

**Application Number: F/YR14/0241/LB  
Listed Building Consent to Alter/Extend  
Parish/Ward: Chatteris Town Council  
Date Received: 18 March 2014  
Expiry Date: 8 August 2014  
Applicant: Mr LE Eggleton**

**Proposal: Internal and external works to existing Listed Building involving demolition of existing attached lean-to and outbuilding and erection of 2.0 metre high brick wall (in conjunction with Full Planning reference F/YR14/0240/F)**

**Location: 133 High Street, Chatteris**

**Reason before Committee: Called in by Cllr Newell as concerned that the lean-to on the front of 133 High Street will cause highway safety problems for vehicles leaving Black Horse Lane and turning on to the High Street.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks Listed Building Consent for internal and external alterations to a Grade II Listed Building at 133 High Street, Chatteris to form a 4-bed detached dwelling.

At present the building is vacant and is to be included on the Council's Buildings at Risk register. The works will bring this building back into use and its complete refurbishment will make the building habitable. A structural survey has been provided to ensure that the building can be refurbished without any major alterations.

The proposal also involves the demolition of an existing lean-to attached to the rear of the building and five detached outbuildings located in the rear garden area which have no significant value.

The application is recommended for approval.

**2. HISTORY**

F/YR14/0240/F	Erection of 3 x 2-storey 4-bed dwellings with garages; 2.0m high brick wall and associated parking to serve No.133 High Street	Pending decision
F/YR13/0369/LB	Internal and external works to existing Listed Building involving demolition of attached lean-to	Withdrawn 9 September 2013

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### 3. **PLANNING POLICIES**

#### 3.1 **National Planning Policy Framework:**

Section 6: Delivering a wide choice of high quality homes

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 12: Conserving and enhancing the historic environment

#### 3.2 **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

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

LP16: Delivering and Protecting High Quality Environments across the District

LP18: The Historic Environment

### 4. **CONSULTATIONS**

#### 4.1 ***Chatteris Town Council:***

Raise no objection subject to highway approval but Town Council would still prefer to see lean-to on the front/side of 133 High Street demolished for aesthetic and highway safety reasons.

#### 4.2 ***Conservation Officer:***

The property is a grade 2 listed building located in the Chatteris Conservation Area and there is currently a tandem application for residential development within the curtilage to the east of the dwelling (F/YR14/0420/F).

The structural engineer's report prepared by Gawn Associated Ltd is a very thorough assessment of the building. The report identified a number of serious failures including distortion/lateral thrust of the roof structure on the rear phase, prolonged rain water ingress leading to a wet rot and penetrating/rising damp. As we as essential repairs and rebuilding a number of other interventions are proposed to accommodate a convenient arrangement for residential use.

It is recommended that the application be approved subject to relevant conditions.

#### 4.3 ***Local Residents:***

1 letter received relating to maintenance and repair of brick wall on boundary between No.133 and 127,129 High Street. Also concerns over how drainage will cope with increased houses and concerns over extra traffic onto the High Street.

### 5. **SITE DESCRIPTION**

- 5.1 No.133 High Street is located on the southern side of the junction with High Street and Black Horse Lane, Chatteris. The site presently consists of a detached Listed Building which was originally built as a public house to which a barbers shop was subsequently added at the front left hand corner. To the rear of the site is a large overgrown garden area which has become detached from the building and is now surrounded by existing dwellings.

The site is located within the Chatteris Conservation Area and lies within Flood Zone 1.

## 6. **PLANNING ASSESSMENT**

This application seeks Listed Building Consent for internal and external alterations to a Grade II Listed Building including the demolition of an attached lean-to and 5 detached outbuildings within the garden area.

The key issues for consideration to this application include:

- Principle of development and policy considerations
- History of the site
- Internal and external works
- Demolition of outbuildings
- Health and Wellbeing
- Economic Growth
- Other matters

### Principle of development and policy considerations

The site is located within the built settlement of Chatteris and accordingly Policies LP1, LP2, LP16 and LP18 of the Fenland Local Plan together with the National Planning Policy Framework are considerations in this respect.

