
F/YR20/0780/F

Applicant: Mrs E Fisher

Agent : Mr Norman Golding

11-13A And Land East Of 3-11A, High Street, Chatteris, Cambridgeshire

Part change of use of existing buildings to form 3 additional dwellings (2 x 3-bed and 1 x 2-bed) and erect 2no dwellings (2-storey 3-bed) involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop

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Internal and external works to listed buildings to form 2 x 3-bed and 1 x 2-bed dwellings and extension to dwelling/shop

Officer recommendation: Grant both applications

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

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| <p>1.1 The application seeks full planning permission and listed building consent (where applicable) for the renovation and part change of use of 11-13A High Street to form 3 additional dwellings (2 x 3-bed and 1 x 2-bed) and the erection of 2 dwellings (2 x 2-storey, 3-bed) in 'Dobbs Yard' involving the demolition of the existing stores/garages and erection of covered parking areas and bin store.</p> <p>1.2 The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building, which has a prominent presence in the High Street.</p> <p>1.3 It is acknowledged that some of the relationships between proposed dwellings are not ideal however it is considered that the benefits of the renovation and re-use of these historic buildings outweighs the lack of individual outside spaces and resultant privacy issues this creates. Proposed unit 2 is located in very close proximity to the boundary with Nos. 2 and 6 Boadicea Court, with No.6 being the most affected by the proposal. The proposed dwelling has been designed to</p> |
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keep the 2-storey element to the minimum and positioned so it is obscured by the garage of No.2, as such there are not considered to be any significant detrimental impacts on the residential amenity of Nos. 2 and 6 Boadicea Court. .

- 1.4 The LHA have no objections to the proposed development subject to conditions in relation to the retention of parking and turning areas and the construction of the access. Boadicea Court has recently had double yellow lines painted, which removes the concerns of residents and highways regarding on street parking.
- 1.5 In conclusion, the principle of development on this site is considered to be acceptable. The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building. It is acknowledged that there will be some detrimental impact in relation to residential amenity, however this is not considered to be significantly adverse and outweighed by the renovation and reuse of these historic buildings. There are no issues regarding flood risk and highways and whilst there is a slight shortfall in parking this is considered acceptable in this town centre location. The impact in relation to ecology is to be mitigated by the provision of bat tiles and the imposition of a condition regarding external lighting. As such a favourable recommendation is forthcoming.

2 SITE DESCRIPTION

- 2.1 The application site is located on the corner of High Street and Boadicea Court, with 'Dobbs Yard' being accessed from and located to the east of 3-13A High Street. It consists of a 2-storey terrace of 3 units finished in painted brickwork with a plain tile roof, No.13A features timber boarding to the first floor; to the rear there is a courtyard type arrangement with 2-storey stores/workshop, with a single-storey outbuilding finished in brick and pantile linking these to the outbuildings in 'Dobbs Yard' and an enclosed garden area between the outbuildings and 5-7 High Street.
- 2.2 Dobbs Yard consists of a large gravelled area between vertical rows of single-storey stores/former garages, constructed mainly in timber with corrugated roofs though there are some brick and pantile elements. There is also a former 'bothy'/greenhouse; fenced off from the gravelled area is a former vegetable garden which is surrounded by high walls. There is a narrow vehicular access to this part of the site between 3 and 5-7 High Street. It should be noted that the land levels within the site are approximately 0.9m lower than the churchyard to the south of the site, hence whilst the boundary wall is 1.85m-1.95m high from within the site it is only 0.95-1.05m high when viewed from the church side.
- 2.3 No. 11 and 13 are grade II listed, the overall site is located within Chatteris Conservation Area and is within the setting of grade II listed buildings of The George, 8, 12 and 14 High Street, 1 and 3 High Street and the Grade I listed Church of St Peter and Paul.
- 2.4 The entire site is presently vacant however the last uses of the site are as follows:

No. 11 ground floor hairdressers and stores. with the first floor being accessed through No.13 and providing additional accommodation for that unit (it would originally have had a separate staircase).

No. 13 ground floor shop/store and living accommodation with the first floor forming a 4-bed dwelling with access to the stores to the rear.

No. 13A (unlisted) is understood to have been a mortgage brokers at ground floor level, with the first floor not having been used for some time since it was a taxi office, waiting area furniture from the 1960's remains.

The second floor of No.s 11-13A is linked and is roof/attic space.

The workshop to the rear is 2-storey and open plan.

3 PROPOSAL

- 3.1 The application seeks full planning permission and listed building consent (where applicable) for the following:

No. 11: form a 3-bed dwelling over 3 floors, including the replacement of the shop front.

No. 13: retain the shop and store, separated from the residential unit by a door and form a 3-bed dwelling over 2 floors with an attic room over, this involves a single-storey extension to the rear and demolition of the existing sunroom.

No.13A: remains a 2-storey office with a replacement shop front.

The 2-storey workshop/stores which create the courtyard to the rear are to form:

No. 11B: a 2-storey, 2-bed dwelling

No. 13B: a 2-storey, 3-bed dwelling, part of the ground floor of this building is to be demolished to enable easier access to the courtyard.

- 3.2 These units are to have parking provided within Dobbs Yard via Boadicea Court or accessed via High Street and shared garden, courtyard, covered storage/cycle store and bin store
- 3.3 Full planning permission is also sought for two new dwellings within Dobbs Yard, involving demolition of the existing stores/former garages, the 'bothy'/greenhouse is being retained.
- 3.4 Unit 1 – 2-storey, 3-bed dwelling measuring 15.5m x 8m and 6.7m in height. Accommodation comprises living/dining/kitchen, bathroom and 2 bedrooms and ground floor level and 1 bedroom with en-suite at first floor.
- 3.5 Unit 2 – 2-storey, 3 bed dwelling measuring 13.8m x 8m and 6.7m in height. Accommodation comprises living/dining/kitchen, bathroom and 2 bedrooms and ground floor level and 1 bedroom with en-suite at first floor. The 'bothy'/greenhouse is retained to serve this plot.
- 3.6 A new access is to be formed off Boadicea Court to serve these dwellings and the parking for 13, 13A and 13B which involves the partial demolition of the boundary wall.
- 3.7 Full plans and associated documents for these applications can be found at:

F/YR20/0780/F:

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[involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop | 11-13A And Land East Of 3-11A High Street Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

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4 SITE PLANNING HISTORY

None relevant to this application.

5 CONSULTATIONS

5.1 Conservation Officer (FDC) (25/9/2020)

The application concerns internal and external works to listed buildings to form 2 x 3 bedroom and 1 x 2 bedroom dwellings and extension to dwelling/shop at 11-13A and Land East of 3- 11A High Street, Chatteris. No.s 11 and 13 are grade II listed and sit within Chatteris Conservation Area.

Consideration is given to the impact of the proposal on the architectural and historic interests 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 S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

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.

The heritage statement submitted with the application adequately describes the interest of the property but fails to equate that to significance. However, the level of interest is sufficiently detailed to understand the significance and the impact of the works.

The proposal put forward is acceptable. The following comments are made:

No.s 11, 13 and 13A form a significant frontage to the High Street in Chatteris and the plot as a whole is a sizeable half an acre in the centre of town consisting of workshops and yards to the rear. It therefore adds considerably to the character of the conservation area as it is characteristic of the former economy and population of the town. No.s 11 and 13 are grade II listed (List Entry Number 1331929): Late C18 former farmhouse. Colourwashed brick, with red brick to part of rear wing. Plain tile roof with tumbeed parapet gables and saw-tooth eaves cornice. Ridge stack. Two storeys. Cambered arches to range of 4 hung sashes

with glazing bars in moulded architraves at first floor. Later door to left hand with rectangular fanlight in cambered arch. Late C19 shop to right hand with part of architrave intact. One bracket with lions head boss enrichment. It was listed on 18th July 1980. Planning history for No. 13A indicates that works of alteration were carried out in the 1970s and subsequent planning applications have required only planning permission and not Listed Building Consent. The listing maps and description (which is for identification) do not identify No. 13A as being part of the listing, and therefore appears to be excluded from the listing at the time of designation. No. 13A was in separate use and separate tenancy at the time of listing of the principle dwelling and is therefore not afforded curtilage protection either. However, it is immediately adjacent to a listed building and is part of the current scheme and therefore proposals regarding this element will be considered in terms of its impact on the whole.

The site also lies within the setting of grade II listed buildings at 8, 12 and 14 High Street, The George, No.s 1 and 3 High Street and within the setting of grade I listed Church of St Peter and Paul.

No.s 11 and 13, the adjacent workshops, courtyard, yard, sheds and vegetable garden to the rear form a considerably significant historic site in the context of Chatteris. They represent a largely unaltered range of functioning light industrial/agricultural use fronted by a large and imposing market town house. Historic photographs from the turn of the century indicate a double shop front across the front of the Nos. 13 and 11, but by circa 1925 possibly split in to two shops.

No. 11 High Street: the ground floor frontage was until recently utilised as a Hairdressing Salon with associated services and storage facilities to the rear. It retains an early 20th century shop front. It is a two storey building, but no stair access survives. A side access to the rear retains a ledged and braced door with associated 19th century door furniture (matching other handles found on site), but the windows are of no historic merit. Access to the first floor is currently through No. 13. The front bedroom retains door surround, skirting boards, fireplace and a 'gentleman's wardrobe' an early built-in piece of furniture, probably early Victorian, with arched doors to either side under moulded lintels, and 5 drawers of increasing depth under a scalloped pediment. The depth of the piece is accommodated in a dressing room to the rear, presumably most recently used as a store. There is no natural light to this room. Access to the rear bedroom is blocked from this side and only accessed from the workshop in the courtyard. Entry is gained at first floor level through a store room, which in turn gives access into the attic space above and consequently through the attics to the whole roof space through into No. 13a, where the original gable end is visible. The store room was used in association with the saddler's workshop. It is brick built, with corrugated iron roof coverings and boarded lofted ceilings. Simple tie braces span the space. Small windows have been infilled with Flettons, most likely in the post war era. The attic space to the main roof has been insulated on the underside with spray foam, causing significant damage.

No. 13 is the main residential core of the property. The two main aspects of the ground floor façade are the residential access door and the associated sash window and the currently empty shop unit, which retains interior boarding likely from the turn of the century. Formerly a farmhouse, it became a home and ironmonger's shop from the mid to late Victorian period, which adapted to a saddlery at the turn of the 20th century. The front door gives onto a hallway with staircase with carved string bracket, plain balusters and curved handrail. There

is a cupboard under the stairs and a row of coat hooks behind in a lobby area. Off the hallway, the door to the left gives onto the sitting room, which retains its alcoves and chimney breast, but not the fireplace, which is now of circa 1970s date. A tiled hearth sits within a timber boarded floor. Box framing and shutters to the sash window remain, but the sash itself is a 1980s replacement, as are all the windows to the front of the property. A blocked doorway sits to right of the front door in the hallway, with moulded architrave and dado rail. A second doorway to the right gives on to lobby, and then onto a rear storeroom, containing a '30s or '40s fireplace and separate WC, and then a step down to the front of the property, giving access to the shop (public access through a door offset to the right, to the front elevation). The shop front retains some historic fabric, notably the column to the left complete with cantilever bracket and lions head boss detail. The tongue and groove paneling to the shop may be historic. The window to the rear is 1930s in style and has metal frame and horizontal glazing bars. To the rear is a kitchen with '80s or 90's units and earlier shelves above, with in built cupboard next to the chimney breast, separate pantry with 1940s or 50's units and separate shelves above, which may be earlier. Beyond this lies a sun room, possibly of Victorian date, of brick and timber construction, glazed on two sides, with corner pillar and a four pane glazed door with low raised and fielded panel. Several shelves are fixed to the rear wall, at different levels and positions. The sun room gives access onto the inner courtyard, the workshop, and beyond that the wash house and store rooms, and garden area, with pedestrian access to the driveway and so into Dobb's Yard. To the first floor all rooms retain 19th century 4 paneled doors and architraves. The north bedroom retains chimney breast and cupboard to the right and skirting boards. The southern bedroom also retains chimney breast and fire surround and skirting boards. To the rear (east) lies a third bedroom under the rear sloping eaves with an inbuilt cupboard and a large bathroom is subdivided to include a walk in linen cupboard. A stud wall forms the corridor then leads through into the front bedroom above No. 11 (already described). It is not certain whether the two properties were ever divided or were always one. There is certainly a thickness of wall here which suggests a former division, yet the whole is under one clear roof phase, and of one build (no obvious evidence of extension) and the front façade is also clearly of one phase. There is no clear building line and the former shop front once extended across the whole frontage. The bedroom above No. 11 also 'fits' in terms of character, quality, appearance and status with the rest of the main house. It seems likely that it was always one unit, with rear access to the workshops and rear staircase with rooms 'above the shop'.

