F/YR21/1015/F

Applicant: GKL Residential Developments Ltd Agent: Ms Kate Wood Eddisons Barker Storey Matthews

Former Coach House, London Road, Chatteris, Cambridgeshire

Conversion of existing building to form 1 x dwelling (2-storey 3-bed) involving the erection of a single-storey rear extension, raising the roof height of the existing single-storey element and demolition and rebuilding of the northern gable

F/YR21/1017/LB

Applicant: GKL Residential Developments Ltd Agent: Ms Kate Woods Eddisons Barker Storey Matthews

Former Coach House, London Road, Chatteris, Cambridgeshire

Internal and external works to a curtilage listed building including the erection of a single-storey rear extension, raising the roof height of the single-storey element and demolition and rebuilding of the northern gable, to form 1 x dwelling (2-storey 3-bed)

Officer recommendation: Refusal of both applications

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The proposal seeks listed building consent and full planning permission for the change of use and alteration of the Coach House to form a 2-storey, 3-bed dwelling.
- 1.2 The northern gable wall is to be demolished and re-built, existing openings are to be retained and re-used, the roof of the single-storey element is to be raised by 900mm with the introduction of a half hip detail and 4 rooflights, a single-storey extension is proposed to the rear linking to the car port approved under F/YR19/0355/F and the wider redevelopment beyond.
- 1.3 The principle of conservation led regeneration by conversion to residential is wholly supported, the harm identified in relation to residential amenity is in this case considered to be outweighed by the re-instatement of windows in the original openings and the conversion of this heritage asset and there are no issues to address regarding parking and highways, flood risk or ecology.
- 1.4 However, the proposed development is considered to cause 'less than

substantial harm' to the heritage asset due to:

- The overall scale of the proposed alteration and extension (increased ridge height and rear extension) reducing the architectural subservience of the coach house to that principal listed building
- The total loss of a fully barrel-vaulted ceiling (which is a significant and integral part of the character and significance of the building in its relationship to the principal listed building)

No clear and convincing justification has been submitted to evidence that there is sufficient public benefit in the current proposal that could be weighed against the identified harm, particularly when a when a minimum intervention option exists.

- 1.5 Given this clear conflict with the relevant policies it is considered that to grant the applications would be indicative of a failure by the Council to fulfil its duties under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, particularly as there has not been any material change between the refusal of F/YR19/0705/F and F/YR19/0706/LB and the current applications
- 1.5 Consequently, the recommendation is to refuse the applications.

2 SITE DESCRIPTION

- 2.1 The site is a listed former Coach House to 22 London Road (Grade II listed) with a hardstanding area to the rear. The site forms part of the former Travis Perkins site, which has been vacant approximately 3 years and lies within Chatteris Conservation Area.
- 2.2 No.22 and the remaining commercial site has been granted planning permission and listed building consent (F/YR19/0355/F and F/YR19/0356/LB) for the erection of 6 x single storey dwellings, change of use of the office building (No.22) to a 2storey 5-bed dwelling involving part demolition of and alterations to the Listed Building and demolition of warehouses and outbuildings at the rear of the site.
- 2.3 The Coach House faces onto London Road with the site access between it and No.22 (to the north). It is a part single storey gault brick structure with a 2-storey loft element, most likely built as coach house and/or stables, with roofs of Welsh slate. There are door openings only to the rear (west) elevation. Three semi-circular, or Diocletian windows to the ground floor east elevation (road) and two to the ground floor west elevation have stone cills and red and gault brick surrounds. Those on the east elevation have been blocked in. The north end bay has been partially demolished and rebuilt with Fletton bricks in order to widen the access for commercial vehicles entering and leaving the yard in the later 20th century and would likely have had a further window. The loft section of the building includes two semi-circular cast iron windows to the first floor, also under contrasting red and yellow 9 inch brick header arched openings with stone cills to both the east and west elevations.
- 2.4 The coach house retains several internal features, including surviving lath and lime plaster barrel vaulted ceilings, and a wooden stair to the loft, with sack slide. A small fireplace still exists in the north end bay, but has been blocked in and the chimney lost when the coach house was shortened and the gable end rebuilt. Metal mesh ventilation screen is in situ at the ceiling apex and supports the suggestion of its use for livestock. The barrel vaulted ceiling in a mid-19th century

utilitarian and ancillary structure is an unusual and notable feature of the building. The shapes of the ceilings form an important part of the history of this building.

- 2.5 There appear to have been two access points historically onto London Road. However, only the northern one has been used for a number of years. The southern boundary of the site is made up of the northern elevational wall of No 24 London Road. Within this wall are two ground floor and one first floor window which overlook the site.
- 2.6 The site is within Chatteris Conservation Area and is situated within a residential area. It sits between the associated principal Grade II listed building of 22 London Road and the 3-storey Grade II listed building of 24 London Road. On the opposite side of the road are the 2-storey properties of 43-45 London Road, 3-storey 41 London Road and the 2-storey Grade II listed building of 39 London Road.

3 PROPOSAL

- 3.1 The proposal seeks listed building consent and full planning permission for the change of use and refurbishment of the Coach House to form a 2-storey, 3-bed dwelling.
- 3.2 The northern gable wall is to be demolished and re-built, existing openings are to be retained and re-used, the roof of the single-storey element is to be raised by 900mm with the introduction of a half hip detail and 4 rooflights, a single-storey extension is proposed to the rear linking to the car port approved under F/YR19/0355/F and the wider redevelopment beyond.
- 3.3 Accommodation comprises a bedroom with en-suite, lounge, dining room, kitchen, WC, boot room and hall and ground floor level and 2 bedrooms, study, bathroom and walk in cupboard at first-floor level.
- 3.4 Full plans and associated documents for these applications can be found at:

F/YR21/1015/F:

F/YR21/1015/F | Conversion of existing building to form 1 x dwelling (2-storey 3bed) involving the erection of a single-storey rear extension, raising the roof height of the existing single-storey element and demolition and rebuilding of the northern gable | Former Coach House London Road Chatteris Cambridgeshire (fenland.gov.uk)

F/YR21/1017/LB:

F/YR21/1017/LB | Internal and external works to a curtilage listed building including the erection of a single-storey rear extension, raising the roof height of the single-storey element and demolition and rebuilding of the northern gable, to form 1 x dwelling (2-storey 3-bed) | Former Coach House London Road Chatteris Cambridgeshire (fenland.gov.uk)

4 SITE PLANNING HISTORY

F/YR21/3086/COND	Details reserved by Conditions 2 (Archaeology), 4 (Brickwork), 5 (Joinery), 6 (front boundary wall/railings), 7 (Rainwater Goods), 8 (Contamination), 9 (Construction Management Plan), 10 (Levels), 12 (Landscaping) and 14 (Drainage) of planning permission F/YR19/0355/F, and Details reserved by Conditions 2 (Brickwork), 3 (Joinery), 4 (Plaster Finishes), 5 (front boundary wall/railings), 6 (Rainwater Goods), 7 (Contamination), of listed building consent F/YR19/0356/LB (Erect 6 x dwellings involving partial demolition of a Listed Building, and warehouse and outbuildings)	Pending Decision
F/YR20/0586/LB	Demolition of a curtilage listed store building	Refused 29/4/2021
F/YR20/0585/F	Erect a 2-storey 4-bed dwelling involving demolition of store building	Refused 29/4/2021
F/YR19/0706/LB	Internal and external works to a curtilage listed building involving the erection of a single-storey rear extension and raising the roof height of the single-storey element to enable a change of use of the building to a 2-storey 3-bed dwelling	Refused 4/10/2019
F/YR19/0705/F	Change of use and refurbishment of existing building to form a 2-storey 3-bed dwelling involving the erection of a single- storey rear extension and raising the roof height of the existing single-storey element	Refused 4/10/2019
F/YR19/0356/LB	Works to a Listed Building to change the use of office building to 2-storey 5-bed dwelling with detached car port involving part demolition to rear	Granted 3/10/2019
F/YR19/0355/F	Erection of 6no single storey dwellings comprising of 2 x 2-bed and 4 x 3-bed; change of use of office building (LB) to 2- storey 5-bed dwelling involving part demolition of Listed Building and demolition of warehouse and outbuildings	Granted 3/10/2019

F/96/0103/F	Erection of single-storey office extension to	Granted 4/7/1996
F/0431/79/F	existing building Change of use from showroom to office and store and replacement shopfront	Granted 3/8/1979

5 CONSULTATIONS

- 5.1 Town Council Fully support
- 5.2 Cambridgeshire County Council Highways No objection..

5.3 Environment and Health (FDC) (23/9/2021)

The Environmental Health Team note and accept the submitted information submitted for listed building consent and have 'No Objections' to the proposed development as it is unlikely to have a detrimental effect on local air quality and the noise climate, or be affected by ground contamination.

5.4 Environmental Health (FDC) (30/9/2021)

The Environmental Health Team note and accept the submitted information and have 'No Objections' as has been the case with previous site associated applications, as it is unlikely to have a detrimental effect on local air quality and the noise climate.