Policy LP16 seeks to deliver and protect high quality environments across the district and proposals should demonstrate that the development meets the relevant criteria. In particular development should make a positive contribution to the local distinctiveness and character of the area, enhance its setting, responds to and improves the character of the local built environment and will not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. Development should not adversely impact on the amenity of neighbouring users through, for example, loss of privacy or loss of light.

Policy LP18 seeks to protect, conserve and seek opportunities to enhance the historic environment throughout Fenland.

### History of the site

133 High Street, Chatteris, is a Grade II Listed building which was originally

built as a public house but has been used as residential accommodation until recent times and the building is now vacant. There has been no relevant planning history on the site.

### Internal and external works

The internal works at ground floor level include the reopening of a former door way between the new lobby and kitchen area. At first floor level a timber stud partition is to be constructed leading into bedroom 4. The rear first floor wing is to be reconfigured by the removal of an existing partition wall and the introduction of new doors to serve bedroom 1 and 2. There are three existing staircases serving this first floor level and all staircases will be retained. This will ensure minimal intervention into the fabric of the listed building.

Externally there are no alterations proposed to the front elevation. On the northern elevation (facing Black Horse Lane) a new first floor window will be installed to serve bedroom 2. This window will have the same proportions as the existing window which will serve bedroom 1. On the rear elevation a new window at ground floor is to be inserted to serve the second reception room. On the southern elevation (facing into the site) the existing solid door leading into the lobby will be replaced with a full height glazed screen to allow light into this area. A further new window at ground floor will serve the corridor area between the lobby and front hall.

A roof light is to be inserted on the southern roof slope to serve the new ensuite in bedroom 1.

All of these works are minimal and will not have a detrimental effect on the character or fabric of the listed building and can be supported.

### Demolition of outbuildings

The proposal involves the demolition of small lean-to attached to the southern elevation of the listed building. The lean-to is minor in size being 1.5 m x 1.2 m with an overall height of 2 metres. It is considered its removal will not be harmful to the character of the building.

There are 5 other outbuildings set in the grounds to be removed which are sheds and garaging and none are of any worth for retention.

### Health and Wellbeing

Policy LP2 seeks to achieve development that positively contributes to creating a healthy, safe and equitable living environment and to promote high levels of residential amenity. The conversion of this building will bring a derelict residential dwelling back into use. The development will provide adequate parking and amenity space for future occupiers and the development therefore complies with Policy LP2 of the Local Plan.

## Economic Growth

The development will add to the existing housing stock in Chatteris and the refurbishment of an existing building is considered to be a sustainable form of development. This development will enhance this part of Chatteris Conservation Area ensuring future growth and innovation in this area.

## Other matters

A full planning application for the erection of 3 dwellings in the garden land of No.133 High Street, Chatteris, has been submitted. The Local Planning Authority considers that it is important to ensure that the refurbishment of the Listed Building is undertaken and therefore it is proposed to link the development of the garden land into 3 plots with the works required to the Listed Building.

As such a condition will be imposed on the full planning application to phase the development to ensure that the refurbishment of the listed building is undertaken in a timely manner.

## **CONCLUSION**

This application seeks Listed Building Consent for the internal and external works to a Grade II Listed Building. The works involved are minimal and will not have a significant impact on the historic fabric of the building.

The works are encouraged as this will bring back into use a Listed Building that is to be included within the Council's Building at Risk Register.

## **RECOMMENDATION**

### **Grant**

1. The works/demolition permitted shall be begun not later than 3 years from the date of this consent.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the submitted information, prior to the commencement of the development hereby consented a detailed schedule of those windows, doors, doorframes, skirting boards, architraves, floorboards and all other internal and external joinery to be repaired/replaced (including details of any related ironmongery) shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repairs where appropriate and sectional drawings at a scale of 1:20 for all new joinery. No items shall be replaced unless otherwise approved in the schedule. The works shall then be carried out in accordance with the agreed details.

Reason – To safeguard the character of a building listed as being of special architectural or historic interest.

3. Full details of any acoustic/thermal insulation and fire precaution works to demonstrate their effect on the character and appearance of the Listed Building shall be submitted to and approved by the LPA before the commencement of development hereby permitted and the development shall be carried out in complete accordance with the detail so approved. Note: The applicant is advised that acoustic/thermal insulation or fire precaution works which adversely affect the character of the Listed Building will be not be permitted.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

4. Details of the system of paint removal and replacement colour scheme shall be submitted to and approved in writing by the LPA before the commencement of development hereby granted and the approved scheme shall be implemented in full before the development hereby permitted is first brought into use.