No. 13a (unlisted) was built in the late 19th or early 20th century using the existing boundary brick wall, with timber weatherboarding above. The space was used as a general ironmongery and farm implement shop over two floors. It has subsequently been used as a decorating and paint shop, taxi office and mortgage brokers. There is little of any historic value in this section of the property, but its external appearance and fenestration make a positive contribution to the setting of the listed building, the street scene and the character of the conservation area. To the rear, two iron windows, with iron glazing bars and moulded bosses at the intersections of glazing bars are reflective of its character and date.

The workshop to the rear of the inner courtyard has open plan space at ground and first floor levels. It is brick built to the ground floor with large windows and a central pair of doors. A timber framed and weather boarded first floor overhangs the courtyard. It leads into the store area to the rear and first floor level of No. 11. The courtyard gives views on to the variety of roof slopes (steep catslide, and gables), roof coverings, building materials, extensions, windows and chimneys

that make up the interest and character of this site. Beyond is a garden area that is enclosed on three sides by buildings and on the fourth by a close boarded fence, with exceptional views to the GI listed church. Indeed, the garden, and Dobbs Yard area, being open and undeveloped areas of back land form part of the setting of the church and reflect its traditional, light industrial/agricultural character of the town. To the north of the garden sits a brick built and timber fronted, structure with pan tile roof formerly a wash house and stores. A fire place and copper (lid still in situ) still remain, as do two brick built piers which would have supported a stone sink. Brick floors run throughout. To the east are sheds used by the neighbouring property at No. 7 High Street, and to the west is a brick wall, which forms part of the backs of the sheds which form Dobb's Yard.

Dobbs Yard was once accessed from the road now leading to Boudica Court, but is now only accessed by a private drive off the High Street. It consists of a mix of brick and timber structures with asbestos, corrugated and pan-tiled roofs, formerly used as cattle pens, pig sties and storage barn for an abattoir situated within the area now designated as Boudicea Court. There is some local information that the largest shed was once part of an outlying Mission, and was brought to its current location during the 1940s. This is possible as the shed frontage has two large doors and a partial window frame (but boarded in), suggesting a former use, but there is no substantive evidence to support this theory. The sheds were converted to garage and storage and have remained in constant use. To the south of the drive access and immediately bounded by the church wall is a large vegetable plot, with brick built bothy, with ventilation arches below the windows, situated to the rear (east) of the plot. A cast iron pillar supports the roof structure, which retains its timber principle rafters and timber mullions and iron glazing bars for a glazed roof to the west slope. The east roof slope structure has been replaced and the whole is now covered with corrugated iron. The bothy has a brick floor.

Overall the buildings represent a largely unaltered example of a large, market town family home and associated business, with surviving fixtures, fittings, joinery details, lay-out and associated workshops, and as such is of considerable significance locally in addition to its national significance as a grade II designated building. The buildings are in an apparently sound, but declining condition, which will deteriorate at an increasing pace the longer the buildings stand vacant. The roofs will likely require significant renewal in the short to medium term future as the plain roof tiles have been sprayed with insulating foam, which will be likely to cause long term damage to the condition of the roof. Leaks have increased in the last 18 months evident by areas of damp and flaking ceilings in the first floor bedrooms. The attics generally are in a poor condition and do not appear to have been maintained in recent years. I understand that No. 13 has been vacant for around two to three years, with the workshops to the rear, standing empty for a lot longer and consequently without maintenance. No. 11 was until recently in use as a hairdresser to ground floor only. The site is comprehensive and would require considerable investment to bring into a good condition, including a probable re-roofing phase and unlikely to find a single use ownership in the foreseeable economic climate.

The proposal seeks to generally upgrade the buildings by returning them to a useable condition and reinstate some original frontage design. It seeks to introduce a division between No.s 11 and 13 at first floor level in order to subdivide No. 11 into 1 x three bedroom and 1 x two bedroom flats (No.s 11a and 11b); No. 13 to be slightly reconfigured but retaining the shop area; No. 13a, to retain its office use; the workshops to the rear to be converted to a 2 bedroom

residential unit, and two new three bedroom residential units created within Dobb's Yard. It is this context that the proposal is considered.

There is no relevant planning history associated with this site, but informal discussions were had with the conservation officer on site, prior to the submission of a pre-app where more considered feedback was offered: 19/0055/PREAPP.

In summary, this seeks to subdivide and develop this once complete and unaltered site. The changes are fairly minimal, but cumulatively will result in a change of character and loss of some interest and significance to the whole. However, the size of the site, the requirement for some considerable repairs to the roof, ceilings, general updating, and likelihood of structural works and requirement to find a use or repairs to workshops and sheds means it is unlikely that it will be financially viable to continue in one single ownership.

The changes proposed are as follows: to No. 11 a new shop front of sympathetic design and proportions. No changes are proposed to the south elevation. To the east (rear) elevation it is proposed to introduce a pair of French doors with side lights, porch canopy and window above. To the courtyard elevation it is proposed to make a slight alteration, by creating a small dog-leg junction in order to allow a separate access for No.s 11a and 11b. This will occasion the loss of a late 20th century window and a small area of historic brickwork, some of which may be feasible for salvage and reuse in the rebuild. Internally, the changes proposed are also the minimum required in order to find a viable and sustainable use for this property. To the ground floor nothing of historic significance survives and it is proposed to introduce a subdivision between the shop frontage and the rear store room in order to create two separate properties. This is at a natural break in the building and so the impact in terms of spatial layout is minimal. It is proposed to reinstate a staircase, close to the likely original position in order to gain first floor access to what will become 11a, and to introduce a w/c, kitchenette, corner window and backdoor. To the rear unit 11b, it is proposed to install a new window and weatherboarding to the new section of wall which will be set back creating the dog leg. Internally, the storeroom partitions will be lost (no historic value) and a kitchenette and staircase introduced. Given the lack of historic interest in the internal space here (the significance lies in the space and exterior fabric), the proposed alterations are minimal and will have a neutral impact. To the first floor it is proposed to introduce minimal alterations to the current store room, in order to provide a cupboard and bathroom. The front bedroom door will be rehung, but the gentleman's wardrobe retained. It will be important to ensure a proper dividing wall between the bathroom and gentleman's wardrobe and proper ventilation to the bathroom to ensure that condensation will not affect the timber of this item of original built in furniture. At this point, the property is currently blocked off from any rooms to the rear. It is proposed to block off the current access to No. 13 and reinstate the access to the rear spaces. A series of derelict store rooms and mezzanine level survives beyond. This will be reconfigured – the mezzanine will be lost – to allow for the new staircase and to create a second bedroom. The stairs will continue to the current attic space where a third bedroom and second bathroom will be created, with an internal wall installed to separate from the attic of No. 13. Two sky lights will serve this space which will only be visible from the inner courtyard. There is no window which currently serves the attic and no position which would not impact on the street scene. It may be that the bedroom and bathroom space needs to be reconfigured to allow natural light to the bedroom. To the rear the access will be blocked off to allow separate first floor accommodation for 11b which will introduce the stair, bathroom and two bedrooms into a currently open and vacant

store area. There will be no loss of historic fabric to this rear area, the impact will therefore be the loss of open storage space, and what this represents in terms of its former use. However, a vacant space will continue to deteriorate. The alterations proposed here will maintain the envelope and create a viable use for the building.

To the ground floor of No. 13 it is proposed to slightly reconfigure the shop front. This is not necessary. Only minimal alterations are proposed to the rear store room including boarding over a fireplace with 1940s hearth and introducing more appropriate windows to ground and first floor rear (east) elevation. There is no requirement to board over the fireplace in the living room. The existing pantry will lose its current fittings and the rear east wall in order to create an open plan kitchen diner from current the pantry-kitchen space. It may be that the existing pantry shelves can be re-used in the new kitchen as a way of retaining these fittings, dating most likely from the turn of the century. The current sunroom, will be demolished and replaced with a similar structure on a larger footprint, extending across the width of the kitchen. This is the largest and most impactful alteration proposed for No. 13, but on balance an acceptable one in order to create a modern family sized kitchen dining area and the impact on the significance of the whole will be small. To the first floor the front bedrooms will be retained unchanged. The small bedroom to the rear will become a bathroom, with a slight reconfiguration to create a larger cupboard, with the loss of one small historic bedroom cupboard. The current corridor (which leads to the front bedroom of No. 11), bathroom and linen cupboard will be reconfigured. The corridor is a modern stud wall and will be removed, but the end will be blocked to prevent access to the space above No. 11. A stair will be introduced to give access to the attic space and a w/c and hall then give on to a bedroom. This is a reconfiguration of space currently defined by modern stud walls and so the impact of these alterations is neutral. The attic will provide a fourth bedroom with store room and sky lights to the rear elevation. Again, these alterations are minimal in terms of impact on historic significance, but it is not clear as yet what impact there may be on the roof structure to create this space.

No. 13a will gain a new shop front of sympathetic design and proportions and two new first floor windows. The current shop front is a 20th century alteration. The current first floor windows are a later alteration and largely the same proportions of the 19th century single multi-paned window, which indicates a former store or work room which required plenty of light. The new windows will be smaller, but remain in keeping with the character of the property. Internally the intention is to retain office space. Minor alterations are proposed to create a w/c and staff room. The rear office is to be blocked off to become part of 13b. Upstairs the 1960s seating bank will be removed and the rear office blocked off to become part of 13b. There is little of historic value internally in this space, the only alteration being a slight change in spatial layout, but this will form only a neutral impact on the significance of the whole. The later 20th century windows to the inner courtyard (south elevation) will be reconfigured in order to suit the proposed accommodation and the weatherboarding repaired accordingly. A new brick plinth wall is proposed and fireproof/sound proof structural wall is indicated on the elevation drawings and articulated in the design and access statement. Again, it is felt that these alterations are not of significant impact, and justified in terms of providing a viable use.

No. 13b will be formed from current workshop and storerooms. The workshops lie to the east of the site forming the rear range of, and enclosing the courtyard. A narrow corridor between this workshop and the storerooms to the rear of No. 11

(to become 11b) leads to the garden beyond. The ground floor south bay of this store and is to be demolished in order to create a wider access. The south window of west (inner courtyard) elevation will be relocated to the new south wall. A new door will be inserted to the inner courtyard elevation leading into a hall, which gives on to a bedroom to the south a stair and shower room to the north, and a second bedroom created from the office to No. 13a. An historic store staircase will be lost, but this is a minor impact on the significance of the whole and justified by bringing a vacant space into use. To the first floor the stair will give on to a third bedroom, shower room and first floor kitchen/dining/living space. Access will be blocked to the store room to the rear of No. 11, as this will become No. 11b. A Juliette balcony will look out on the east elevation over the garden area.

To the garden area lies a washhouse and further storeroom. The wash house retains a fireplace and copper, with copper and lid still in situ, with brick pavement floors. It is proposed to make small alterations to open out the washhouse and provide a communal area (retaining copper and fireplace in situ), and utilise the remaining space as bin and bike stores.

To the rear of the site lies a series of workshop/sheds, a yard and vegetable garden with bothy. The whole forms a significant part of the character and significance of the entire site and is overlooked by the grade I church of St Peter and Paul, which creates a fantastic view from the garden and yard of this site.

It is proposed to create two new dwellings in this space. The justification is to make the renovation and conservation of this substantial property economically viable. The entrance in the north boundary wall will be reinstated and opening up the view to the church. The workshop/sheds will be demolished but recreated as parking bays, salvaging and reusing the pantiles. The beams of the current sheds are quite substantial and characterful. Their reuse, perhaps on plinths should be considered new bays. The two new dwellings have been carefully designed following extensive pre-application enquiries and are carefully scaled and positioned so as not to encroach on the space of the yard, the lawn garden or the views of the church. The scheme will also see the bothy conserved and repaired. The vegetable garden, which is a rare survival and indicates something of the requirements of a domestic vegetable garden needed for a property of this size. This will be subdivided and form the new gardens to the two new properties, plus some additional parking. The loss of this traditional working space, yard, sheds and gardens will be detrimental to the character of the conservation area and will impact on the significance of the principle listed building, but the changes proposed have been carefully designed to minimise that impact. The materials chosen, as indicated on the drawings have been viewed on site and previously agreed, as they are sympathetic in tone, colour, texture and character for the site.