However, as per previous comments from this service regarding the application site, owing to the historical usage details which include a farm yard and more recently a builders yard, both uses could give rise to potential ground contamination. It is therefore requested that the applicant submits a Phase 1 contaminated land assessment to determine whether those previous uses have adversely impacted on the ground condition, and if so, what remedial measures will be required to ensure that it is suitable for its intended sensitive end use.

5.5 Environmental Health (FDC) (9/2/2022)

The Environmental Health Team note and accept the latest information submitted (re-consultation) and have no adverse comments to make. Those made previously by this service (30.09.2021) are therefore still relevant at this time.

5.6 Ancient Monuments Society (17/9/2021)

Thank you for consulting the AMS on this application. We have objected to several previous proposals for the demolition of this curtilage listed building and are pleased that this application will retain and adapt the Coach House as a dwelling.

Raising the roof level of the single storey section to create habitable roof space and access to the two-storey section appears reasonable, within the context of the adjoining listed house and other buildings in the conservation area. The refurbishment and reglazing of the semi-circular C19 iron framed windows is welcomed, though we note not all shown on the CGI image provided, though are shown on the 'proposed plans'.

With regards to the rear extension, we have no objection to this in principle. However, the proposed arrangement appears to connect to the already approved houses on the rear part of the site and this would create a long linear range of buildings extending from the Coach House. This would change the subservient character and relationship of the Coach House with the original listed house. We would therefore encourage a more modern design and material palette for the extension so that it appears less 'domestic', and perhaps a bigger setback or alternative roof to the carport, to better separate and distinguish the Coach House from the rest of the development.

We note the barrel-vaulted ceiling to bay 3 was beyond repair (Section 5, Heritage Statement 2018), and will be replaced with the proposed first floor landing and bathroom. However, the fate of the ceiling to bay 1 (dining room) is unclear and this should be clarified.

In general, the proposal is now more consistent with Section 16 of the NPPF (2021). It would introduce a suitable new use to this redundant building and create a characterful and interesting new home that would sustain the curtilage listed heritage asset and enhance the character of the conservation area.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

5.7 Historic Buildings & Places (Formerly Ancient Monuments Society) (15/2/2022)

Thank you for re-consulting Historic Buildings & Places. We have commented on previous applications for this site under our former name – the Ancient Monuments Society.

We have reviewed the amended plans submitted that are available on your website. We do not wish to make any comments on this occasion and defer to the specialist advice of your Authority's Conservation Officer.

5.8 The Council for British Archaeology (27/9/2021)

Thank you for consulting the Council for British Archaeology (CBA) on the above case. Based on the information supplied with this application, we offer the following observations and advice to assist your authority in determining the application.

Summary

The CBA are broadly supportive of the proposed scheme, although we believe the schedule of works is contrary to the requirements of paragraph 199 of the NPPF. We recommend the methodology should be revised in order support the long-term future the former coach house and to best reveal its significance.

Significance

There is considerable potential to better reveal the significance of the former coach house. The 19th century brickwork detailing makes an attractive contribution to the streetscape. The building holds evidential value in its use of imported materials to the area, relating to the arrival of the railways in 1848. The construction of a finely detailed coach house on the roadside speaks of a socially aspirational 19th century status symbol, expressed by the owners of 22 London Road. As such the CBA believe the former coach house makes an important contribution to understanding the historical development of Chatteris in the 19th century. In this the former coach house makes a positive contribution to the character and appearance of the Chatteris Conservation Area.

Comments

The CBA are very pleased to see a proposed scheme for the adaptive reuse of the former coach house, having objected on a number of occasions to proposals for its demolition. We are happy to support proposals for a rear extension in order to achieve adequate living accommodation. In achieving this we echo the recommendations of The Ancient Monument Society that a distinct contemporary design would be beneficial in adding a contemporary phase of development to the site which should be clearly legible from the historic structure.

The CBA note from the schedule of works that accompanies this application that it does not follow a conservation led methodology and entails considerable demolition as opposed to repair. It also involves the introduction of a lot of impermeable building materials; concrete footings, blockwork walls and steel beams. The common long-term consequences of introducing these 20th century materials into pre-1914 buildings are preferential movement and decay of the original fabric, which exhibits much less rigid properties. Repair of old buildings is best executed using 'like for like' materials. We do not believe the schedule of works meets the requirements of paragraph 199 of the NPPF (revised July 2021, previously paragraph 193) to give "great weight" to the building's conservation. We note that conservative repair is proposed for the barrel vaulted ceiling above the dining room, employing a specialist subcontractor. We support this approach and would like to see it elsewhere in the building too. We note the heritage value of this house is likely to be a substantial contributing factor in its appeal to future buyers and that well executed conservation of its historic fabric will greatly enhance its historic charm and best reveal its significance.

Recommendations

The CBA welcome this application to adapt the former coach house into a residential dwelling. We believe the adaptive reuse of this structure will better reveal its significance and contribution to the Chatteris Conservation Area, as well as creating an attractive entrance to the further residential development in the old yard behind this building. However, we are concerned that the currently proposed schedule of works is not in keeping with the appropriate conservation of a listed building and that the long-term consequences of some of the interventions would cause the historical components of the building to preferentially decay. We believe this should be revised in order to meet the requirements of paragraph 199 of the NPPF.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

5.9 The Council for British Archaeology (17/2/2022)

Thank you for re-consulting The Council for British Archaeology (CBA) about the above case. Based on the additional information supplied with this application, we offer the following observations and advice to assist your authority in determining the application.

This application has altered very little from the previous submission in August 2021. Our position on these proposals is therefor much the same as we stated in our letter of 27th September 2021. The crux of which is around the necessity for a conservation led methodology towards any buildings works at the application site.

We note and agree with the comments made by your LPA's Conservation Officer, Claire Fiddler, regarding the optimum viable use for this former coach house to be a 2-bedroom dwelling, as opposed to a 3-bedroom dwelling. The existing structure would comfortably accommodate 2 bedrooms so achieving 2 bedrooms would require a much reduced level of intervention with the significant fabric and plan form of the existing building. This would better meet the requirements of paragraphs 197, 199, 200 and 202 of the NPPF.

We therefore recommend that a residential conversion of the former coach house into a 2- bedroom dwelling should be required by your LPA and pursued by the applicants. In terms of viability of this scheme, we note that this building forms part of a bigger redevelopment scheme within the blue line boundary of the site and should be considered within this context.

5.10 Conservation Officer (FDC) (5/10/2021)

This application concerns works to the curtilage listed coach house to No. 22 London Road https://historicengland.org.uk/listing/the-list/list-entry/1125994. The scheme proposes the erection of a single storey rear extension and raising the roof height of the single storey element of the coach house to enable a change of use of the building to a 2 storey, 3 bed dwelling. Further schemes on the plot relate to the conservation of the principal dwelling, bringing it back into residential use as a family dwelling (F/YR19/0356/LB) and residential development of the wider site (F/YR19/0355/F). Both have been granted permission.

Previous planning applications on the red line site of the coach house only, include the change of use from a show room to an office and store, including replacement shop front (F/0431/79/F), the erection of a single storey office extension (F/96/0103/F) and an application to widen the existing entrance and rebuild the gable end to the coach house (CU/68/27/D). In respect of the current scheme, pre-application advice was provided under 18/0121/PREAPP, which advised that it would be more appropriate to convert the coach house to a one, or possibly twobedroom dwelling, rather than three, and that it would be important to retain those features which give it its character and architectural interest as a coach house, including its scale, barrel vaulted ceilings, side stair with sack slide and king post. for example. Advice also stated that regardless of the condition of the ceiling, it ought to be retained as a significant feature of the building, which was in situ at the time of listing. Repair or like-for-like replacement is an approach that would be supported. Despite this advice, an application was submitted to erect a single storey rear extension and raise the roof height of the single storey element of the coach house to create a 2 storey, 3 bed dwelling under F/YR19/0705/F and F/YR19/0706/LB. The applications were refused on grounds of harm to and loss of important internal heritage assets and along with the proposed external works would result in substantial harm to the designated heritage assets (the principal dwelling of 22 London Road), the coach house itself and the conservation area. It was not felt that sufficient justification for the level of harm had been made when an alternative proposal of a one- or two-bedroom unit would have removed many aspects of that harm.

A subsequent application was then submitted for the total demolition of the coach house and its replacement with a new build 4-bed house under F/YR20/0585/F and F/YR21/0586/LB, and contrary to the pre-application advice previously offered and again reiterated under the response to the 2019 applications. The 2020 applications were refused on grounds that the total demolition of the listed coach house would amount to substantial harm and total loss of significance of the coach house in addition to the harm to the setting of the principal listed building (22 London Road) and harm to the character and appearance of the conservation area. The submitted documentation also failed to acknowledge that the coach house was a heritage asset and as such did not accurately describe or assess the impact of its demolition. Sufficient evidence or justification for the demolition was not proved; the optimum viable use not explored, and no public benefits were demonstrated to support a new build over the conservation and conversion of the coach house were offered. The applications therefore were wholly contrary to policy.

With regards to the application now submitted, 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.

