedly represent the gateway of the nunnery.

For the proposed erection of 3 three houses with shared access and parking bays on a former single Post-Medieval burgage plot within the Conservation Area, we advocate the use of an appropriate archaeological condition when determining this application to secure the controlled recovery of the archaeological evidence from this important Medieval site in accordance with NPPF para 199. This would ensure that an exhumation licence will be obtained from the Ministry of Justice to enable the licenced handling of human remains present at the site. In the absence of this licenced excavation, any development impacts caused to human remains would constitute a criminal offence.

- 3.3 Consequently it is clearly apparent that there is significant potential for archaeological remains to be present at the site. To issue planning permission for the re-development of the site without the recommended condition would therefore be in conflict with the requirements set out in the NPPF, as well as Policy LP18 of the Fenland Local Plan. The NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this case, should it be found that there are remains on the site then it would most likely be the case that the remains would be completely lost. The NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.
- 3.4 In addition not requiring the proper archaeological work to be undertaken may subsequently cause difficulties for the developer of the site should human remains be found during development works and the consequent potential for breaches of other legislation which could arise from this.
- 3.5 Representations have also been received from the Civic Society, Chatteris Past, Present and Future, post-Committee, supporting the need for an archaeological survey to be undertaken and for this to be conditioned.

4. OTHER CONDITIONS

- 4.1 As well as the archaeological condition Members also need to give consideration to the other conditions proposed. The proposed conditions are listed in full at the end of this report and have been formulated in conjunction with the advice of the Highway Authority and the Council's Conservation Officer. These are considered to be standard in their requirements giving due regard to the site's location within the Chatteris Conservation Area and therefore reasonable in this and all other respects. The proposed conditions have been shared with the applicant/agent and their agreement to these has been received.

5. CONCLUSION

- 5.1 The recommended conditions are considered to be reasonable and proportionate to the development proposed. To approve the application without the recommended archaeological condition would conflict with the requirements of national and local policy regarding heritage matters and as such this should be included within the grant of permission.

6. RECOMMENDATION

Approve the use of the conditions set out below:

1	Time Limit
2	<p>Notwithstanding the approved plans and prior to the commencement of development above slab level, samples of all materials to be used in the construction of the walls and roofs of the development shall be required to be submitted to and approved in writing by the Local Planning Authority. Precise details of brick bonding and mortar mixes will also be required to be agreed via sample and confirmed in writing by the LPA. The development shall only be carried out in accordance with the agreed details.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan</p>
3	<p>Notwithstanding the approved plans, prior to the commencement of the development above slab level precise details of all new joinery, including windows and 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). The development shall only be carried out in accordance with the agreed details.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan</p>
4	<p>Notwithstanding the approved plans, prior to the commencement of the development above slab level 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.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan.</p>

5	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.</p>
6	<p>Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:</p> <ul style="list-style-type: none"> a) proposed finished levels b) means of enclosure c) car parking layout d) hard surfacing, other hard landscape features and materials e) existing trees, hedges or other soft features to be retained f) planting plans, including specifications of species, sizes, planting centres number and percentage mix g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife h) management and maintenance details <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
7	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
8	<p>The dwellings hereby approved shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>The vehicle turning and parking spaces within the site shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014</p>
10	<p>Prior to the first occupation of the development hereby permitted visibility splays of</p>

	<p>2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014</p>
11	<p>Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the highway carriageway. Any access gates shall be hung to open inwards and shall be maintained as such thereafter.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014.</p>
12	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C); v) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A). <p>Reasons: 1. To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.</p>
13	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material. <p>Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.</p>

	Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.
14	Approved plans



Created on: 02/11/2020

© Crown Copyright and database rights 2020 Ordnance Survey 10023778

F/YR20/0854/F

Scale = 1:1,250



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>

PLANNING COMMITTEE DATE: 11 November 2020

Agenda No: 6

APPLICATION NO: F/YR20/0824/F and F/YR20/0854/F

SITE LOCATION: 16 Park Street, Chatteris and 25 Victoria Street, Chatteris

UPDATE

Additional Consultee Responses for F/YR20/0854/F:

Chatteris Past Present and Future

We defer to the Conservation Officer's guidance on the proposals put forward, and encourage the council to take on board the recommendations made.

25 Victoria Street sits within the site of the former Chatteris Abbey, a Benedictine Abbey founded between 1006 and 1008 AD. The Abbey site falls along the boundaries of the four Park Streets (Park Street, East Park Street, South Park Street, and West Park Street)1.

Medieval stonework, reputed to be part of the gateway of the nunnery, has previously been discovered close to the proposed site, at 3 West Park Street. Fragments of carved tracery and bricks have been found to the south of the proposed site, at 40 Victoria Street, where foundations have also been noted in the garden. A perimeter wall originally thought to be the precinct wall for the abbey survives in places, although this has been shown to be a post-Dissolution construction probably associated with the later mansion.

In 1998, an archaeological evaluation was conducted at the rear of 23 South Park Street. This survey revealed the presence of possible medieval structural features towards the back of the property but the frontage was disturbed by 19th and 20th century drains. A survey at 32 West Park Street uncovered a range of features including gravel extraction pits, postholes, ditches and gullies of largely early to late post-medieval date; a small number of these were medieval. A more recent archaeological survey, conducted just a few doors down at 19 Victoria Street, as part of planning application F/YR09/0001/F, resulted in the discovery of skeletal human remains and medieval walls. The subsequent report2 noted that "The number and extent of inhumations and disarticulated Human skeletal remains (HSR) revealed across the length of the

trench, combined with the mixture of age ranges of the individuals, strongly suggests that the proposed development is located within a secular or lay cemetery within the abbey precinct".

We therefore believe that an archaeological survey should be required for two reasons:

- 1. The Benedictine Abbey at Chatteris is an ancient site within the town, but has not been widely studied due to the very minimal amount of substantial development undertaken in this part of town during the latter half of the 20th Century. If this development goes ahead, it represents a unique opportunity for historic artefacts to be recorded and recovered.*
- 2. The possible presence of human remains needs to be investigated prior to work starting, so that the applicant can obtain the necessary permission to exhume remains.*

2. Summary

We do not wish to express our support for this application, nor lodge an objection, at this time.

We believe that an archaeological survey should be required prior to the commencement

of work, due to the location of the site in relation to the former Chatteris Abbey and the possible existence of human remains.

We encourage the applicant to continue to collaborate with the Conservation Officer throughout the works, if approved.

We would appreciate it if the applicant could upload photographs of the work and any interesting features to the Chatteris Community Archive (<https://chatteris.ccan.co.uk>).

CCC Archaeology

Our records indicate that this site lies in an area of high archaeological potential, within the precinct of Chatteris Abbey and close to the original location of the Abbey buildings (Cambridgeshire Historic Environment Record reference 03700). Recent evaluations in close proximity to the proposed development have produced good survival of medieval remains associated with the Abbey, including only 20m east at 19 Victoria Street where articulated human burials of medieval date were found interred at relatively shallow depth (CHER refs ECB3637, MCB20081). A small evaluation immediately adjacent to the proposed development in 2017 recorded a well-preserved stratified sequence of medieval layers and deposits, demonstrating high levels of preservation of archaeological remains and very little modern disturbance on the underlying deposits (ECB5043), reflecting the historic mapping evidence which shows that the application area remained relatively undeveloped until the building currently proposed for demolition was constructed in the latter part of the 20th century. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:

Archaeology

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

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

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Resolution: No change to the recommendation which is to refuse the application as per Section 11 of Agenda item 6.