MATERIALS: *(i) Across site the roof materials will be salvaged and reused where possible, and utilise sympathetic materials elsewhere. The main roof range is of plain tiles. Spray foam to the underneath has led to increased deterioration of the tiles, and most likely the timbers. The full condition is not fully known at this time, but may necessitate the loss of more original tiles and timbers than would otherwise have been necessary. A separate repair schedule will be required in due course and shortfall material will need to be agreed. The east elevation inner courtyard roof is slate and will remain so. The workshop roofs are corrugated iron which is beyond its lifespan and will be replaced with zinc sheeting with upstanding welt joints – material agreed as anthracite 087 from the*

Metal Roof Co. This is a new material, but again, in keeping with the character of the whole. (ii) Repairs to the brickwork of the inner courtyard have been agreed to be in Flemish bond, with lime mortar using Old Saxon Blend from Crest Brick Co. The brickwork in this courtyard is a mix of ages, types and bonds and this reflects the many changes and repairs over time. This adds to the character of the space and should not be painted. The front elevation is painted and will remain so. (iii) There will be further impact on the fabric of the site due to any necessary re-wiring, plumbing and heating works. These should be carefully considered in order to minimise impact on historic fabric. Smart lighting can minimise the impact of at least one aspect of lighting and should be considered. (iv) Existing weatherboarding will be replaced as necessary on a like for like basis. (v) the garden washhouse will retain its pantiles. (vi) to the rear yard, grid mesh base coredrive gravel 50-35hd will form the basis of the yard, Marshalls Tegular Driveset Traditional permeable pavements will form the parking bays (vii) the cart sheds will be oak framed (re-use of existing timbers shall be considered) and pantiles will be re-used with a shortfall to be agreed (viii) Unit 1 has materials agreed as Sarnafill Slate Grey for the flat roof element and zinc sheet roofing with upstand welts from the Metal Roof Co, in Anthracite Grey ref 035; Harston Blend brick from Tradition Brick and Stone Company, in Flemish bond with lime mortar; cill details in Red Grade B Engineering brick; boarding is to be Hardieplank, smooth pre-finished Iron Grey (ref JH0267), joinery in hardwood with triple glazing. (ix) Unit 2 will utilise Sarnafill Slate Grey for the flat roof element and zinc sheet roofing with upstand welts from the Metal Roof Co, in Anthracite Grey ref 087; face brick is Saxon Blend from Crest Brick Co in Flemish bond and lime mortar; boarding Hardieplank, smooth pre-finished Cementitious board colour (ref JH0267). They have been carefully selected to be in keeping with the character of the overall site. (x) The bothy will be roofed in slate to the rear and glazed to the front as per the evidence provided by the surviving glazing bars.

IMPACT: The alterations proposed for each element are minimal and have minimal or neutral impact. However cumulatively, the changes will result in a change of layout and spatial character – subdividing at first floor level No. s11 and 13 and further subdividing the rear workshops into separate units. The yard will also be divided to provide private residential space to the new units. This once complete and cohesive family home and business, with associated workshops, stores, yard and gardens will be no more. However, this significance is an intangible one, which is wrapped up and reflected in the materials and fabric of the site, alterations to which will be minimal and the story of the whole will therefore be readable and recorded in the buildings history. The impact is justified in terms of finding a use for this large and vacant site, which is unlikely to attract a buyer that would be able to utilise and maintain the whole. In addition the unknown condition of the roof tiles, timbers and structure will likely necessitate expensive repairs, given the spray foam and existing leaks. The setting of the church will be minimally impacted in terms of the loss of overlooking a traditional yard (as will the character of the conservation area), but its significance will not be impacted and as the proposed building lines in the yard will replicate the existing, the views of the church will be unimpeded. As the new units are of good design, the overall impact on the character of the conservation area will be neutral as any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building.

CLARIFICATIONS: Clarification required regarding treatment of bathroom wall and ventilation to ensure condensation will not affect the gentleman's wardrobe – this may be more suitable as a pre-commencement condition. Clarification required regarding roof light for the attic room of No. 11a. Clarification required

regarding alteration to shop entrance of No. 13. Clarification required regarding treatment of fireplace in front living room to No. 13.

CONDITIONS

- i. Prior to the commencement of works, given the history of the site and its prominence within Chatteris, the significance of the whole and its contribution to the character of the conservation area, a Level 3 Building Recording would be required. No development, demolition or alterations shall take place until building recording to Level 3 (in accordance with Historic England's guidance: Understanding Historic Buildings (2016)) has been submitted to and improved in writing by the LPA. The development shall be implemented in accordance with the approved details. Reason: this is required as a pre-commencement condition in accordance with the Town and Country Planning (recommencement conditions) Regulations 2018 as the information is required prior to development commencing in order to ensure that features which will be destroyed, removed or altered in the case of the works for which consent has been given are properly recorded in advance of destruction, removal or alteration.*
- ii. Prior to commencement of works a condition survey and subsequent schedule of works and repair specification (including a methodology statement for installing and updating services) will be required for the whole the site and submitted to and approved in writing by the LPA.*
- iii. Notwithstanding the approved plans and schedule, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of works for all elements of the site and submitted to and approved in writing by the LPA.*
- iv. New materials shall be as stated above, including planting. Alterations shall be subject to approval samples submitted, viewed on site and agreed in writing by the LPA.*
- v. Prior to the commencement of the development precise details of all new joinery, including windows and doors and repairs to shop fronts, will be required to be submitted to and approved in writing by the LPA (clarified through 1:20 drawings and 1:5 typical sections).*
- vi. Notwithstanding the approved plans, prior to the commencement of the development precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to the principal house shall be required to be submitted to and approved in writing by the LPA.*

5.2 Conservation Officer (FDC) (6/4/2021)

For clarity, drawings now considered under the re-consultation for F/YR20/0795/LB are:

13HS/005F, 13HS/008F, 13HS/009F, 13HS/006E, 13HS/007F, 13HS/014F, 13HS/013F, 13HS/012F, 13HS/011F and OSLP2B.

Whilst there are some minor amendments, most notably to the parking arrangements and design of plots one and two (to Dobbs Yard), there are none

that would alter my recommendation for approval subject to conditions, previously mentioned.

It is felt that the recent proposed alterations to the new proposed units, plots 1 and 3, are not as refined or well detailed as those previously submitted, though it is understood that the amendments have arisen as a result of neighbour objections and amenity considerations. It is felt on balance, therefore that the alterations are acceptable, as they do not overall, affect the principle of the development, in that the harm arising from their development is outweighed by the public benefit their development enabling for the necessary repairs to the roof of the principal listed building amongst other works.

I believe this case falls within the broad parameters for enabling development as set out in paragraph 202 of the NPPF and Historic England Guidance (<https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets/heag294-gpa4-enabling-development-and-heritage-assets/>), in that development to the rear of this site, in Dobbs Yard, causes harm, yet early indications as to the cost of repairing the roof of the principal dwelling, coupled with general maintenance, repairs and updating of services, would likely result in a conservation deficit to the site, without these two new build plots to the rear.

This raises the issue of ensuring that the application is conditioned so as to safeguard the condition of the listed building and the level of roofing and possible structural works required. For instance, it may be that the current owners are not able or willing to see the development through to its conclusion, and the whole site should therefore be tied as one, and further, that one or both plots should therefore not be able to be sold until such time as the repairs to the roof of the listed building have been completed.

5.3 Wildlife Officer (12/10/2020)

From what I can tell from old maps those outbuildings have been there for some decades. Their condition seems to be pretty poor, and where there are holes in the roof bats are much less likely. However with the church so close by I think that very much increases the chance of bats at least using if not roosting in the outbuildings. On balance I think a survey is warranted. If the preliminary roost assessment (i.e. building inspection, which can be done at any time of year) reveals no or negligible bat roost potential then nothing further should be needed.

Of course if the survey reveals bats or roosting potential then activity surveys will be needed and those can't be done until May.

5.4 Wildlife Officer (1/3/2021)

All surveys must be done pre-determination. In this case the surveyors had to assign a 'low' potential rating to the garages because they couldn't gain internal access. If the applicant is able to get access for the surveyors to complete the visual inspection then that would be the most expedient way to go. It might also be quite a bit less expensive as activity surveys need extra people. If the applicant can get into those garages I'd suggest they do so and just have the inspection completed, as it might allow for a quicker determination. Otherwise they'll have to wait until summer. Of course if upon inspection the garages are still classified as 'low' potential they'll need an activity survey anyway.

5.5 Wildlife Officer (9/7/2021)

No objections - recommend the following conditions:

All lighting complies with the recommendations give within paragraph 6.1 of the EciA

and

A bat box and bird box are installed on the new development after construction as per the instructions given within paragraph 6.2 of the EciA.

5.6 Refuse Team (FDC)(24/11/2020)

A shared bin collection point(s) would be required where the development meets Boadicea court and be of suitable size to accommodate up to 10 bins from the 5 properties on collection day (1 collection point for unit 1 & 2 (4 bins) near the vehicle access and another for 11, 13 & 13b (6 bins) near parking bays for 13a?)

Bin store areas within the development only appear to accommodate bins from 2 of the 5 units?

New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.

Refuse and recycling bins will be required to be provided as an integral part of the development, with individual sets of bins for each of the 5 units recommended.

5.7 Refuse Team (FDC)(15/1/2021)

With the sketch indicating that the proposed bin store would be 6m from the kerbside this would be an acceptable distance from a collection point of view. I feel that that for units 1 & 2 it would be more practical for the occupiers to store their bins within their property and present at kerbside on collection (and will more than likely happen in practice). If the shared gardens were to be managed potentially there will be no need for a garden collection, therefore the bin store would be acceptable provided it is of sufficient size to accommodate the 12 bins for the 6 properties. Any garden bins required for units 1 & 2 stored would have to be stored within the gardens and placed at the boundary on collection day, again I feel that this would naturally happen in practice.

5.8 Refuse Team (FDC) (9/7/2021)

No issues with these arrangements as per plan, bin store for the 4 'High Street' properties acceptable distance from highway and bins for 2 separate properties to be stored within and presented on collection at the boundary with the highway.

5.9 Environmental Health (FDC)

This response has considered the Environmental Health issues concerning this proposal.

A site visit has been made (7 October) and this response is based on that visit and a desk-top study.

Documents considered are: -

Planning Application dated 28 July 2020

Location Plan

Design and Access Statement – Norman Golding - dated 19 April

2019

Existing and Proposed Floor Plans

Pre-Application Ref :- 19/0055/PREAPP

Because the site to the rear which has been used for a variety of purposes, it probably has some degree of contamination from former uses. I note that there is a former abattoir, the site of which I believe has been developed as Boudica Court. However, part of the proposal site was used for animal keeping, presumably associated with the abattoir. It is reasonable to assume that there may have been some former contaminative use of the site over the years.

On that basis, I would recommend a Phase 1 contaminated land investigation, which should be undertaken, with a report submitted to Fenland District Council, which should identify any need for a Phase 2 investigation, before any development commences.

The plans have been studied and there appears to be no issues with the configuration of the proposed living rooms and bedrooms of different flat, but any newly formed walls and partitions should meet the standard set out by WHO and BS8299:2014 for sound insulation.

As for external noise, there are no commercial or industrial premises close by to adversely affect this proposal and I do not consider that a Noise Impact Assessment necessary to address noise from traffic in High Street.

I would, however, recommend that any demolition and construction activities associated with this proposal, are subject to a time restriction and there should be adequate arrangements for the control of dust.

I would also recommend that adequate arrangements for waste storage and collection should be provided. This is suggested in case the Environment Team haven't commented on this issue.

There are no concerns that the local air quality climate will be adversely affected by this proposal.

There are no objections to the granting of consent to this proposal, but recommend the following conditions are attached: -

GROUND CONTAMINATION

A Phase 1 Ground Contamination study should be made to identify contaminants from the former use of the site and indicating whether a Phase 2 investigation is necessary. This should be submitted and approved by Fenland District Council before any development is commenced..

NOISE CONTROL

All walls and partitions between adjoining flats and between flats and any communal spaces, should be built to a standard to achieve the noise levels in living rooms and bedrooms set by the WHO and compliant with BS8299:2014.

Works associated with the demolition of existing buildings and the construction of new buildings should be confined to within the following times: -

<i>Monday – Friday</i>	<i>08:00 - 18:00</i>
<i>Saturday</i>	<i>08:00 - 13:00</i>
<i>Sunday and Public Holidays</i>	<i>Nil</i>

DEMOLITION AND CONSTRUCTION WASTE

Adequate arrangements should be made for the safe removal of waste from the site during the demolition and construction phases, including the provision of chutes to serve the first and second floors, where there is a risk to the general public.

DUST CONTROL

Adequate arrangements should be made for the containment of dust on the site, with any skips provided with a suitable cover, which should be in place at any time during windy conditions and also at any time when the site is unmanned.

Adequate arrangements should be made for the control of dust off-take from the site and a means of suppression by water provided, for use in dry and windy conditions.