Reason – To ensure that the LPA retains control of the method of paint removal to avoid damage to the historic fabric and retains control over the external colour of the development in the interests of the appearance of the development.

5. Full details of all extractor vents, heater flues, external lighting units, air bricks, meter boxes and any other external fittings including their design and location shall be submitted to and approved in writing by the LPA prior to their installation. Soil and vent pipes shall be internal and the precise details and locations of any pipework to the exterior will be required to be approved. Thereafter the development will be required to be completed in accordance with the approved details.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

6. All rainwater goods shall be of cast iron or cast aluminium upon rise-and-fall brackets and painted in a colour to be agreed with the LPA unless otherwise agreed in writing with the LPA.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

7. Prior to the commencement of development full construction details of the replacement roof to the rear phase of the building fronting Black Horse Lane shall be submitted to and approved in writing by the LPA. The works shall then be carried out in accordance with the approved details.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

8. Prior to the commencement of development full details of the structural bracing/additional and replacement timbers to the cottage roof front High Street shall be submitted to and approved in writing by the LPA. The works shall then be carried out in accordance with the approved details.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

9. No existing masonry is to be dismantled and rebuilt without the prior written consent of the LPA.

Reason – In the interests of the architectural and historic integrity of the Grade II Listed Building.

10. Approved plans



Created on: 09/04/2014

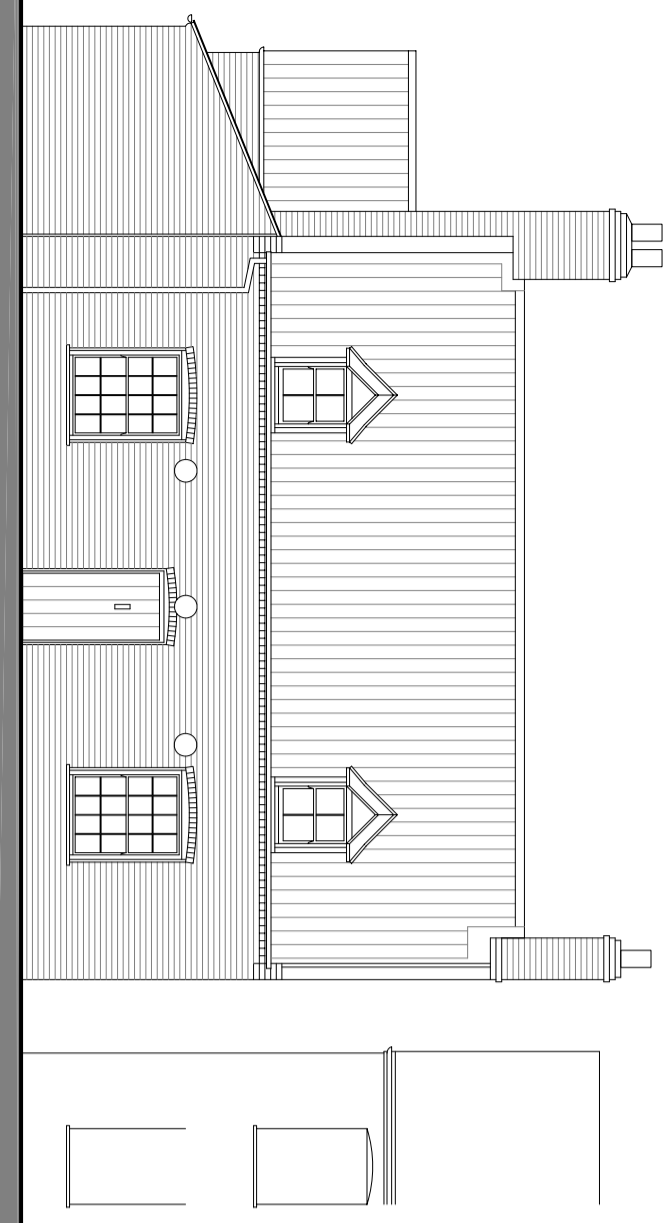
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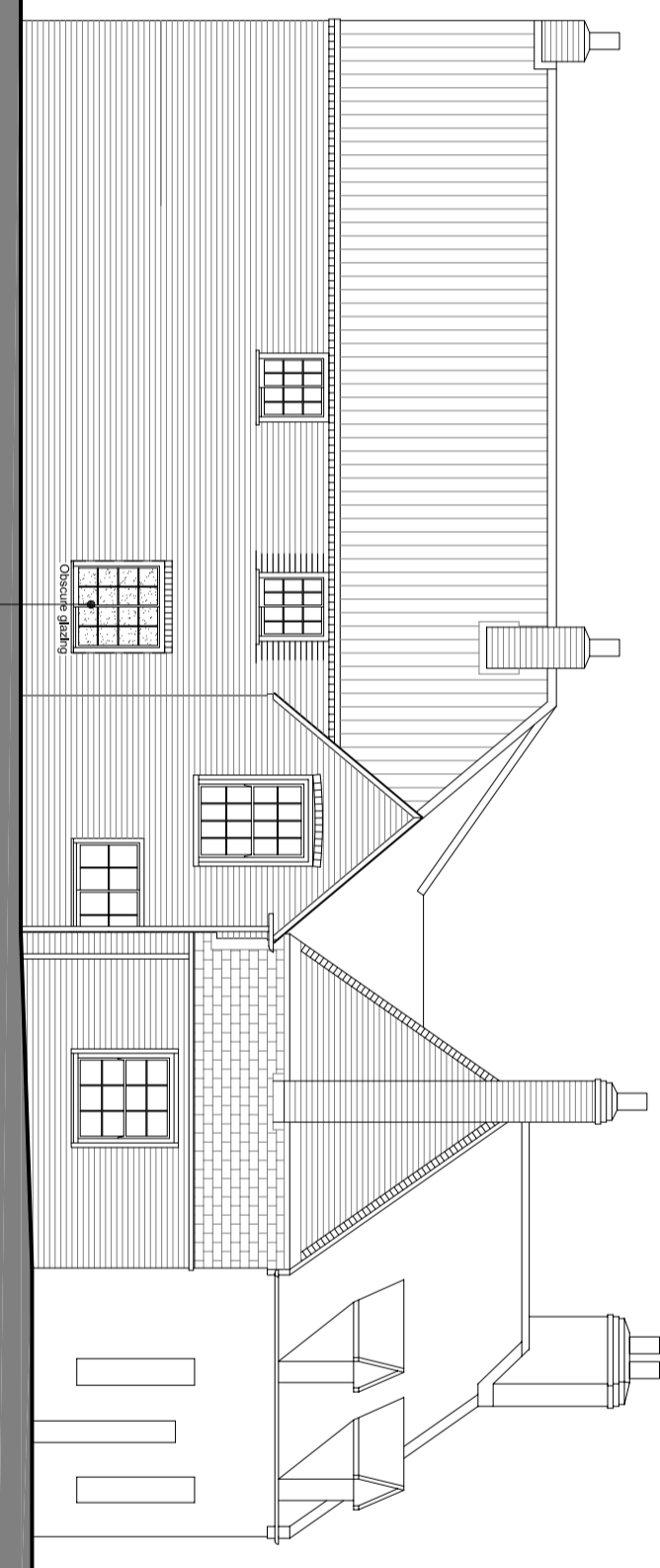
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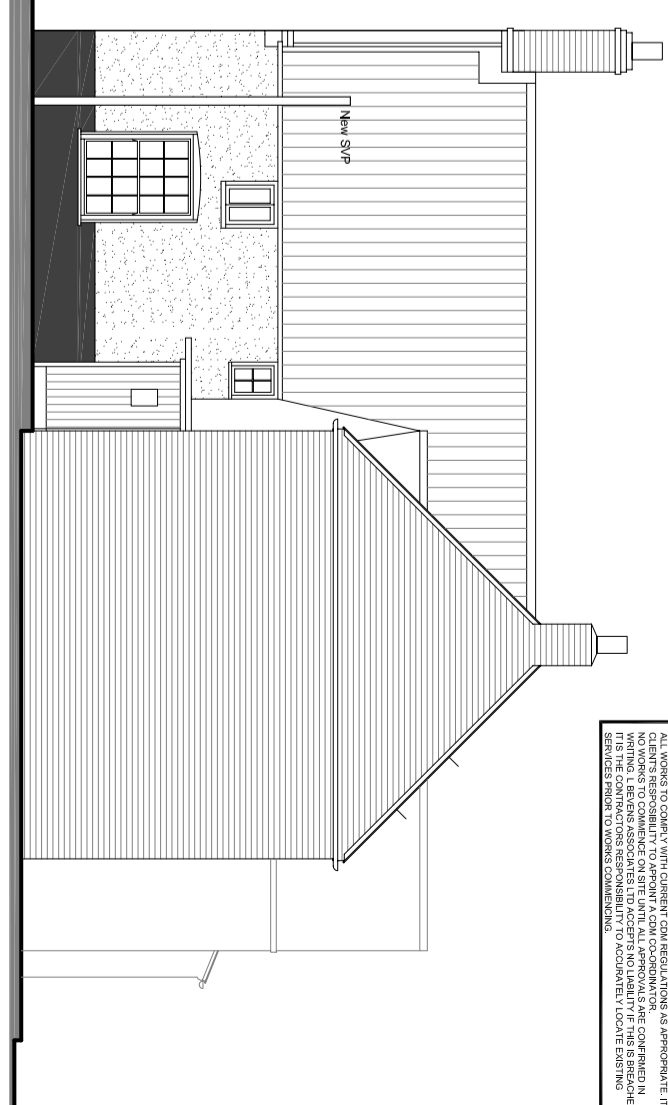