Comments are made with due regard to Section 16 of the National Planning Policy Framework, (July) 2021, specifically, paragraphs 8, 195, 196, 197,199, 200, and 202. The following comments are made:

To the south of 22 London Road, lies the coach house which is the subject of this application. It falls within the curtilage of the principal listed dwelling and is therefore covered by the grade II designation and is contemporaneous in date to the principal dwelling. The architectural and historic interest of the coach house has now been clearly articulated in the heritage statement and in comments provided by the conservation officer under F/YR19/0356/LB, so it is not felt that it is necessary that they are repeated here.

The application now submitted is extremely similar to that previously submitted but have evolved slightly to reflect a slight reduction in the proposed roof height to that which was previously submitted. The previous application proposed to raise the roof height of the single storey element of the coach house by 1125mm, whereas the current application proposes an increase of 900mm.

The Design and Access Statement submitted with the application states that the earlier applications for the conversion and extension of the building were refused as a result of conflict between the desirability of a simpler conversion and the ability to achieve a conversion in a way that is financially viable. A viability assessment has therefore been provided.

However, it is not clear whether the viability assessment has been considered in terms of a 'whole site' assessment (taking into account the conversion of the principal dwelling and the development of the former builder's merchant's yard), or whether it considers the viability of the red line plot of the current application only. The viability of the proposed scheme could have very different readings depending on which assessment has been made and may have an impact on the outcome of this application. The viability assessment should also be seen in the context of statement under paragraph 1.5 of the Preamble of the 4th May 2019 Heritage Statement that 'taken together, both applications (F/YR19/0355/F – F/YR19/0356/LB and F/YR19/0705/F – F/YR19/0706/LB) demonstrate that... the development...has been designed as a single entity'. It would therefore seem inconsistent to consider the viability of the coach house as a stand-alone development.

Furthermore, it is also stated in the Viability Assessment (June 2021) that the site has been vacant for approximately three years, during which time it has been owned by the current owner. It is therefore hoped that the condition of the coach house was taken into account at the time and reflected accordingly in the purchase price. This is in the context of paragraph 196 of the NPPF which states that 'where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage assets should not be taken into account in any decision.

The fact that no maintenance or temporary works to make the building wind and weather tight have been undertaken during the period of current ownership may be viewed as neglect and this, taken with paragraph 196 of the NPPF would impact on the outcome of the viability assessment. Furthermore, it is noted that the costs of the new-build single storey element amount to £36,290. This is the element that was previously objected to and therefore, it is unclear what the difference of costs would be for a like-for-like reinstatement. The application states that there is an awkward junction between the single storey element and the two-storey element, but it is unclear why this is awkward and how, or if it is impacting on the building. If it is a question of rainwater run off an improved depth of gutter may be all that is required to address the issue.

It was previously stated under earlier advice and comments that the combination of both a single storey extension to incorporate a kitchen diner and an increased in roof pitch would tip the balance of the subservient scale of the building in relation to the principal dwelling and that this amounted to harm without clear and convincing justification. Given the questions raised above (under point 9) with regards to the context of the viability assessment and paragraph 196 of the NPPF, it is still felt that no clear and convincing justification has been offered to illustrate that a 2-bed conversion retaining the existing ridge height is not viable, in the context of paragraph 195 of the NPPF which states that significance of the asset should be taken into account when considering the impact of a proposal...to avoid or minimise any conflict; and paragraph 202 of the NPPF which states that harm should be weighed against the public benefits, including its optimum viable use. It is not clear, that given the queries raised under point 9, that an optimum viable use cannot be achieved with 2 bedrooms as opposed to 3, with a study and walk in cupboard.

The case remains that whilst the principle of conservation led regeneration by conversion to residential is wholly supported, and that on balance the proposal amounts to less than substantial harm, it is still not felt that there is clear and sufficient justification that there is sufficient public benefit in a 3 bedroom conversion over and above a 2 bedroom conversion, where a 2-bed conversion could be accommodated within the existing structure and roof line (with a single storey extension for the kitchen/diner area).

Furthermore, the schedule of works and submitted drawings raise further questions.

i. Drawing 362/09/Rev A, existing and proposed roof plans, appears to indicate a flat valley with fully hipped detail, whereas the elevation drawing 362/08/Rev G elevation C-C indicates a lower ridge than is currently existing, rising in a halfhipped detail. This is aesthetically awkward and raises the question of accessibility in the roof space from the north end, into the existing south two storey element, if the ridge height is in fact lowered from its current position. If it can indeed be lowered to this height, it further raises the questions of the necessity of raising the ridge height to the proposed level.

ii. It is preferable to retain the existing ridge height as previously stated. However, if the application in its current state is approved, it should be amended to improve this detail, and it would look more architecturally correct if the proposed roof line could be dressed into the two-storey roof.

iii. There is reference across submitted drawings and the proposed computergenerated street scene to refurbished and re-glazed 19th century cast iron windows, however photographs do not indicate the survival of any windows, so it is not clear if these are in situ behind boards internally, or whether these are proposed reclaimed items. They are referred to as 'existing' in the schedule of works, but the materials are also specified as being 'bespoke by a specialist supplier'. Clarification is therefore required.

iv. It is noted that the existing stair with sack slide is to be repaired, refurbished and altered to accommodate its new position. It is felt that an alternative layout could potentially retain the staircase in its current position with a more minimal intervention, however, its reuse supported over and above its total loss.

v. The same drawings and images also omit the alternate red and gault brick arch detail above the windows. It is not clear if this is an omission to the drawing, or whether it is an intention to remove the detail and create a larger window opening. The arches should be retained.

vi. Drawing 362/06/Rev E refers to a flat ceiling above the WC/Bootroom. However, the ceiling is actually a 'camp ceiling', that is pitched on the sides like an attic and flat across the top. Drawing should therefore be clarified.

vii. The schedule of works refers to the removal of 'gable end brickwork and break up and remove foundation underneath'. It is not specified which gable end this refers to, or clarifies the extent of removal, or its necessity. Clarification is therefore required.

viii. Concerns are raised regarding the introduction of dpm, insulation and concrete to single skin brick walls, timber void or earth floors. If poorly detailed, or bridged, the introduction of these modern fabrics and methods of dealing with moisture can lead to damp.

It is noted that modern materials are being introduced in order to convert this structure into a residential dwelling. Given that the building was not previously used for residential use, there are no historic finishes to be retained or conserved bar the barrel vault and camp ceilings. Therefore, as a clear differentiation of use and era, modern materials are on balance acceptable in this instance in order to accommodate a viable use, provided that the applicant is satisfied that the introduction of these materials will not impact on the ability of the historic fabric to function in the evaporation of moisture, as this may impact on the long-term sustainability and maintenance of the structure. Alternative modern hygroscopic materials are available and would need to be used in conjunction with suitable insulation materials. This is advisory only.

In conclusion, it is felt that a concern remains over the overall scale of the proposed conversion, with the extension and raised ridge height taken together, and how this increased scale (coupled with the previously approved development scheme for the yard) does amount to harm to the setting and therefore significance of the principal dwelling, by reducing its sense of subservience.

Much harm is justified by the return of the whole site to an optimum viable use. However, whilst the proposed ridge height is now 900mm as opposed to the previous 1125 mm, and so may be considered as a minimal alteration, it results in an awkward roof junction and a wholesale loss of a fully barrel vaulted ceiling internally, which is a significant and integral part of the character and significance of the building. The token curved ceiling in the proposed scheme does not reflect the scale or characteristic of the original feature. Furthermore, it has not been demonstrated that a 2-bed conversion, with minimal impact on the fabric and scale of the coach house, is not equally viable when taken in the context of the site as a whole, and with regard to paragraphs 195, 196 and 202 of the NPPF. It would therefore seem as though the proposal is still contrary to policy and has not been sufficiently altered to overcome the objections previously raised under the 2019 application.

It is therefore recommended that the application should be amended to reflect the consistent advice put forward.

If however, the application is approved in its current form, an amendment should still be sought to improve the half-hipped detail of the proposed raised ridge height and its relationship with the two storey element of the coach house as suggested under point 12.ii.

Drawings should be amended to address concerns raised under paragraph 12 and ensure consistency of detailing.

Should the application be approved, the following conditions should apply:

LB Roof – Materials and Samples

i. Notwithstanding the submitted plans hereby approved, the roof shall be covered using Welsh Slate to match the existing in size, colour and coursing. No development above ground level shall take place until samples of the slate to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to preserve the special architectural and historic character of the listed and listed structure and the character and appearance of the conservation area 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.

LB Roof - Alterations

ii. Prior to the commencement of works, a drawing at a scale of no smaller than 1:20 scale showing details of the alterations to the historic roof structure required to form the new junction between the two roofs shall be submitted to and agreed in writing by the Local Planning Authority. All existing roof timbers capable of reuse

will be retained. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to preserve the (special architectural and historic character of the listed building and) the character and appearance of the conservation area 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.

LB – Rainwater Goods

iii. Rainwater goods shall be cast iron, finished black with half round gutters and set on rise-and-fall brackets (or fixed to rafter feet) and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any rainwater goods. The approved rainwater goods shall be retained as such thereafter.

Reason: In order to preserve the special architectural and historic character of the listed building 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.