WASTE DISPOSAL

Adequate arrangements should be provided for the storage of refuse and recyclables prior to collection and ready access afforded for waste collection services.

5.10 Historic England

On the basis of the information submitted with the application, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.11 Arboricultural Officer (FDC)

The existing trees on the frontage of the site are proposed to be retained with ongoing management to ensure they do not get too big for their location (adjacent to boundary wall); within the site two yew are retained and will be subject to maintenance.

I have no objection to the proposed development but if any plant is to operate on site the use of chestnut palling is not recommended and Heras fencing should be used as per BS 5837:2012.

The use of Pear 'Chanticleer' is a good choice as it is early in leaf, flowers and retains its leaves longer than most trees and is therefore very good for screening. However, the use of additional trees such as Amelanchier arborea 'Robin Hill' (with the pear) will also provide berries for birds and help biodiversity.

5.12 Cambridgeshire County Council Highways (11/9/2020)

Can you request the applicant provides details of who currently uses the existing right of way access. The applicant will need to demonstrate the proposal will not result in any intensification of vehicle movements along the existing right of way. This is due to highway safety concerns in respect of its restricted width and substandard visibility at its intersection with the High Street. I note parking is being created off this access. Does this formalise an existing arrangement, or does this result in an intensification, or does this result in a reduction of trips? What was Dobbs Yard used for? Comparable trip data required from applicant?

I note the applicant's D&A refers to approval already gained for an access off Boadicea Court. I am unclear as the context of this approval, however I have to consider the new access in the context of this development proposal. Further details of the access are therefore required, i.e. it should be suitable for shared use, 5.0m (min) width with 6m kerb radii. Geometry details to be provided.

The new access mentioned above will result in displacement of kerb side parking along Boadicea Court. FDC to consider the impact of this on residential amenity. Who is parking along the road?

The proposed parking bays for 13a should be perpendicular to Boadicea Court and include tappers either side to assist with ingress and egress. The lighting column will need relocating because of this. The planning layout should highlight this column as being removed to a location agreed with CCC Street Lighting. Will the parking bays be allocated to the various premises? What is the existing parking arrangement for the various premises?

Defer for amended plans and additional information.

5.13 Cambridgeshire County Council Highways (26/4/2021)

It is unclear if the access has on Boadicea Court has been constructed. So it is suitable for the proposal, the access should be 5mx10m sealed and drained.

I have no highway objections subject to the following conditions.

1.) Prior to the first occupation of the development the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

2.) Before the development hereby permitted is occupied the vehicular accesses from Boadicea Court shall be hard surfaced 5mx10m, sealed and drained away from the highway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety.

Advisories

1.) This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

2.) The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement.

5.14 Designing Out Crime Team (30/9/2020)

I can confirm this office has reviewed documents and drawings for this Application and consider that community safety and vulnerability to crime should be addressed. We are more than happy to be consulted regarding security of homes or other concerns should planning approval be obtained.

No further comments at present

5.15 Designing Out Crime Team (29/3/2021)

This office has reviewed the amendments and have no comments in terms of community safety or vulnerability to crime – no other comments at this stage

5.16 Chatteris Town Council (2/9/2020)

Support

5.17 Chatteris Town Council (1/10/2020)

Chatteris Town Council continues to support the application but suggests in order to allay some of the concerns that Unit 2 be moved away from the boundary and either reduced in height or the new buildings be single storey dwellings

5.18 Cambridgeshire County Council Archaeology

Our records indicate that this site lies in an area of very high archaeological potential immediately north of the Grade I listed 14th century parish Church of St Peter and St Paul (National Heritage List for England reference 1126000). Two phases of archaeological investigations in advance of construction of Boadicea Court immediately east of the proposed development identified extensive, multi-period archaeological remains dating from the Bronze Age through to the post-medieval period (Cambridgeshire Historic Environment Record references ECB123, ECB3219), covering seven broad periods of occupation and comprising pits containing fragments of Bronze Age collared urns, Beaker ware and animal bone, early and late Iron Age pits, ditches and enclosures, Roman channels and boundary ditches, Saxon timber structures, medieval pits and post medieval structures. Three crouched burials (found without grave goods) were found in the southern part of the site which may also be of Bronze Age date. Immediately north of Boadicea Court, an archaeological investigation uncovered further settlement evidence of probable Iron Age date as well as three human burials and the burials of two pigs, one buried in conjunction with five piglets (CHER ref MCB17496). It is therefore thought that important archaeological remains could survive within the development area and that these would be destroyed or damaged by the proposed development.

The application also concerns alterations to statutorily designated structures, namely the Grade II listed nos 11-13 High Street, a late 18th c. farmhouse altered in the 19th century to incorporate a shopfront (NHLE ref 1331929). Whilst the proposals are supported in offering a secure long-term future for the buildings, plans submitted in support of the present application indicate sub-division and re-ordering of the space to create the level of accommodation proposed. Renovation works to bring the listed properties up to modern living standards will inevitably entail loss of internal finishes, fixtures and fittings and alterations to the layout will affect legibility of historic floorplans and circulation, impacting on character and significance.

We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, including archaeological historic building recording, 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, including historic building recording, 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.

Reason

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

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.19 Local Residents/Interested Parties

11 objections have been received (6 from Boadicea Court, 3 from High Street and 1 from Church Lane, all Chatteris) in relation to the following:

- Increase in traffic using Boadicea Court, road used for parking and turning of users of High Street
- Densely populated with limited outside space
- Position of unit 2 misleading in respect of No.6 Boadicea Court, rooflights not shown on plans
- Overlooking of, overpowering/overbearing impact, loss of light to and overshadowing of No.6 Boadicea Court
- New units should be single storey
- Unit 2 too close to boundary, too large and high – should be moved away from boundary
- Proposed garages affect privacy, security, increase noise and pollution – existing wall not high enough
- Permission required from occupants to erect scaffolding due to the proximity to boundary/construction will be difficult, expensive and dangerous, maintenance issues
- Asbestos present, will need to be removed correctly
- Opposed to parking on verge of Boadicea Court

- Bat population in outbuilding and shop
- Formerly part of slaughterhouse - potential contamination
- Over development and will diminish the location and listed buildings
- Formerly part of church burial site
- Archaeological search required
- Design of new units not in keeping with the vicinity
- Loss of view
- Concerns 'bothy' will be open to the public
- Loss of historical buildings
- heights of buildings not shown
- the 'bothy' roof overhangs the boundary wall and rainwater disposal to a rainwater harvesting system
- how will the wall be capped/restrained to prevent damage
- the proposed bricks are not in keeping with the area
- further pressure on doctors
- concerns bin store will attract vermin
- High Street access is in the ownership of 7 High Street
- Concerns regarding the impact of construction traffic and connection to services on Boadicea Court
- Overlooking and loss of light to 1 High Street
- Loss of open space
- Site was the Horseway Mission
- Significant change which does not benefit the town
- Noise from the church bells may affect residents

One representation has been received from Ruston Court, Chatteris concerning the ownership and right of way of the High Street access to the site.

The issues where they relate to planning matters will be addressed in the sections below. The right of access to the site and access for scaffolding etc during construction is a civil matter between the relevant parties.

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).
- 6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7 POLICY FRAMEWORK **National Planning Policy Framework (NPPF)**

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context – C1, C2

Identity- I1, I2

Built Form – B2

Movement – M3

Homes and Buildings – H1, H2, H3

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP6 – Employment, Tourism, Community Facilities and Retail

LP10 – Chatteris

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a positive Contribution to Local Distinctiveness and Character of the area

DM4 – Waste and Recycling Facilities

8 KEY ISSUES

- **Principle of Development and Economic Growth**
- **Heritage, design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Highways and parking**
- **Flood Risk and Drainage**
- **Ecology**

9 BACKGROUND

- 9.1 There has been interest in developing this site for a number of years, with a pre-application enquiry submitted in 2017 for the re-development of Dobbs Yard for 4 dwellings which did not receive positive feedback due to the impact on heritage assets. A subsequent pre-application enquiry was submitted in 2019 for the renovations and conversions of 11-13 High Street and the erection of 2 barn style dwellings within Dobbs Yard, for which the feedback was broadly positive and provided detailed advice which informed this submission.
- 9.2 The scheme has been amended during the course of the application to resolve issues in relation to ownership, parking and bin collection arrangements and amendments to units 1 and 2.

10 ASSESSMENT

Principle of Development and Economic Growth

- 10.1 The application site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a

presumption in favour of development within this location. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of heritage, residential or visual amenity, design, parking, highways and flood risk.

- 10.2 The site is within the town centre boundary, but outside the primary shopping area/frontage. Policy LP6 advises that within the town centre boundary commercial uses at ground floor level will normally be expected to be retained for an appropriate commercial use. The proposal retains the shop at No.13 and offices at 13A, however results in the loss of the shop at 11 which becomes a dwelling. Para 85 of the NPPF 2019 states that town centres should be allowed to diversify in a way that can respond to the rapid changes in retail and leisure industries, allowing a mix of uses, including housing.

Heritage, design considerations and visual amenity of area

- 10.3 11, 13 and 13A form a significant frontage to the High Street, and the plot as a whole is a sizeable quarter of a hectare in the centre of town consisting of workshops and yards to the rear. 11 and 13 High Street are grade II listed and the site adds considerably to the character of the conservation area as it is characteristic of the former economy and population of the town. The overall site is located within Chatteris Conservation Area and is within the setting of grade II listed buildings of The George, 8, 12 and 14 High Street, 1 and 3 High Street and the Grade I listed Church of St Peter and Paul.
- 10.4 The buildings represent a largely unaltered example of a large, market town family home and associated business, with surviving fixtures, fittings, joinery details, lay-out and associated workshops, and as such is of considerable significance locally in addition to its national significance as a grade II designated building. The buildings are in an apparently sound, but declining condition, which may deteriorate at an increasing pace the longer the buildings stand vacant.
- 10.5 Para 193 of the NPPF states that when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation and para 196 states that where a proposal will lead to less than substantial harm to the significance of designated heritage assets this harm should be weighed against the public benefits of the proposal including, where appropriate securing its optimum viable use. The application seeks to subdivide and develop this once complete and unaltered site. The changes are, in themselves, fairly minimal, but cumulatively will result in a change of character and loss of some interest and significance to the whole. However, the size of the site, the requirement for some considerable repairs to the roof, ceilings, general updating, and likelihood of structural works and requirement to find a use or repairs to workshops and sheds means it is unlikely that it will be financially viable to continue in one single ownership.
- 10.6 The stores/garages will be demolished but recreated as covered parking bays, salvaging and reusing the pantiles; it is proposed to create two new dwellings in this space. The justification is to make the renovation and conservation of this substantial existing property economically viable. The entrance in the north boundary wall will be reinstated and opening up the view to the church. The two new dwellings have been carefully designed following extensive pre-application enquiries and are carefully scaled and positioned so as not to encroach on the space of the yard, the lawn garden or the views of the church. The scheme will also see the bothy conserved and repaired.

- 10.7 The loss of this traditional working space, yard, outbuildings and gardens will be detrimental to the character of the conservation area and will impact on the significance of the principle listed building, however the changes proposed have been carefully designed to minimise that impact. The materials chosen, as indicated on the drawings, have been viewed on site and previously agreed, as they are sympathetic in tone, colour, texture and character for the site.
- 10.8 The alterations proposed for each element are minimal and have minimal or neutral impact. However cumulatively, the changes will result in a change of layout and spatial character, nevertheless the story of the whole will be readable and recorded in the building's history. The yard will also be divided to provide private residential space to the new units. The impact is justified in terms of finding a use for this large and vacant site, which is unlikely to attract a buyer that would be able to utilise and maintain the whole.
- 10.9 The setting of the church will be minimally impacted in terms of the loss of overlooking a traditional yard (as will the character of the conservation area), but its significance will not be impacted. The proposed building lines in the yard will replicate the existing, and as such the views of the church will be unimpeded and, in fact, opened up from Boadicea Court with the creation of the access. As the new units are of good design, the overall impact on the character of the conservation area is considered to be neutral and any harm outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building.
- 10.10 Cambridgeshire County Council Archaeology advises that the site is of very high archaeological potential due to its location and recommends a condition is imposed in respect of a programme of archaeological works, including historic building recording. A number of conditions in respect of a condition survey, schedule of works, repair specification, materials and joinery are also recommended by the Conservation Officer.
- 10.11 There are a number of trees within the site which are proposed to be retained (protected during construction) and additional planting is proposed within the gardens of units 1 and 2 in particular, to form the boundary between the rear gardens of the plots as opposed to hard landscaping, to soften the development and impact on the setting of the church.