Proposed Front Elevation

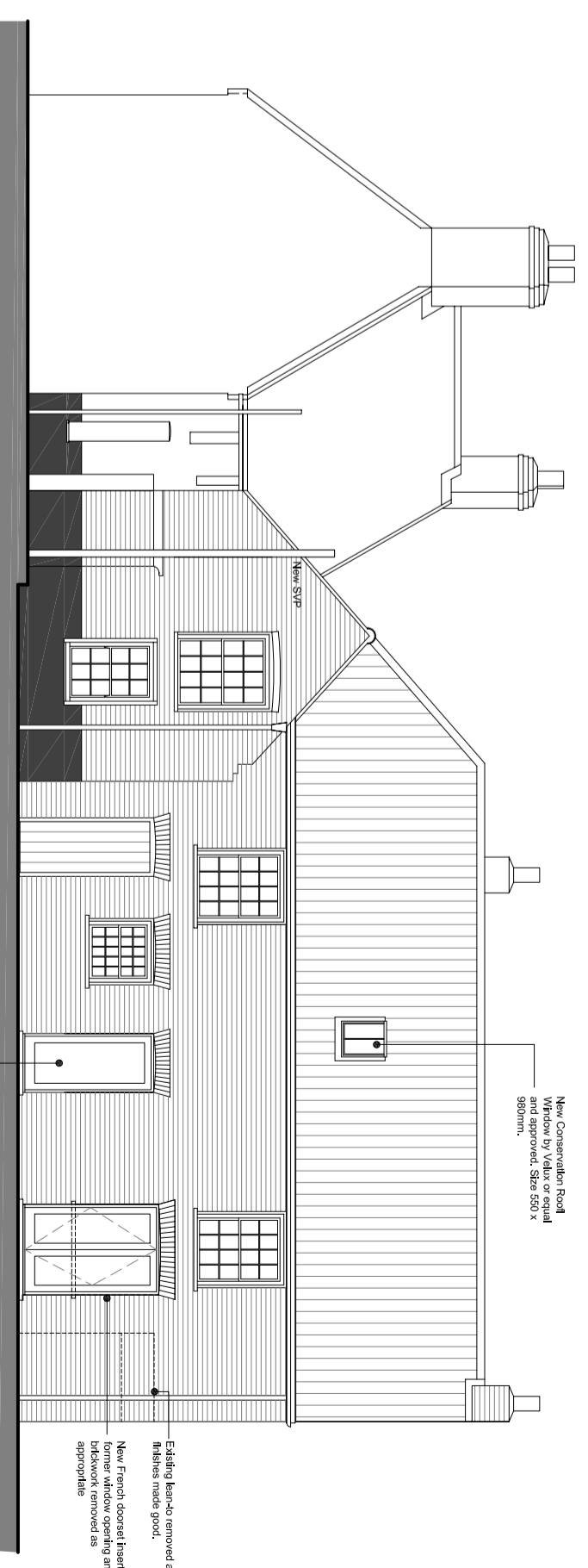