LB/CA – Samples of Materials

iv. No development shall take place until samples of all external facing materials including shortfall replacement bricks stone sills, lintels, paving etc) to be used have been submitted to or inspected on site by the Local Planning Authority's Conservation Officer, or representative and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to preserve the special architectural and historic character of the listed building 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.

LB/CA – Mortar Mixes and Brick Bonds

v. Prior to the commencement of development, details of mortar mixes and brick bonds 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.

Reason: In order to preserve the special architectural and historic character of the listed building 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.

This is a pre-commencement condition to ensure that the building is constructed in an appropriate manner in the interests of the importance of the Listed Building/CA.

LB/CA – Window Cross Sections

vi. Prior to the commencement of development, cross section drawings at a scale no smaller than 1:5 and elevation drawings at a scale no smaller than 1:10 of all new windows and doors, including details of glazing, glazing bars, sills, lintels and finish shall be submitted to, and agreed in writing by the Local Planning Authority. This includes clarification on the existing/refurbished 19th century cast

iron windows, in which case samples/originals should be viewed on site. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to preserve the special architectural and historic character of the listed building 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.

This is a pre-commencement condition to ensure that the building is constructed in an appropriate manner in the interests of the importance of the Listed Building/CA.

LB/CA - Rooflights

vii. Details of new rooflights, including their depth in relation to the roof plane, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The rooflights shall be of traditional appearance and include a central glazing bar. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to preserve the special architectural and historic character of the listed building 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.

LB/CA – External Services Etc

viii. 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. (To this end, it may improve the appearance of the street fronting elevation if the downpipe (and drain) is repositioned to fall in front of a brick pier, rather than centrally down the middle bay.)

Reason: In order to preserve the special architectural and historic character of the listed building 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.

This is a pre-commencement condition to ensure that the works preserve and enhance the building in an appropriate manner in the interests of the importance of the Listed Building/CA.

5.11 Conservation Officer (FDC) (15/2/2022)

These comments are in response to a further consultation on the above proposal, which clarifies the extent of rebuilding to the west gable wall – information which was omitted from earlier submissions.

The clarification does not result in a material change to the application and therefore does not alter my previous comments or position. For reference, those comments are dated 5th October 2021 and comments in response to 18/0121/PREAPP, F/YR19/0705/F and F/YR19/0706/LB, and F/YR20/0585/F and F/YR20/0586/LB are also relevant.

In considering whether to grant listed building consent, special regard shall be 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.

In considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be 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 the 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.

Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2021. In particular, paragraphs 195 (to avoid or minimise harm when considering the impact of a proposal on a heritage asset), 196 (that deliberate neglect resulting in a deteriorated state of an assets should not be taken into account in any decision), 197 (parts a, b and c), 199 (great weight given to the asset's conservation), 200 (clear and convincing justification for harm) and 202 (the harm be weighed against public benefit) are relevant. The following comments are made:

The position remains that the overall scale of the proposed alteration extension (increased ridge height and rear extension), along with the total loss of a fully barrel-vaulted ceiling (which is a significant and integral part of the character and significance of the building in its relationship to the principal dwelling) amounts to less than substantial harm to the significance of the principal dwelling. Under paragraph 195 of the NPPF it was repeatedly advised that to minimise or avoid that harm, a 2-bed conversion would be welcome which would negate the need for an increase in ridge height but allow an extension to the rear. This advice has been discounted by the applicants.

The position remains that the less than substantial harm must be weighed against public benefit of the proposal including securing its optimum viable use. Paragraph 015 of the Government advice on the Historic Environment defines 'optimum viable use' as "the one likely to cause least harm to the significance of the asset". Furthermore, the optimum viable use "may not necessarily be the most viable one".

Given that an optimum viable use could be found by residential conversion within the existing footprint, or indeed with the proposed single storey extension to the rear, it remains that no clear and convincing justification has been submitted to illustrate that there is sufficient public benefit in the current proposal that could be weighed against the identified harm. The 'benefit' in this case results in a bathroom, a study and a walk-in cupboard, all of which have a useable head height in less than half the floor space provided. It is questioned therefore if this amounts to sufficient benefit, public or otherwise, to justify such an alteration to a listed building, when a minimum intervention option exists. This is contrary therefore to both paragraphs 200 and 202 of the NPPF. It has been illustrated to the applicants that an alternative scheme could be developed which minimises the harm arising from a conversion. To approve anything over and above this would not take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, contrary to paragraph 197 a) of the NPPF.

It should be noted that paragraph 197 b, (the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability) can be met with a proposal that would also meet the requirements of paragraph 195 (that of avoiding or minimising conflict between conservation and a development proposal).

It is considered that the current proposal to increase the ridge height and create a half-hip, results in an awkward junction and detail that results from an unnecessary alteration, once that would not likely be designed under normal circumstances, and which results in an aesthetic that detracts from both the coach house and the principal listed dwelling and does not make a positive contribution to local character and distinctiveness. The proposal is therefore contrary to paragraph 197 c) of the NPPF.

It is noted that the condition of the building, due to its neglect during the ownership of the building should not be taken into account in this application under paragraph 196 of the NPPF.

It is therefore shown that this application remains contrary to policy and support of the application would be contrary to S.16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Should the application be approved in its current form, it should be noted that queries and inconsistencies remain on the submitted plans: Only one section has been provided. This does not clarify the relationship of the connection between the proposed new ridge height with half-hip detail and the existing two storey element. The 'link point' is in fact lower than the existing ridge height. It is not clear that this is high enough to gain access comfortably through to the existing two storey element.

Drawing 362/06/Rev E now superseded by 362/06/Rev F still refers to a flat ceiling. This is a camp ceiling and should be retained as such. A condition requiring section drawings across each bay prior to development may negate the need for further delay.

It is however, noted that amendments have been made. The following point should therefore be noted for the sake of consistency:

Drawing 362/09/Rev A has now been superseded by 362/09/Rev B and the detail corrected showing a half-hip, which now tallies with the correct elevation drawing 362/08/Rev H (elevation C-C).

Should the application be approved in its current form the conditions noted under earlier comments should apply.

It may be appropriate to stipulate a further condition to ensure create a recording of the building to a Level 2 (Historic England Building Recording Levels) in accordance with paragraph 205 of the NPPF.

5.12 Local Residents/Interested Parties

10 supporting comments have been received (2 from London Road, 1 from Wood Street, 6 from Tithe Road and 1 from Honey Lane, all Chatteris) in relation to the following:

- Benefit the area, is currently an eyesore and subject to anti-social behaviour
- Proposal enhances, is sensitive, sympathetic and key to the development of the wider site
- Represents the best that could be achieved with the building in its current condition
- Design well considered

1 objection has been received (from New Road, Chatteris), in relation to the following:

- Share concerns of Conservation Officer and national amenity societies
- Fails to overcome the previous reason for refusal and there has been no significant change in circumstances
- Contrary to Policies LP16/LP18 and NPPF paras 194-197
- Approving the application would be a direct violation of the code of conduct

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 Built Form – B2 Movement – M3 Nature – N3 Homes and Buildings – 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
- LP5 Meeting Housing Need
- 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
- 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

Chatteris Conservation Area Appraisal and Management Strategy 2008

- 8 KEY ISSUES
 - Principle of Development
 - Heritage, Design and Visual Amenity
 - Residential Amenity
 - Highways/parking
 - Ecology
 - Flood Risk

9 BACKGROUND

- 9.1 Pre-application advice was provided in relation to the site which concluded that the principle of residential conversion for the coach house was supported, but that a one, or two bed dwelling would be feasible, rather than a three bedroom and three bathroom conversion which would result in the loss of internal features and an unacceptable change of scale and subservient relationship with the principal dwelling. This was re-iterated in subsequent email correspondence.
- 9.2 Full planning and listed building applications were submitted contrary to this advice under F/YR19/0705/F and F/YR19/0706/LB for conversion to a 2 storey, 3 bed dwelling. These applications were refused for the following reasons:
 - 1. The proposal will result in the loss of heritage assets and new works which would result in substantial harm to the designated assets, namely No 22 London Road, the curtilage listed Coach House and also the Conservation Area. The proposal is therefore considered to be contrary the NPPF paragraphs 193-196, Policies LP16 and LP18 of the Fenland Local Plan 2014 and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - 2. The change of use of the rear yard to residential curtilage/ rear has the potential to impact detrimentally on the existing occupiers of No 24 and future occupiers of the converted Coach House, through overlooking, noise disturbance and lack of privacy. The proposal is therefore considered to be contrary to Policy LP2 and

LP16 which seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers

9.3 Alternative proposals for a one or two-bedroom conversion were again suggested as potentially acceptable schemes.

Subsequent applications for the total demolition of the coach house and its replacement with a 4-bed dwelling were submitted under F/YR20/0586/F and F/YR20/0586/LB and were refused for the following reasons:

1. Policies LP16 and LP18 of the Fenland Local Plan, paragraphs 189 and 193-196 of the NPPF 2019, C2 of the NDG 2019 seek to protect and enhance heritage assets.

The total demolition of this listed building, is considered would amount to substantial harm and total loss of significance in addition to harm to the setting of the principal listed building (22 London Road) and Chatteris Conservation Area in which these are situated.