Residential Amenity/Health and wellbeing

- 10.12 The proposed redevelopment of 11-13A does result in an intensification of use and the courtyard nature of the buildings results in close relationships between units and a shared space from which there would be a lack of privacy at ground floor level, however the development is restricted by the form of the existing buildings and the harm considered to be outweighed by the renovation and re-use of these prominent buildings. At first and second floor level the relationships are considered to be acceptable, though it is necessary to impose a condition to ensure the window indicated as obscured to the living/dining area of 13b is done so prior to occupation and remains so due to the direct relationship with the bedroom window of 13. It is acknowledged that there is limited external amenity space for these units and this will be shared, however covered storage is provided and it is considered that the benefits of the renovation and re-use of these historic buildings outweighs the lack of individual outside spaces.
- 10.13 New units 1 and 2 have been redesigned to resolve privacy issues and their relationship is considered to be acceptable, it is acknowledged that there will be

some loss of privacy due to the proximity to the shared parking area, however the scheme has been designed to ensure their parking is in closest proximity. These units will have large rear gardens with acceptable boundary treatments. The differing land levels enable the gardens of the proposed dwellings to be overlooked from the church yard, consideration was given to increasing the height of the boundary treatment, however this would have had a detrimental impact on the Grade I listed church.

- 10.14 Relationships with the High Street properties remain broadly similar in relation to the existing structure and are considered acceptable. The new units are a sufficient distance away from No.s 15a and 15b that these would not create a significant detrimental impact.
- 10.15 The land within the site is indicated to be 0.3m-0.4m lower than Boadicea Court, hence the apparent discrepancy between the height of unit 2 and the boundary wall; the boundary wall is annotated at between 1.950m and 2.025m in height which would provide adequate privacy to the existing dwellings on Boadicea Court to the east.
- 10.16 Proposed unit 2 is located in very close proximity to the boundary with No.s 2 and 6 Boadicea Court, with No.6 being the most affected by the proposal. The existing outbuildings measure between 3.5m and 4m high and run almost the full length of the boundary of No.s 2 and 6. The proposed dwelling has been designed to keep the 2-storey element to the minimum, the closest element to No.6 is flat roofed at 2.7m high, there is then a single-storey pitched roof element at a maximum of 4.5m high, these are considered to have a similar impact to the existing structures. The closest 2-storey element is 5.8m high and located so it is obscured by the garage serving No.2, the highest element is a maximum of 6.7m high, located approximately 3m from the boundary with No.6 for a length of approximately 4m, this will undoubtedly impact the outlook from the dwelling and garden of No.6, however this impact is not considered to be significantly adverse. The proposal is located to the west of No.6 hence any overshadowing would only be for the latter part of the day, loss of light is not considered to be significant, particularly as No.6's southern boundary adjoins open space and as such is devoid of obstructions. The only windows facing No.6 are single-storey rooflights which would be high enough above the floor of the dwelling not to result in overlooking. With regards to the impact on No.2, the development is obscured by their existing garage and there are no windows facing towards this dwelling, as such there is not considered to be a significant adverse impact in relation to loss of light or outlook, overshadowing or overlooking.
- 10.17 Concerns have been raised regarding the potential for asbestos to be present on the existing buildings, asbestos should be handled and disposed of by a contractor licenced by the Health and Safety Executive (HSE) as such this matter is covered by separate legislation and would not therefore need to be conditioned. Environmental Health have recommended a condition regarding the standard of partition walls, however such matters would be considered under building regulations and as such it is not considered to be reasonable or necessary to include this condition. Furthermore, the noise of the church bells has been raised, this would be intermittent and there are a number of residential properties already located in the vicinity. A condition is to be imposed regarding contamination given the former use of the site.
- 10.18 A bin collection area is to be provided for the High Street properties near the entrance to the site, this is suitable to accommodate waste and recycling bins, it

is advised that the shared garden areas will be managed, removing the need for garden waste collection. Bins serving units 1 and 2 would be located within the 30m recommended distance between storage and collection areas and presented for kerbside collection. The Council's refuse team have advised these arrangements are acceptable.

Highways and parking

- 10.19 Concerns have been raised regarding the additional traffic using Boadicea Court, the new access would serve 5 units which is not considered to be excessive off this adopted road. The units using the High Street access is limited to 2 due to the constrained nature of this between existing buildings, with adequate turning provided. The LHA have no objections to the proposed development subject to conditions in relation to the retention of parking and turning areas and the construction of the access. Boadicea Court has recently had double yellow lines painted which removes the concerns of residents and highways regarding on street parking.
- 10.20 The parking/turning area is to be grid-mesh based gravel to provide a secure and permeable surface, with block paving being utilised within the covered parking areas. There is a slight shortfall in parking spaces in relation to the standards set out in LP15 and Appendix A, however all the new dwellings have the required amount and given the town centre location and the nature of the development site this is considered to be acceptable. Secure cycle storage is provided.
- 10.21 In relation to the retained commercial elements, deliveries can access 'Dobbs Yard', however it is anticipated that kerbside deliveries from High Street would be utilised as would currently be the case.

Flood Risk and Drainage

- 10.22 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water drainage would be dealt with under building regulations.

Ecology

- 10.23 Due to the demolition of the existing outbuildings, advice was sought from the Wildlife Officer regarding the need for ecology surveys to be undertaken, it was advised that a Preliminary Ecology Appraisal was required in this case. The Appraisal concluded that there was low potential to support roosting bats due to features within them and that as a result a bat emergence/re-entry survey was required for garages 1, 2, 7 and 12-17.
- 10.24 A nocturnal emergence survey was undertaken on 2nd June 2021, no bats were recorded from the buildings surveyed, as such the site was considered of negligible importance to roosting bats. Low levels of foraging and commuting were observed and the site was considered of low importance for foraging and commuting, mitigation was recommended in respect of this in the form of bat box/tile provision, native species planting and minimising the impact from artificial lighting, these can be secured by way of conditions.

11 CONCLUSIONS

- 11.1 The principle of development on this site is considered to be acceptable. The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed

by the public benefit of providing the economic viability for the conservation of the principle listed building. It is acknowledged that there will be some detrimental impact in relation to residential amenity, however this is not considered to be significantly adverse and outweighed by the renovation and reuse of these historic buildings. There are no issues regarding flood risk and highways and whilst there is a slight shortfall in parking this is considered acceptable in this town centre location. The impact in relation to ecology is to be mitigate by the provision of bat tiles and the imposition of a condition regarding external lighting. As such a favourable recommendation is forthcoming.

12 RECOMMENDATION

Grant both applications, with delegation to the Head of Planning to finalise the conditions. The following conditions are given for indicative purposes:

Conditions – F/YR20/0780/F

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the commencement of development hereby permitted, a condition survey and subsequent schedule of works and repair specification (including a methodology statement for installing and updating services and full details of the eastern boundary wall) will be required for the whole of the site along with a scheme for the timetable and completion of refurbishment works to 11-13A High Street, Chatteris shall be submitted to and approved in writing by the LPA. Thereafter the works shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with Policy LP18 of the Fenland Local Plan 2014.</p>
3	<p>Notwithstanding the details submitted, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of development for all elements of the site and submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance Policy LP18 of the Fenland Local Plan 2014</p>
4	<p>The development hereby approved shall be finished externally in materials as detailed on the approved plans.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.</p>
5	<p>Prior to the commencement of the development hereby permitted, precise details of all new joinery, including windows and doors and repairs to shop fronts, 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 works shall then be undertaken in</p>

	<p>accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance Policy LP18 of the Fenland Local Plan 2014</p>
6	<p>Notwithstanding the details submitted, prior to the commencement of the development hereby permitted, precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to 11-13A High Street shall be required to be submitted to and approved in writing by the LPA. The development shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with Policy LP18 of the Fenland Local Plan 2014</p>
7	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason: In order to preserve the special architectural and historic character of the Chatteris Conservation Area in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
8	<p>The bat tiles detailed on drawing 13HS/13F and 13HS/14F shall be provided prior to the occupation of units 1 and 2 and thereafter be retained in perpetuity.</p> <p>Reason – to mitigate the impact of the loss of the existing outbuildings and enhance roosting opportunities, in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
9	<p>Prior to the first occupation of the development hereby permitted, an external lighting (in accordance with the recommendations of section 6.1 of the Bat Survey Report dated 24/6/2021, Ref: P4133.3.1) and security scheme shall be submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - To minimise the impact of the development on foraging and commuting bats and to ensure that the site meets the crime prevention guidelines in accordance with Policies LP17 and LP19 of the Fenland Local Plan 2014.</p>
10	<p>The bin store detailed on drawings OSLP 2 B, 13HS/11F and 13HS/13F shall be provided prior to the first occupation of the development hereby permitted and retained in perpetuity.</p> <p>Reason – To ensure that adequate facilities for the storage and collection of waste are provided, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>Prior to the first occupation of the development hereby permitted a management and maintenance plan for the shared/public areas (including landscaping and lighting) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with</p>

	<p>the specified schedule contained therein.</p> <p>Reason: To ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 and that the development is adequately maintained, managed and serviced in accordance with Policy LP16 of the Fenland Plan 2014.</p>
12	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:</p> <p>2.A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:</p> <p>(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.</p> <p>(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and</p> <p>(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in</p>

	particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.
13	<p>No development shall commence on site until such time as a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:</p> <ul style="list-style-type: none"> a. Hours of on-site working; b. Parking, turning and loading/unloading areas for all construction/contractors vehicles; c. Site compounds/storage areas; d. Details of temporary site hoardings/screening/boundary treatments <p>Thereafter the details shall be implemented in accordance with the approved plan.</p> <p>Reason: In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014. This condition is pre-commencement as it is necessary to have such mitigation in place at the start of development.</p>
14	<p>Prior to the commencement of any development 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 in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.</p>
15	<p>Prior to the first occupation of the development hereby permitted the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan.</p>
16	<p>Prior to the first occupation of the development hereby permitted the vehicular access from Boadicea Court shall be hard surfaced for 5mx10m, sealed and drained away from the highway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan.</p>
17	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, including historic building recording, 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</p>

	<p>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>Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 16</p>
18	<p>Before the development hereby approved is first occupied, the proposed window to 13b indicated on drawing 13HS/006E as being obscure glazed shall be glazed with obscure glass and fixed shut to a height of no less than 1.7 metres above the floor level of the room within which it is installed and so maintained in perpetuity thereafter.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
19	<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), 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 dwellinghouse (as detailed in Schedule 2, Part 1, Class C); v) the erection of any walls, fences or other means of enclosure to all boundaries and within the site (as detailed in Schedule 2, Part 2, Class A). <p>Reasons:</p> <ol style="list-style-type: none"> 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, character of conservation area and the setting of listed buildings in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014. 2. To prevent overlooking of neighbouring properties, in the interest of the