The submitted documentation fails to acknowledge that the building in question is a heritage asset and as such does not accurately describe or assess the impact of its demolition. It does not provide sufficient evidence or justification for the demolition, the optimum viable use of the coach house has not been explored and no public benefits for the total demolition of a heritage asset and its replacement with a new dwelling over its conservation and conversion have been articulated. As such the proposal is contrary to the aforementioned policies.

2. Policies LP2, LP15, LP16 (d & e) and LP18 of the Fenland Local Plan 2014, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, chapters C1, C2, I1 and B2 of the National Design Guide 2019 and para 127 of the NPPF 2019 seek to ensure that proposals protect and enhance heritage assets, create high quality environments and make a positive contribution to the local distinctiveness and character of the area, do not adversely affect residential amenity and provide sufficient on-site parking.

The site is located in a prominent and sensitive location, the proposed dwelling is a pastiche of the adjoining listed buildings, which fails to protect or enhance surrounding heritage assets or make a positive contribution to the character of the area. The proposal fails to provide sufficient, useable on-site parking provision. It is overall not considered to create a high quality environment and fails to take opportunities to minimise harm. As such the proposal is considered contrary to the aforementioned policies.

9.4 The applications now submitted are extremely similar to that previously submitted for conversion (F/YR19/0705/F and F/YR19/0706/LB) but have evolved slightly to reflect a slight reduction in the proposed roof height to that which was previously submitted. The previous application proposed to raise the roof height of the single storey element of the coach house by 1125mm, whereas the current application proposes an increase of 900mm, it is also proposed to demolish and rebuilding the northern gable wall and the applications have been accompanied by a viability assessment.

10 ASSESSMENT

Principle of Development

- 10.1 The site is part of a brownfield site within the built framework of Chatteris where new housing development can be supported (Policy LP3). The site is within a mainly residential area and the wider, former commercial site, has obtained planning permission for residential development. As such the redevelopment and reuse of the site for residential purposes can be generally supported.
- 10.2 This is however subject to the heritage assets being protected and or enhanced and there being no significant issues in respect of residential or visual amenity, design, parking, highways, ecology or flood risk.

Heritage, Design and Visual Amenity

- 10.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to have special regard to the desirability of preserving a listed building, or any of its features, when considering whether to grant Listed Building Consent. Furthermore, in deciding whether to grant planning permission which affects a listed building or its setting, the Council has a legal duty to have special regard to preserving a listed building or its setting; and in deciding whether to grant planning permission for development in a conservation area, the Council has a legal duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 10.4 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF 2021, C1, C2, I1, and B2 of the NDG 2021 are also relevant.
- 10.5 The coach house is a statutorily protected building by virtue of its curtilage association with 22 London Road (Section 1 (5) of the Planning (Listed Building and Conservation Area) Act 1990) and as such is afforded the same protection as the principle building. It was a functionally subservient building to No. 22, and of largely contemporaneous date. It served the main house as a coach house, is an important surviving example within Chatteris, and highlights the status of the principal building by its proximity to it and by presenting a formal face to the town. It also references its former functional role within a wider farmstead or agricultural yard to the rear. This in turn recalls the agricultural heritage and economy of the town, and adds considerably to the character and appearance of the conservation area, as well as to the setting and understanding of the principal listed building.
 - 10.6 Paragraph 195 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
 - 10.7 Paragraph 197 of the NPPF states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 10.8 Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 10.9 Paragraph 200 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.
- 10.10 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.11 Whilst the principle of conservation led regeneration by conversion to residential is wholly supported, the increase in height of the single-storey element is considered to result in an aesthetically awkward and incongruous roof design, the extension and link to the wider development to the rear results in continuous built form, as such the overall development alters the subservient nature of the coach house resulting in an adverse impact on the character of the area, the setting of surrounding heritage assets and significance of the principal listed building. Furthermore, the scheme results in the total loss of a fully barrel-vaulted ceiling (which is a significant and integral part of the character and significance of the building in its relationship to the principal listed building). It is acknowledged that reference is made in relation to a proposed barrel vaulted ceiling, however with the increased height and proposed rooflights it is clear that this is tokenistic in nature and in no way representative of the existing ceiling. Under paragraph 195 of the NPPF it was repeatedly advised that to minimise or avoid that harm, a 2-bed conversion would be welcome which would negate the need for an increase in ridge height but allow an extension to the rear which on its own may be on balance acceptable. This advice has been discounted by the applicants.
- 10.12 The harm to heritage assets identified is on balance considered less than substantial, and in such cases this harm must be weighed against public benefit of the proposal including securing its optimum viable use. Paragraph 015 of the Government advice on the Historic Environment defines 'optimum viable use' as "the one likely to cause least harm to the significance of the asset". Furthermore, the optimum viable use "may not necessarily be the most [financially] viable one". It is acknowledged that the application is accompanied by a viability assessment, however this does not take into account the wider development and as such does not provide clear and convincing justification for the identified harm.
- 10.13 Given that an optimum viable use could be found by residential conversion within the existing footprint, or indeed with the proposed single storey extension to the rear, it remains that no clear and convincing justification has been submitted to illustrate that there is sufficient public benefit in the current proposal that could be weighed against the identified harm. The 'benefit' in this case results in a bathroom, a study and a walk-in cupboard, all of which have a useable head height in less than half the floor space provided. It is questioned therefore if this amounts to sufficient benefit, public or otherwise, to justify such an alteration to a listed building, when a minimum intervention option exists. This is contrary therefore to both paragraphs 200 and 202 of the NPPF.

- 10.14 It has been illustrated to the applicants that an alternative scheme could be developed which minimises the harm arising from a conversion. To approve anything over and above this would not take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, contrary to paragraph 197 a) of the NPPF.
- 10.15 It should be noted that paragraph 197 b of the NPPF, (the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability) can be met with a proposal that would also meet the requirements of paragraph 195 of the NPPF (that of avoiding or minimising conflict between conservation and a development proposal).
- 10.16 It is considered that the current proposal to increase the ridge height and create a half-hip, results in an awkward junction and detail that results from an unnecessary alteration, once that would not likely be designed under normal circumstances, and which results in an aesthetic that detracts from both the coach house and the principal listed building and does not make a positive contribution to local character and distinctiveness. The proposal is therefore contrary to paragraph 197 c) of the NPPF.

Residential Amenity

- 10.17 To the north of the site is the principal listed building of 22 London Road, this is presently vacant however planning permission has been granted under F/YR19/0355/F to change the use of this to a 5-bed dwelling. The proposed dwelling is located 6m away from No.22. There is potential for overlooking of the garden serving No.22 from the rooflights in the rear of the proposed conversion and into the small side windows to the living room and bedroom from the side bedroom window in the proposal, however this would not be direct and as such is not considered significantly detrimental. There is potential for additional overshadowing due to the orientation of the proposal to the south and the increased height, however due to the separation distance this is not considered to be significantly adverse.
- 10.18 To the front (east) of the site on the opposite side of the road is the 3-storey detached dwelling of 41 London Road and the 2-storey terraced properties of 43 and 45 London Road. The proposal is located approximately 13m from No.41 and 10m from No.s 43 and 45 (building to building). It is acknowledged that there will be some additional overlooking of these properties due to the re-instatement of the windows in the coach house, however the relationship is as many of the existing properties on London Road and the distances are such that this is not considered to be significantly detrimental.
- 10.19 To the south of the site is the detached, 3-storey dwelling of 24 London Road, this is also a Grade II listed building. There is one ground floor window (kitchen) and 2 first-floor windows (bathroom and en-suite) in the northern side elevation which face towards the site. The proposal is located approximately 3.5m from No.24. There would be some additional overlooking as a result of the proposed conversion from the reinstated first-floor windows to No.24 are obscure glazed and the proposed rooflights, the first-floor windows to No.24 are obscure glazed and the overlooking would not be direct, hence this is not considered to be significantly adverse. A fence is proposed to separate the garden of the proposed dwelling from the side wall (and therefore ground floor window) of No.24 which removes the previous reason for refusal in this regard. This does however result in a strip of land that may not be maintained. A condition could be imposed in relation to the

provision and retention of the boundary treatment and maintenance of this land given the prominent and sensitive location.

- 10.20 To the rear of the site is currently a vacant yard, however planning permission has been obtained for 6 dwellings and plot 3 would be to the rear of the site. There are no windows in the side elevation of plot 3 which face towards the site and the dwelling itself is separated from the application site by the car port. The location of the first-floor windows serving bedroom 2 to the rear would result in direct overlooking of the garden serving plot 3 at a distance of only approximately 7.5m and there is also potential for overlooking from the proposed rooflights, the windows serving bedroom 2 appear to be relatively high level (though no section has been provided for this element) and whilst this relationship would usually be unacceptable, in this case the harm created is considered to be outweighed by the re-instatement of windows in the original openings and the conversion of this heritage asset.
- 10.21 The proposal is afforded approximately a third of the plot for private amenity space, in accordance with Policy LP16(h), though it is acknowledged some of this would be unusable if the second parking space is utilised. There will be some overlooking from Nos. 41, 43 and 45 opposite, however the relationship is as many of the existing properties on London Road, and the distances are such that this is not considered to be significantly detrimental. There is direct overlooking by 2 first-floor windows in the side of No.22, however the impact on the private amenity area is mitigated to some degree by the presence of the single-storey link extension.
 - 10.22 Details in relation to bin storage and collection arrangements have not been provided, however these could be secured by way of a condition.