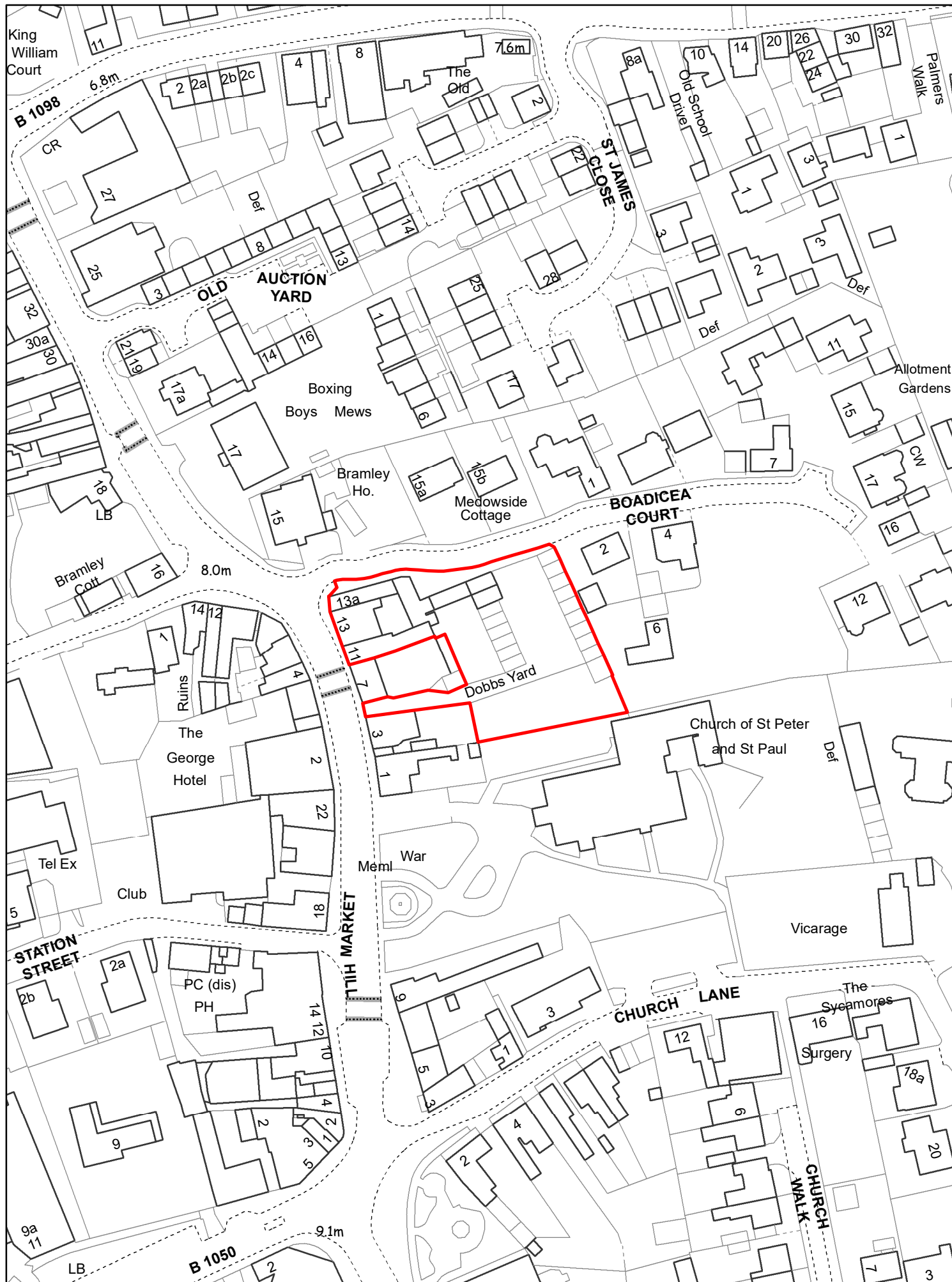
	protection of residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.
20	<p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) existing and proposed site levels b) hard surfacing, other hard landscape features and materials c) existing trees, hedges or other soft features to be retained d) planting plans, including specifications of species, sizes, planting centres number and percentage mix (this is particularly important in respect of the boundary between units 1 and 2) e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.</p> <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>
20	Approved Plans

Conditions – F/YR20/0795/LB

1	<p>The works/demolition permitted shall be begun not later than 3 years from the date of this consent.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the commencement of works hereby permitted, a condition survey and subsequent schedule of works, repair specification and schedule of materials to be used (including a methodology statement for installing and updating services and full details of the eastern boundary wall) will be required for the whole the site and shall be submitted to and approved in writing by the LPA. Thereafter the works shall then be undertaken in accordance with the approved details</p> <p>Reason - In order to preserve the special architectural and historic character of the</p>

	<p>site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
3	<p>Notwithstanding the details submitted, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of works for all elements of the site and submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
4	<p>Prior to the commencement of the works hereby permitted, precise details of all new joinery, including windows and doors and repairs to shop fronts, 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 works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
5	<p>Notwithstanding the details submitted, prior to the commencement of the works hereby permitted, precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to 11-13A High Street shall be required to be submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
6	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason: In order to preserve the special architectural and historic character of the ** and/or in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
7	<p>No works or demolition to which this consent relates shall commence until a programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The works or demolition shall only be carried out in accordance with the approved scheme.</p>

	Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 16
8	Approved Plans



Created on: 07/09/2020

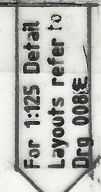
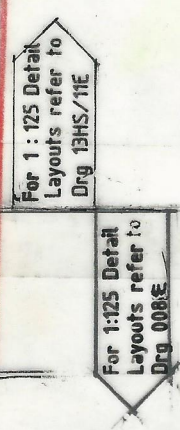
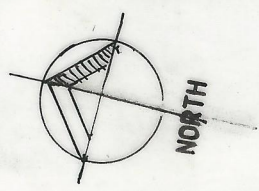
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BOADICEA COURT



OVERALL SITE LAYOUT PLAN AS PROPOSED

41, 13, 13A and DOBBS YARD
HIGH STREET CHATTERIS PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

1: 200 at A3	07/20	OSLP-2	B
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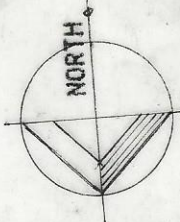
PROPOSED GROUND FLOOR LAYOUT PLAN
1 : 125 at A3

PROPOSED GND FL

11, 13, 13A & DOBBS YARD
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE AND EXTEND

1 : 125 at A3 04/2019 13HS/008 F

AMENDED:
A- 10/19
B- 02/20
C- 04/20
D- 06/20
E- 11/20
F- 02/21



EXISTING VEHICULAR & PEDESTRIAN RIGHT OF WAY

HIGH STREET

public pathway

Grid mesh base

COMMUNAL
LAWN AREA
continues drwg 11

Combined foul & surface
water drainage system

Existing Yew trees retain

COMMUNAL BARBQ AREA
AND COVERED FACILITY

Existing Sycamore

MH 4101 IL 438

1500 Foul

MH 3105 IL 147

1500 combined

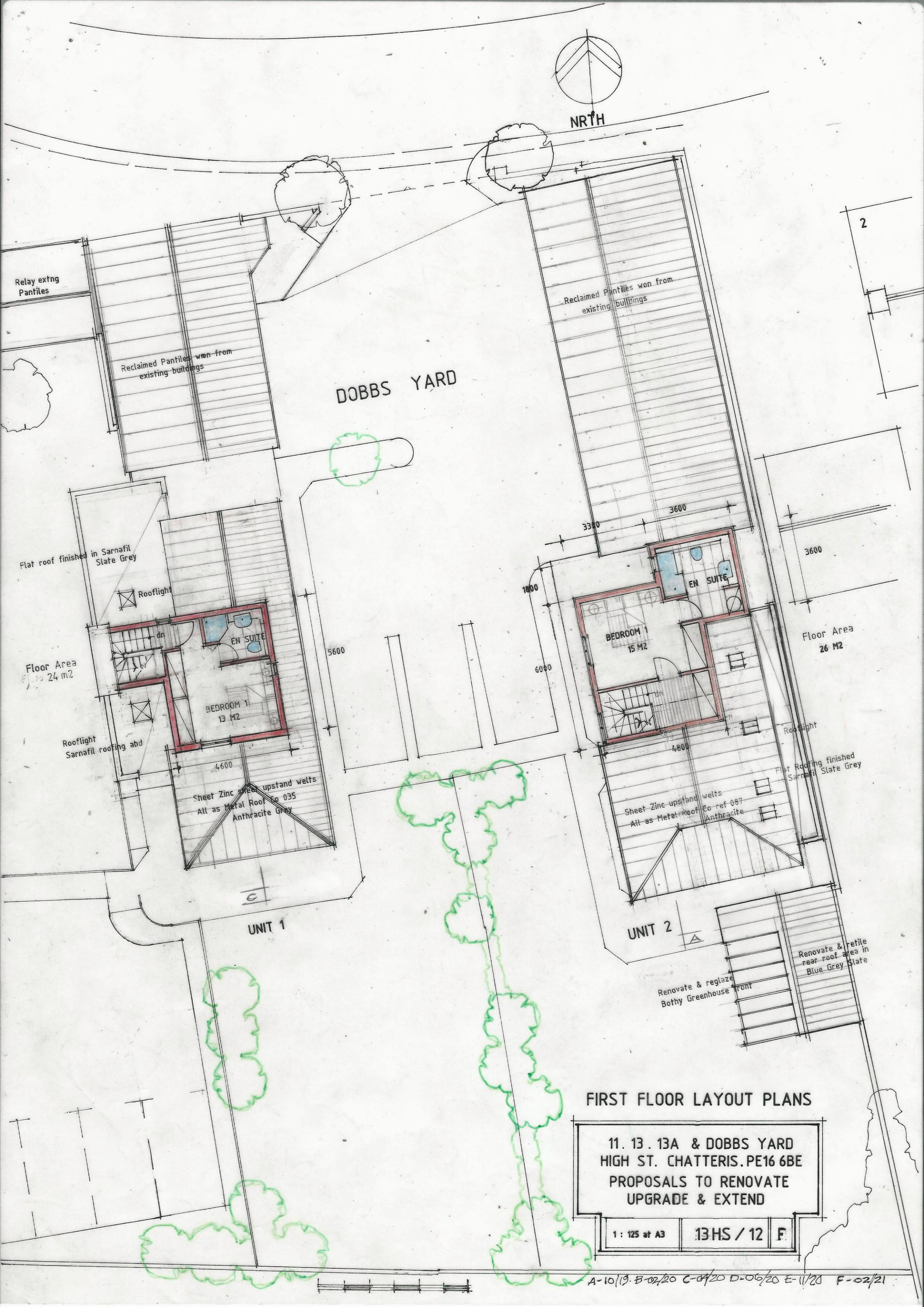
HIGHWAYS ADOPTION BOUNDARY DEMARKATION

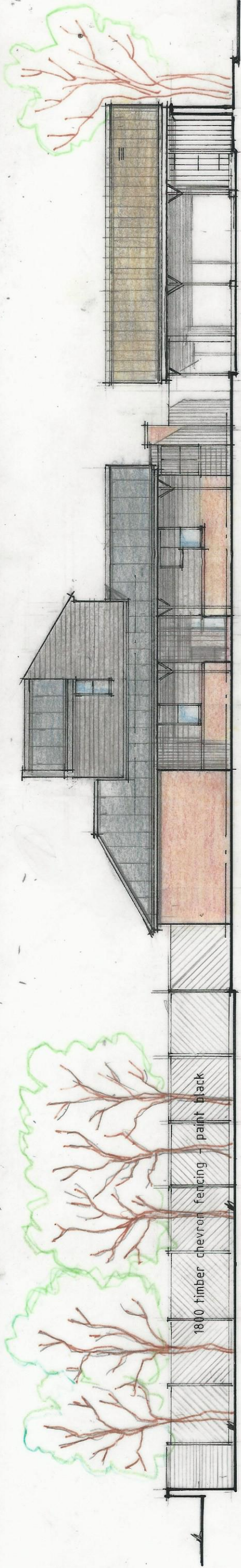


GROUND FLOOR LAYOUT PLANS

11. 13. 13A & DOBBS YARD
HIGH ST. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE & EXTEND

1: 125at A 3 13HS / 11 F

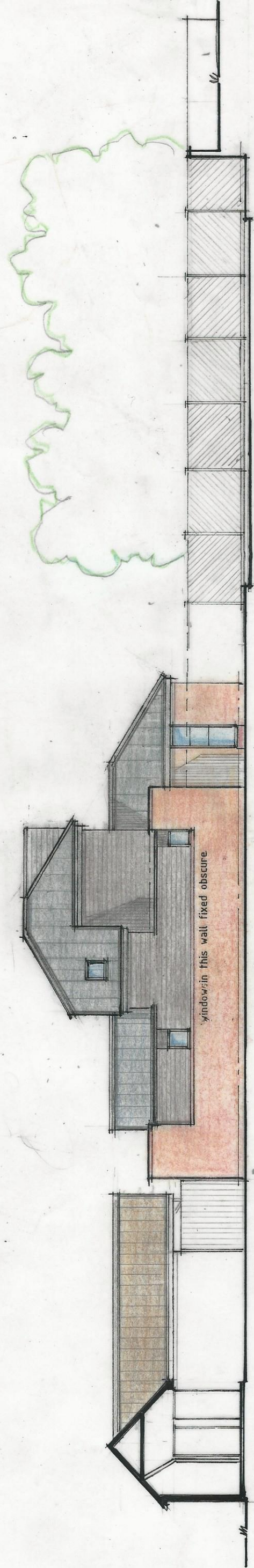




DOBBS YARD

UNIT 1 - EAST -

GARDEN AREA



PARKING AREA OFF ACCESS RIGHT OF WAY

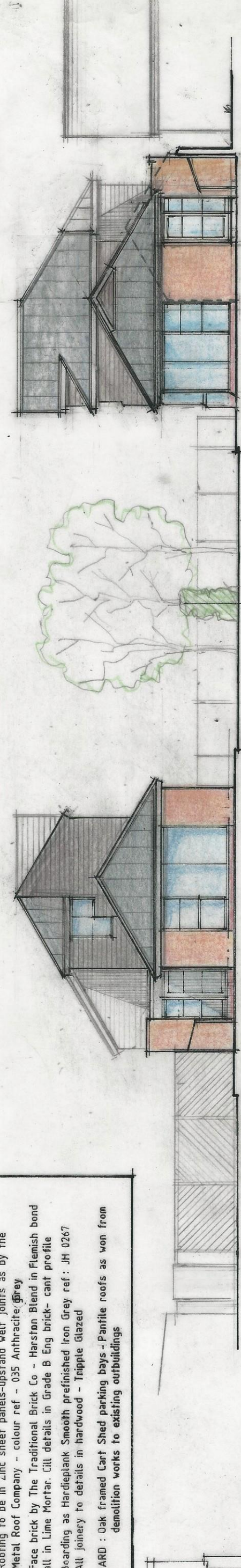
UNIT 1 - WEST -

MATERIALS : Rainwater Goods in metal square profile precoloured to match roofing

UNIT 1

Roofing to be in Zinc sheet panels-upstand welt joints as by the Metal Roof Company - colour ref - 035 Anthracite/Grey
Face brick by The Traditional Brick Co - Harston Blend in Flemish bond all in Lime Mortar. Cill details in Grade B Eng brick- cant profile
Boarding as Hardieplank Smooth prefinished Iron Grey ref: JH 0267
All joinery to details in hardwood - Tripple Glazed