Highways/parking

- 10.23 The site utilises the access approved under F/YR19/0355/F and the Highways Authority have no objections to the proposed scheme.
- 10.24 The carport/parking area is as approved under F/YR19/0355/F (which at present remains extant) and as such these are considered acceptable, conditions can be imposed as necessary to ensure the access and parking are provided.

Ecology

- 10.25 The applications have been accompanied by a Bat, Bird and Barn Owl survey, undertaken in August 2020, which found no evidence of either species.
- 10.26 Recommendations have been made in respect of the provision of bat and bird boxes and a bat friendly lighting scheme and could be secured by condition.

Flood Risk

10.27 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 will be considered under Building Regulations; accordingly there are no issues to address in respect of Policy LP14.

11 CONCLUSIONS

11.1 Whilst the principle of conservation led regeneration by conversion to residential is wholly supported, harm identified in relation to residential amenity is in this case considered to be outweighed by the re-instatement of windows in the original

openings and the conversion of this heritage asset. There are no issues to address regarding parking and highways, flood risk or ecology.

- 11.2 However, the proposed development is considered to cause 'less than substantial harm' to the heritage asset due to:
 - The overall scale of the proposed alteration and extension (increased ridge height and rear extension) reducing the architectural subservience of the coach house to that principal listed building
 - The total loss of a fully barrel-vaulted ceiling (which is a significant and integral part of the character and significance of the building in its relationship to the principal listed building)

No clear and convincing justification has been submitted to evidence that there is sufficient public benefit in the current proposal that could be weighed against the identified harm, particularly when a when a minimum intervention option exists.

11.3 Given this clear conflict with the relevant policies it is considered that to grant the applications would be indicative of a failure by the Council to fulfil its duties under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, particularly as there has not been any material change between the refusal of F/YR19/0705/F and F/YR19/0706/LB and the current applications

12 RECOMMENDATION

Refuse for the following reasons:

F/YR21/1015/F

1 Policies LP2, LP16 and LP18 of the Fenland Local Plan, paragraphs 130, 195, 197, 199, 200 and 202 of the NPPF 2021, C2 of the NDG 2021 seek to protect and enhance heritage assets, avoid adverse impacts and provide a positive contribution to local character and history.

Whilst the principle of conservation led regeneration by conversion to residential is wholly supported, the increase in height of the single-storey element is considered to result in an aesthetically awkward and incongruous roof design, the extension and link to the wider development to the rear results in continuous built form, as such the overall development alters the subservient nature of the coach house resulting in an adverse impact on the character of the area and therefore the setting of surrounding heritage assets and significance of the principal listed building. The harm to heritage assets identified is on balance considered less than substantial, and in such cases this harm must be weighed against the public benefit of the proposal including securing its optimum viable use, no clear and convincing justification has been submitted to evidence that there is sufficient public benefit in the current proposal that could be weighed against the identified harm, particularly when a when a minimum intervention option exists. The development is therefore considered contrary to the aforementioned policies.

F/YR21/1017/LB

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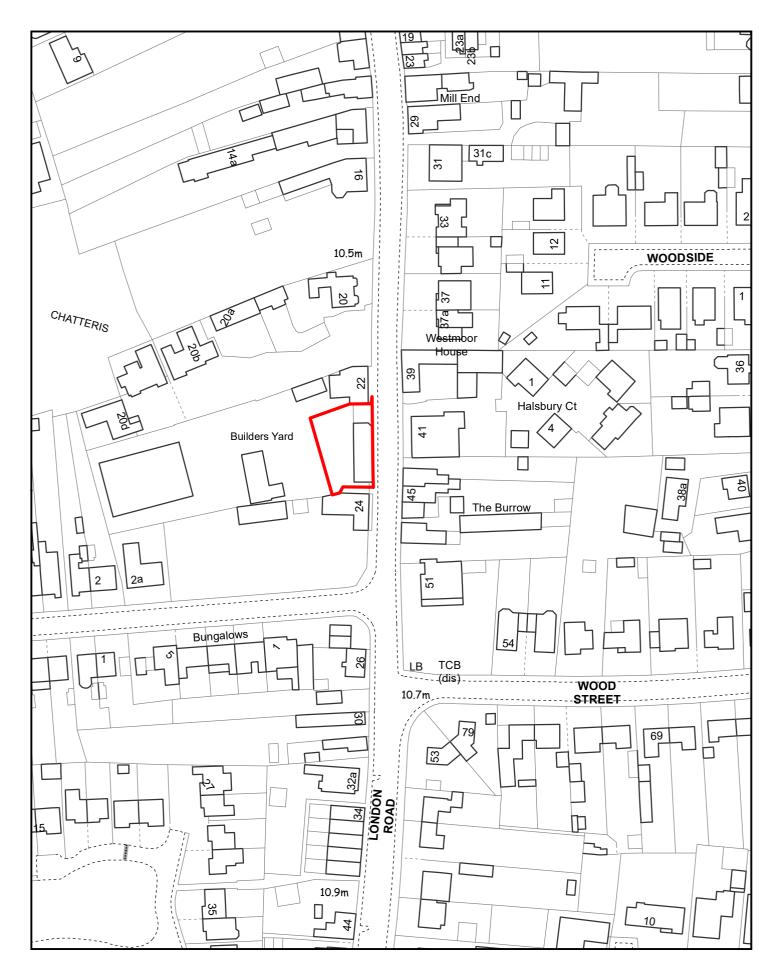
Policies LP16 and LP18 of the Fenland Local Plan, paragraphs 195, 197, 199, 200 and 202 of the NPPF 2021, C2 of the NDG 2021 seek to protect and enhance heritage assets, avoid or minimise conflict between conservation and development, sustain and enhance the significance of heritage assets whilst

putting them to viable use consistent with their conservation, ensuring any harm to or loss of significance to a designated heritage asset is clearly and convincingly justified and that where that harm is less than substantial it is weighed against the public benefits of the proposal.

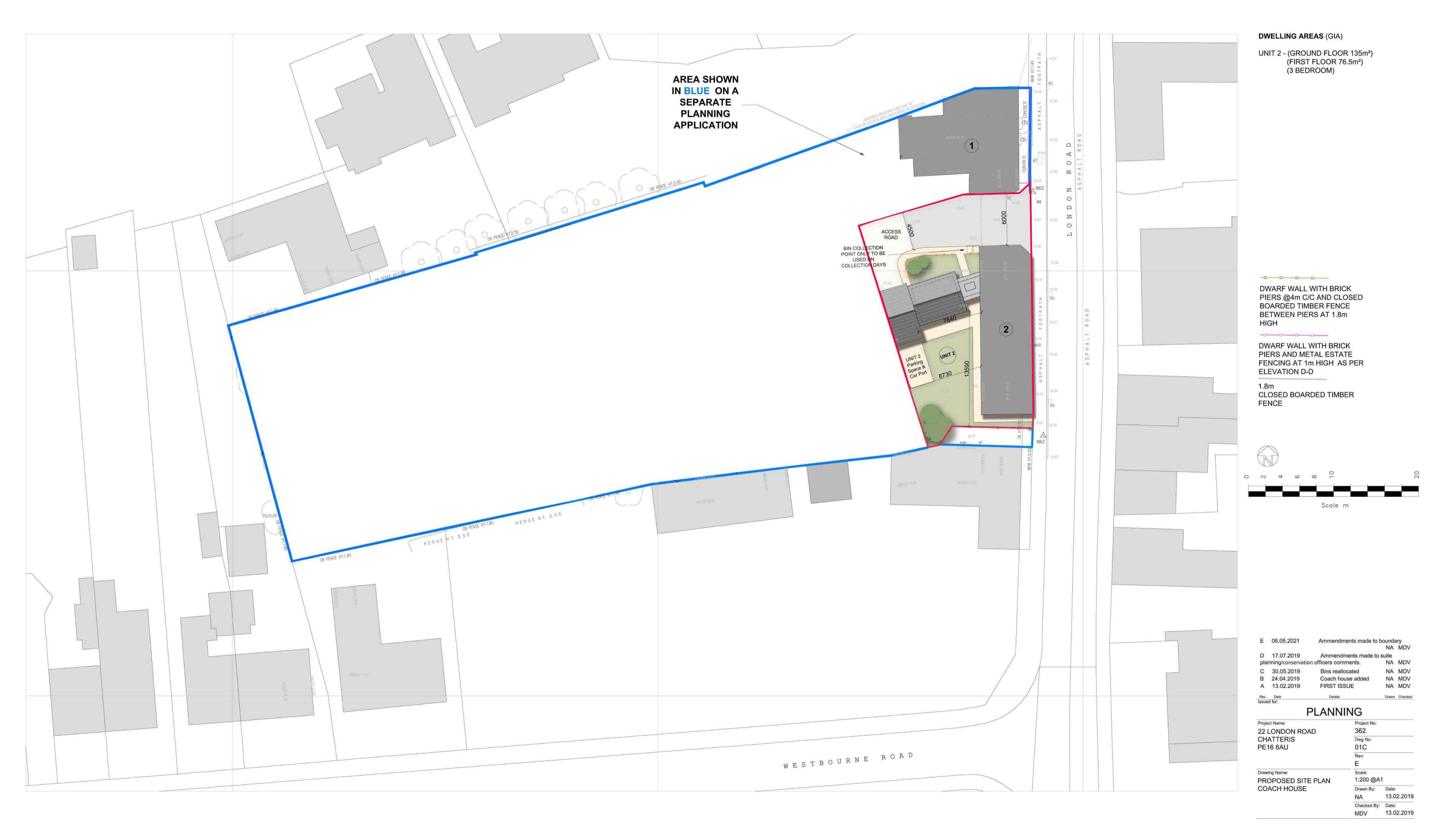
The proposed development is considered to cause 'less than substantial harm' to the heritage asset due to:

- The overall scale of the proposed alteration and extension (increased ridge height and rear extension) reducing the architectural subservience of the coach house to that principal listed building
- The total loss of a fully barrel-vaulted ceiling (which is a significant and integral part of the character and significance of the building in its relationship to the principal listed building)

No clear and convincing justification has been submitted to evidence that there is sufficient public benefit in the current proposal that could be weighed against the identified harm, particularly when a when a minimum intervention option exists.



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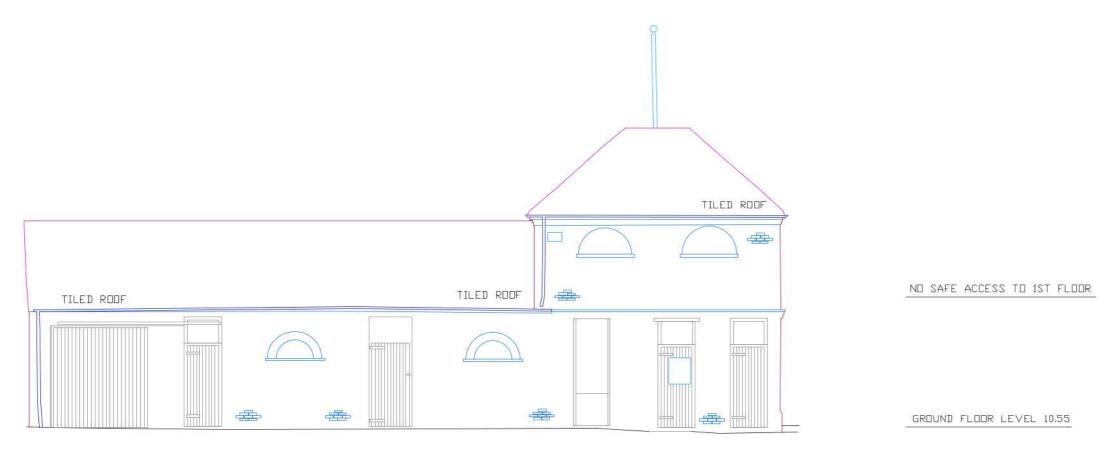


Contractors must work only to figured dimensions which are to be checked on site, any discrepencies are to be reported to the architect before proceeding.

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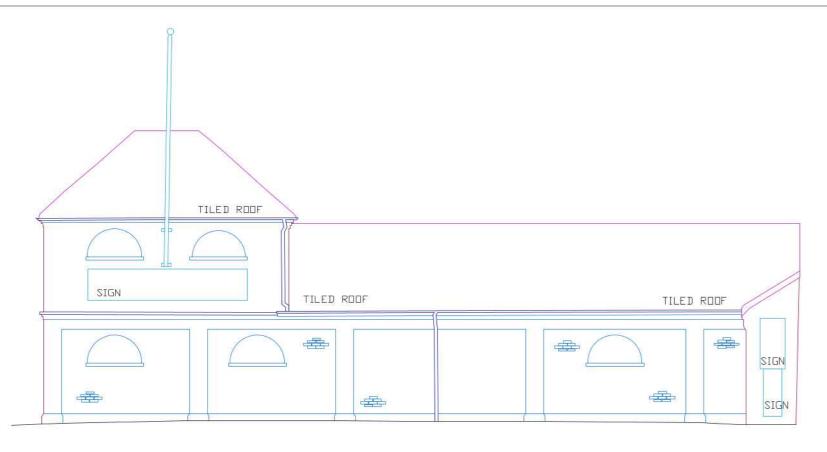
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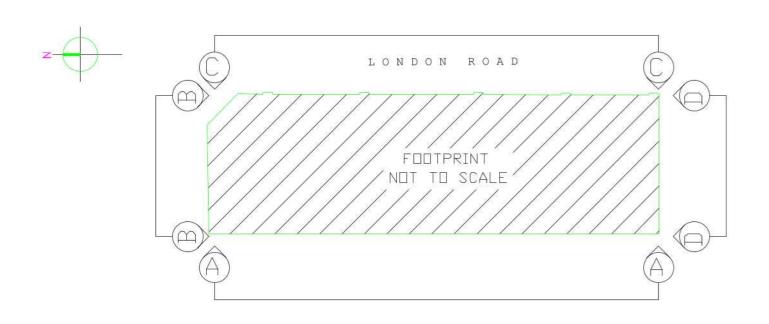
ELEVATION A-A

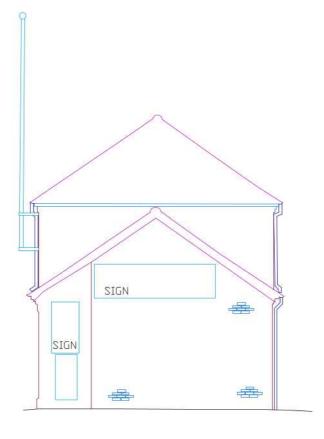
LEVEL DATUM 8.0m



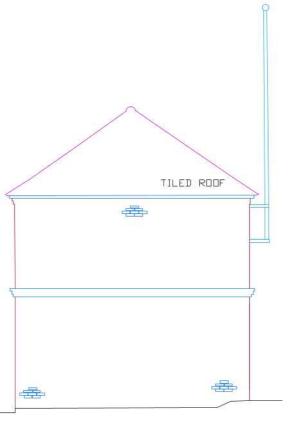
ELEVATION C-C

LEVEL DATUM 8.0m



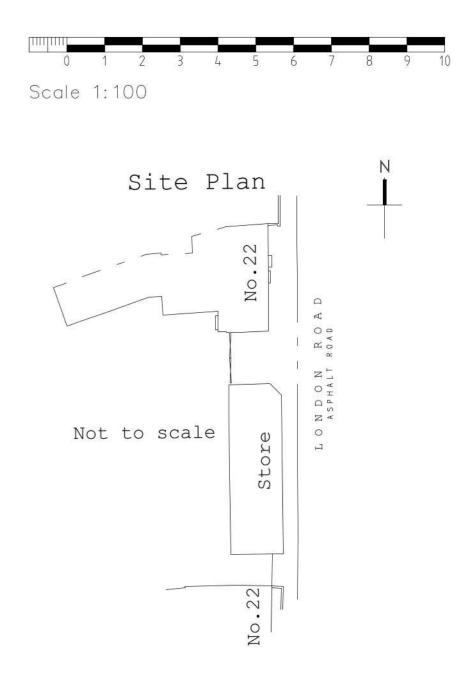


ELEVATION B-B



ELEVATION D-D

This drawing must not be scaled. All dimensions to be checked on site before commencing work or preparing working drawings. Any errors or discrepancies must be brought to the Surveyors attention.