DOBBS YARD : Oak framed Cart Shed parking bays - Pantile roofs as won from demolition works to existing outbuildings



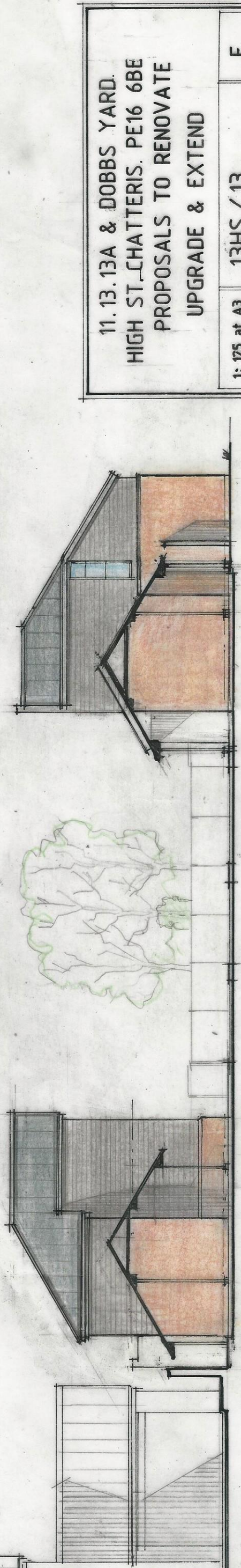
PARKING AREA

UNIT 1

- SOUTH -

UNIT 2

existing Bothy omitted



UNIT 2

DOBBS YARD NORTH

UNIT 1

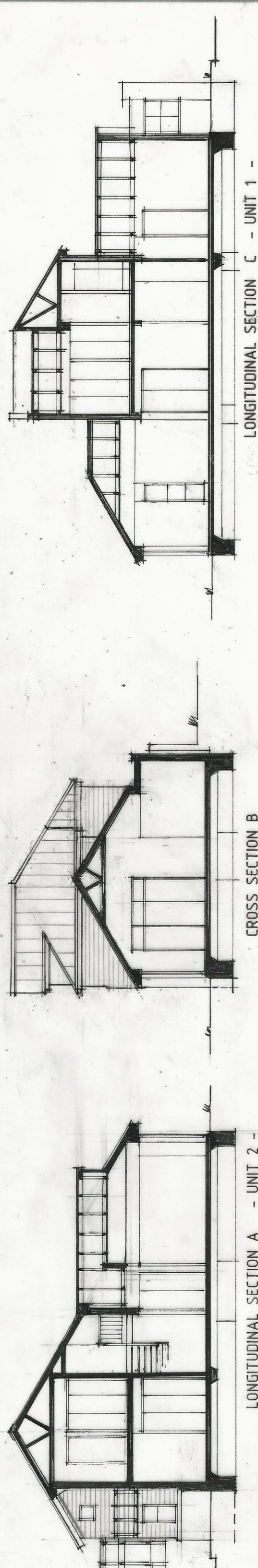
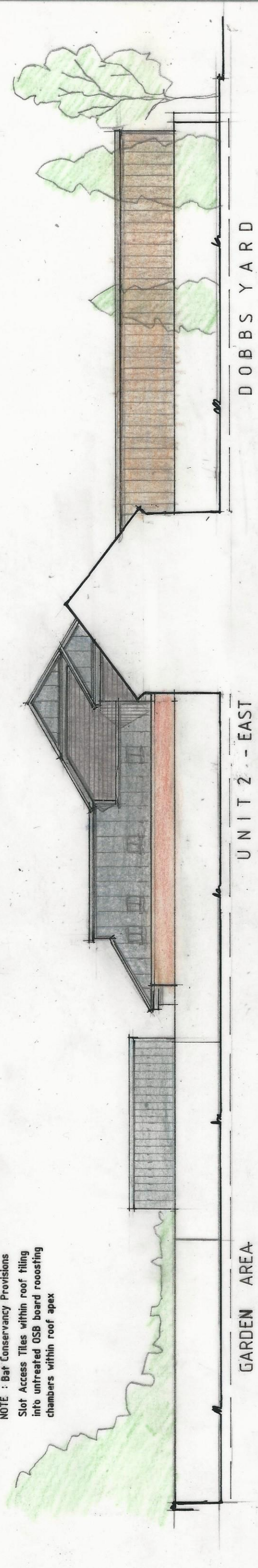
11.13.13A & DOBBS YARD.
HIGH ST.CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE & EXTEND

1: 125 at A3	13HS / 13	F
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A-15/19. B-02/20 C-04/20 D-06/20 E-11/20 F-02/21



NOTE : Bat Conservancy Provisions
Slot Access Tiles within roof filing
into untreated OSB board roosting
chambers within roof apex



MATERIALS :

- Rainwater Goods square profile zinc as Roofing to match in colour
- Roofing to be Zinc sheet panels - upstand welt joints all as :
- Metal Roof Company - colour ref 087 - Anthracite
- Face brick as Crest Brick Co - Old Saxon Blend - lime colour mortar
- in Flemish Bond - Cill Details in Grade B Eng brick - Cant profile
- Boarding details as Hardieplank Smooth prefinished cementitious -
- colour - Anthracite JH 0259 - Joinery as details - Triple Glazed
- DOBBS YARD : Oak Framed Cart Shed Parking Bays -
- Pantile Roofing won from extng Outbuildings demolitions

11.13.13A and DOBBS YARD
HIGH STREET - CHATTERIS .PE16 6BE
PROPOSALS TO RENOVATE
UBGRADE & EXTEND

1 : 125 at A3	13 HS / 14	F
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GENERAL FASCIAES RENOVATION

ROOF: It will be necessary to treat the entire roof as one entity and will as such require:

complete and careful removal of all existing plain tiles

the complete renovation & upgrade of all struct elements associated with full & proper reinstatement of the reclaimed plain tiles with all and any shortfall utilising matching old plain tiles and in general located to the rear elevations

WALLS & JOINERY:

All walls currently decorated are to be cleaned and made good with all surfaces re-decorated to match

11: The original shop facade has long since gone. It is proposed therefore to revamp to details & provide a smaller scale facade as 13A detail.

13: The current facade conceals a major portion of the original and is to be removed and original details enhanced and renovated including column details

13A: The current plastic fascias are to be removed in entirety. Old photos show there to be large quarter-pane detail to both ground & first floor levels. Detailing to emulate those period fascias as existed as from late 19th C to approx mid 20th C is to be provided & agreed

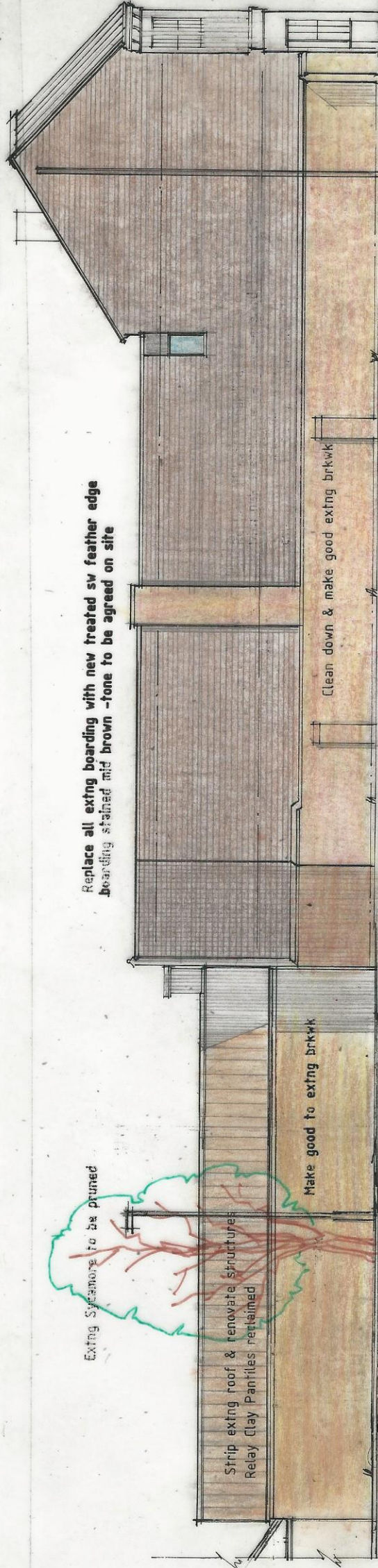
WINDOWS: All existing sash windows are to be renovated & retained, and the use of Monoglass & Histoglas would enhance thermal values



Replace extg boarding with new feather edge mid brown - tone to be agreed on site



HIGH STREET - WEST -



Extg Sycamore to be pruned

Strip extg roof & renovate structures
Relay Clay Pan tiles retained

Make good to extg brkww

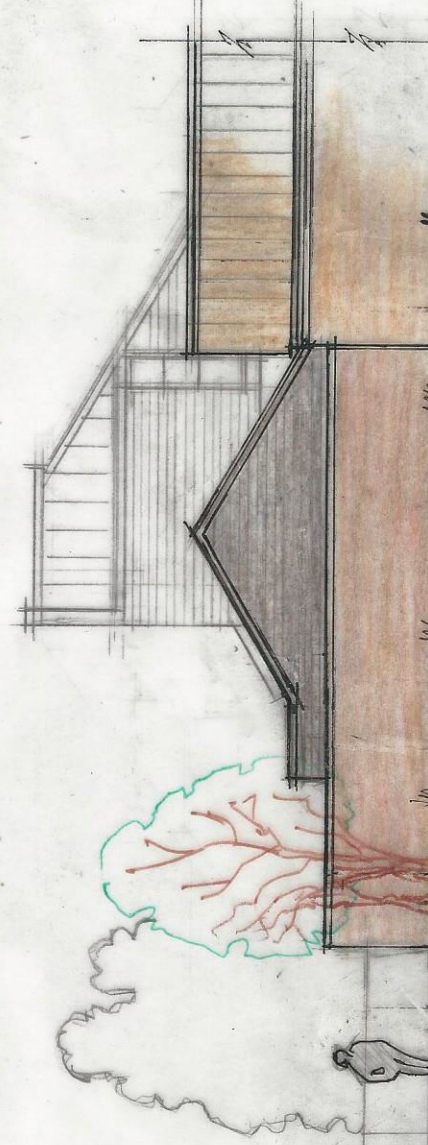
Clean down & make good extg brkww

Replace all extg boarding with new treated sw feather edge
Boarding stained mid brown - tone to be agreed on site

REAR - EAST -



SIDE - NORTH - part one -



PROPOSED ELEVATIONS 1.