Client: **GKL Building & Civil Engineering Ltd.** Club Way Hampton Peterborough PE7 8JA

Simply Accurate Surveys

35 Winston Crescent, Biggleswade Bedfordshire, SG18 0ET Tel. 07907353858 Email general@sasurveys.co.uk www.sasurveys.co.uk



Drawing

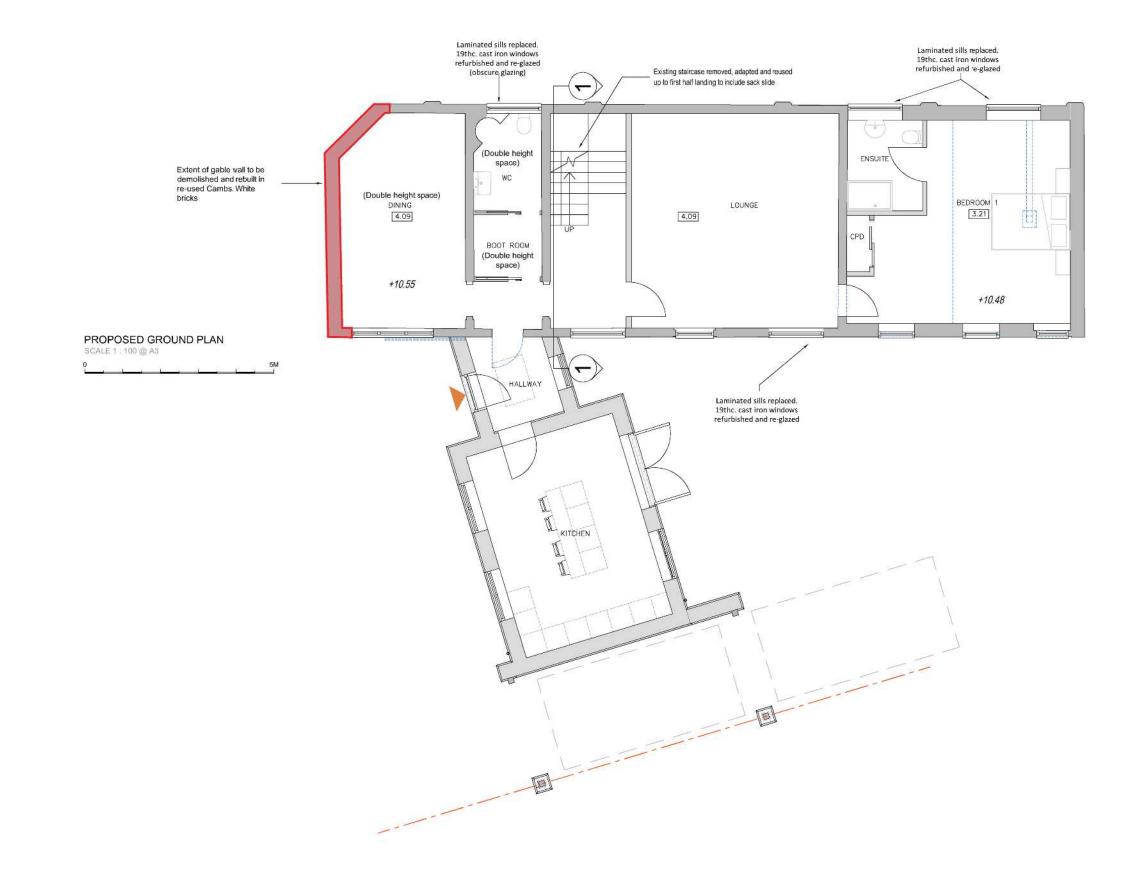
Elevations of outbuilding. 22 London Road, Chatteris PE16 6AU.

Drawing No.

SAE12217_part2

Date: 30/05/2017

Drawing Scale: 1:100 @ A2

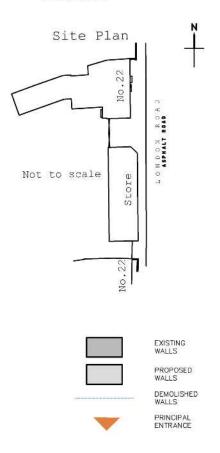


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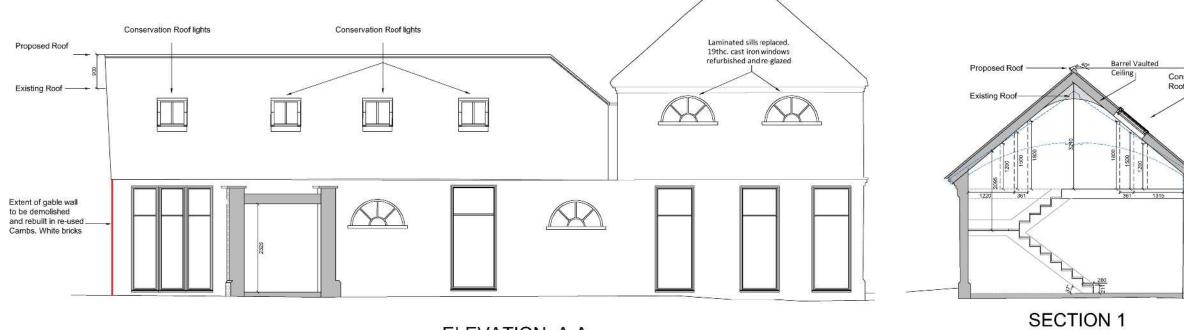


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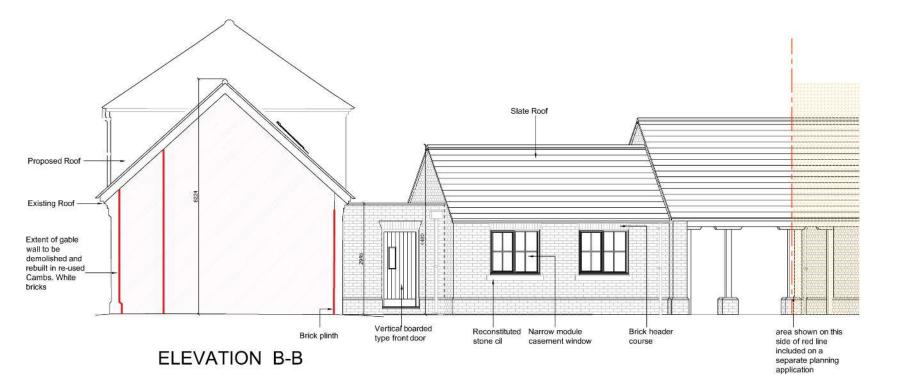
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The Repeater Staticn, London Road, Norman Cross, Peterborough, PE7 3TB





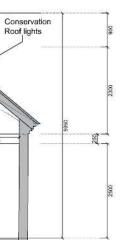


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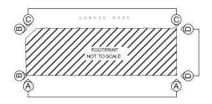
GABLE END ELEVATION

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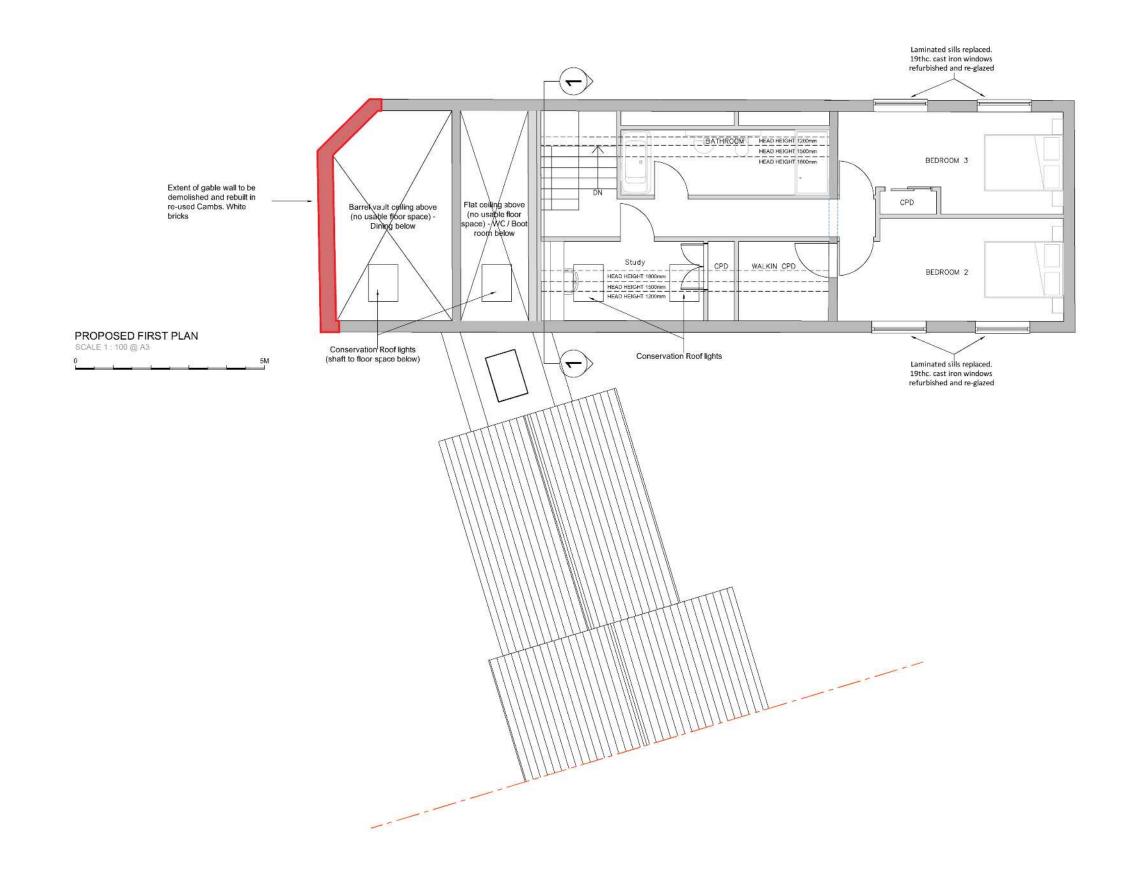
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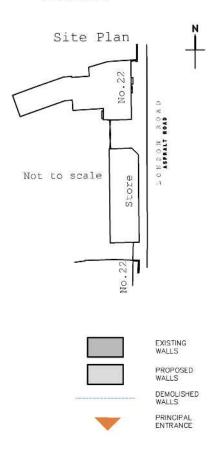
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