11, 13, 13A & DOBBS YARD
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

1 : 125 at A3

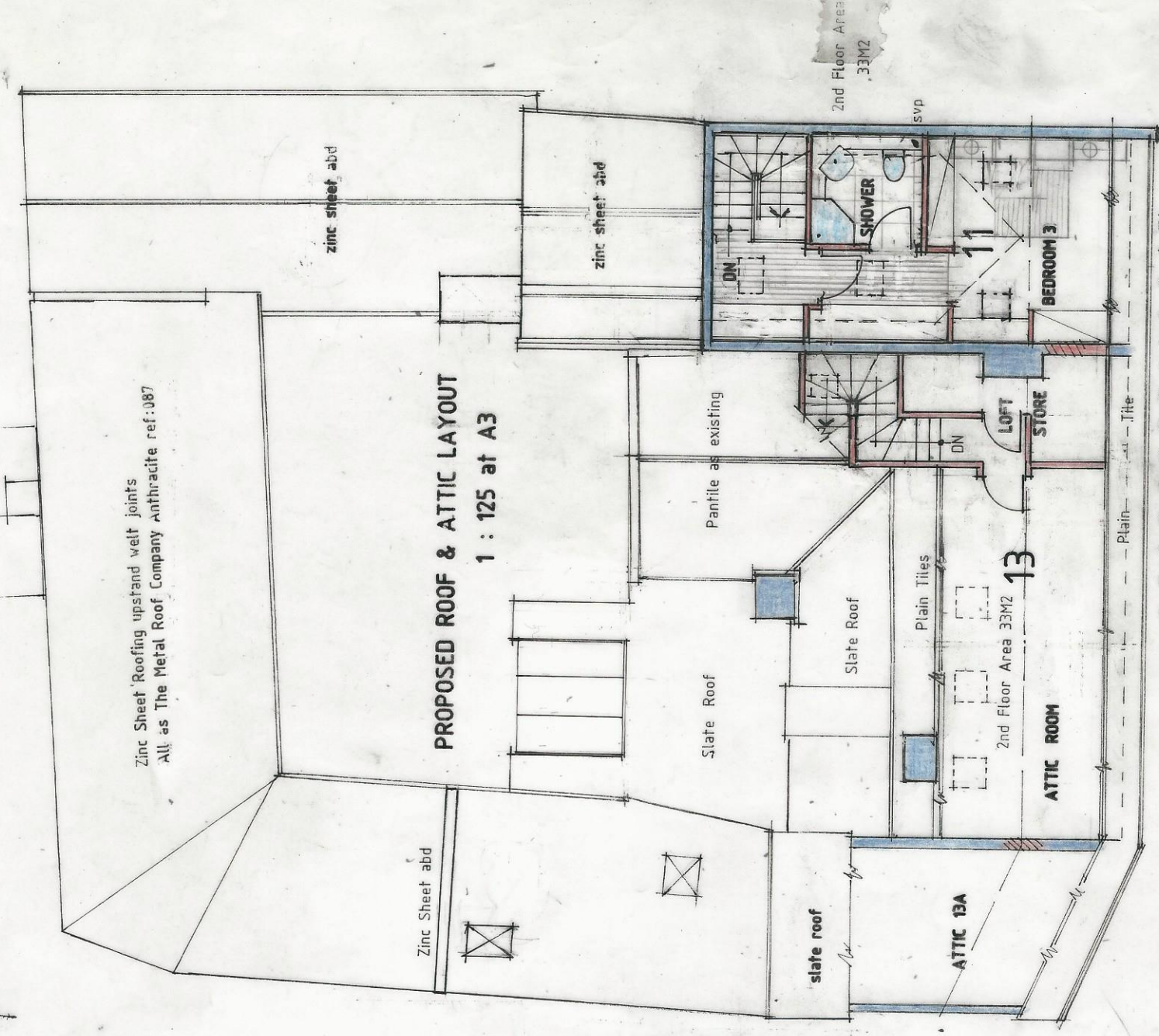
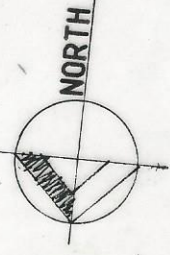
04/2019

13HS / 005

F

Amended:
A - 10/19
B - 02/20
C - 04/20
D - 06/20
E - 11/20
F - 02/21

SIDE - NORTH - DOBBS YARD - part two



HIGH STREET

PROPOSED 1st & 2nd FL

Amended
A-10/19
B-02/20
C-04/20
D-06/20
E-11/20

11, 13, 13A & DOBBS YARD -
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

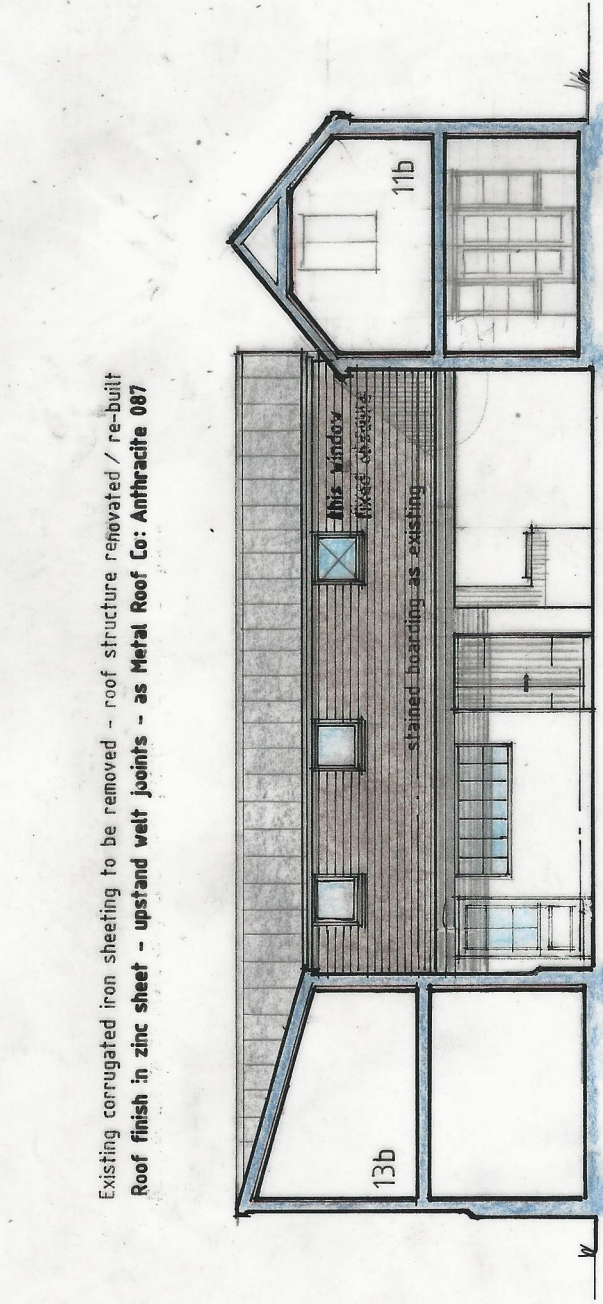
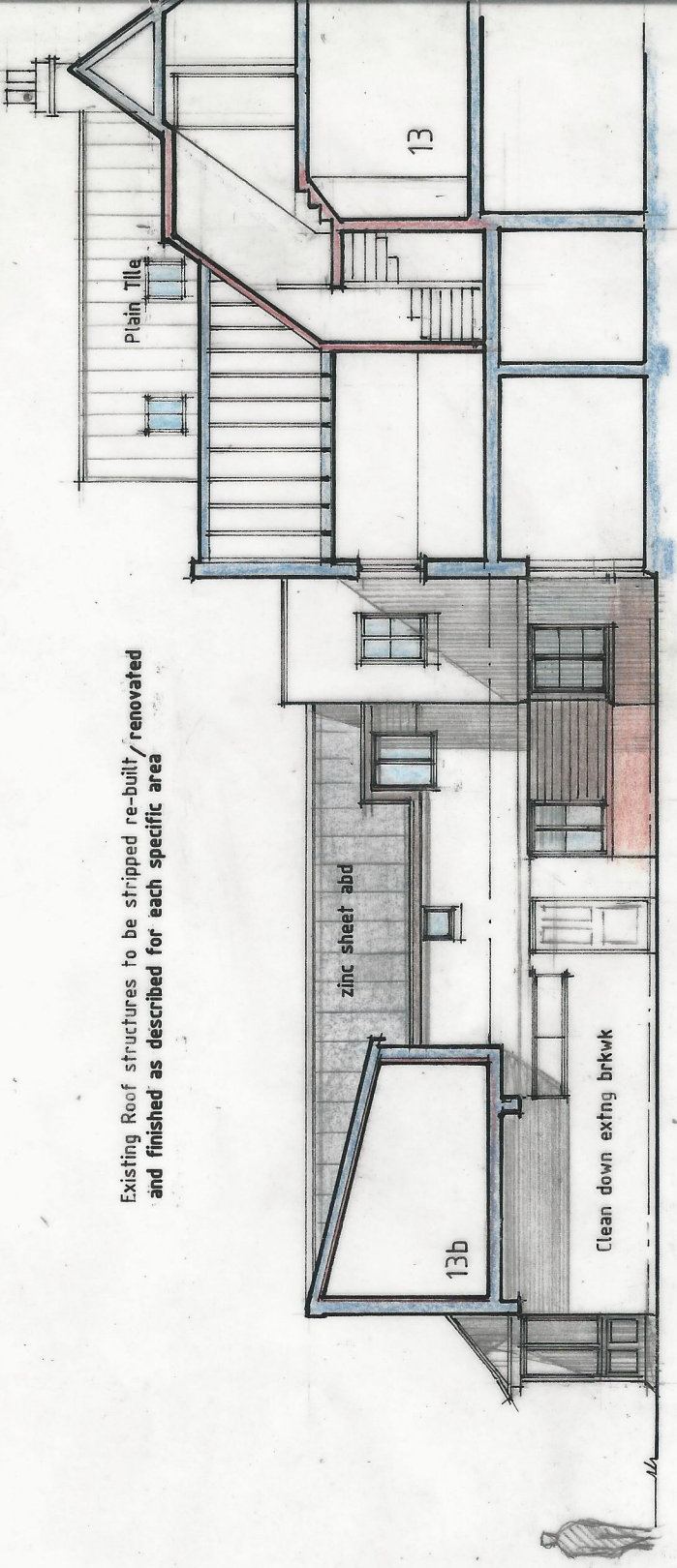


- EAST -

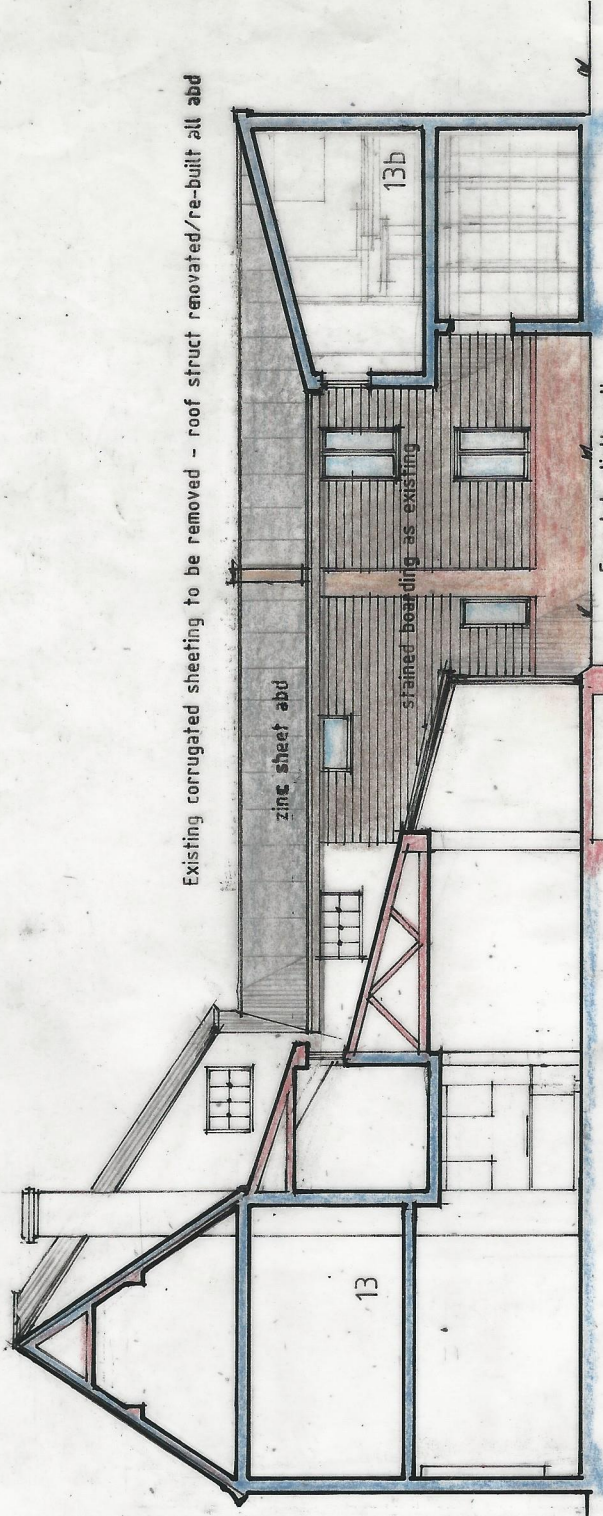
All new face brk'w and renovation work to be in Flemish Bond - lime mortar - Crest Brick Co: Old Saxon Blend

PROPOSED INNER COURTYARD ELEVATIONS 1:125 at A3

- NORTH -



- WEST -



- SOUTH -

PROPOSED ELEVATIONS.2.

11, 13, 13A & DOBBS YARD -
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

Amended: A-10/19
B-02/20
C-04/20
D-06/20
E-11/20

1:125 at A3

04/2019

13HS/0006

E