Proposed Side Elevation

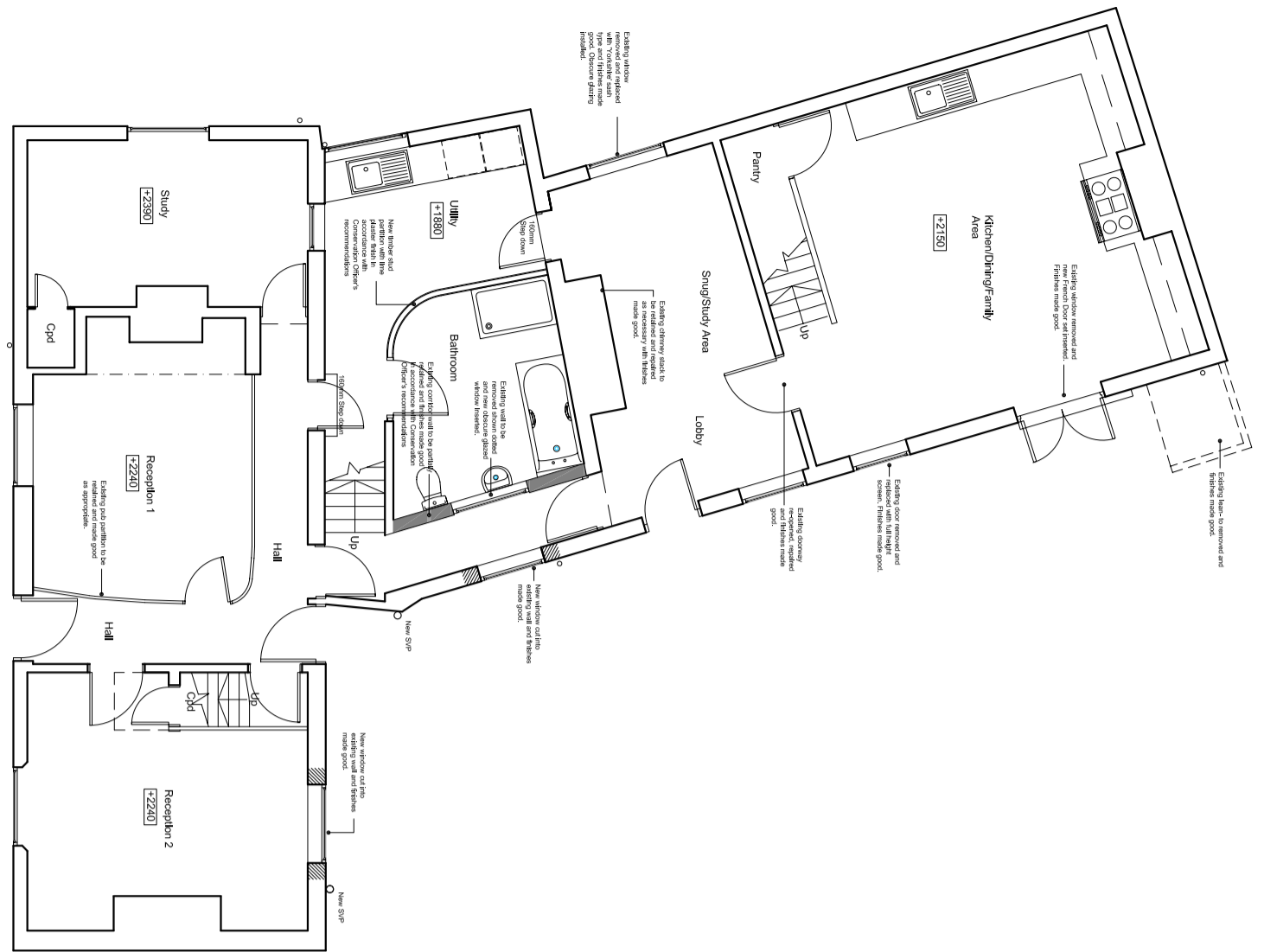


Proposed Rear Elevation

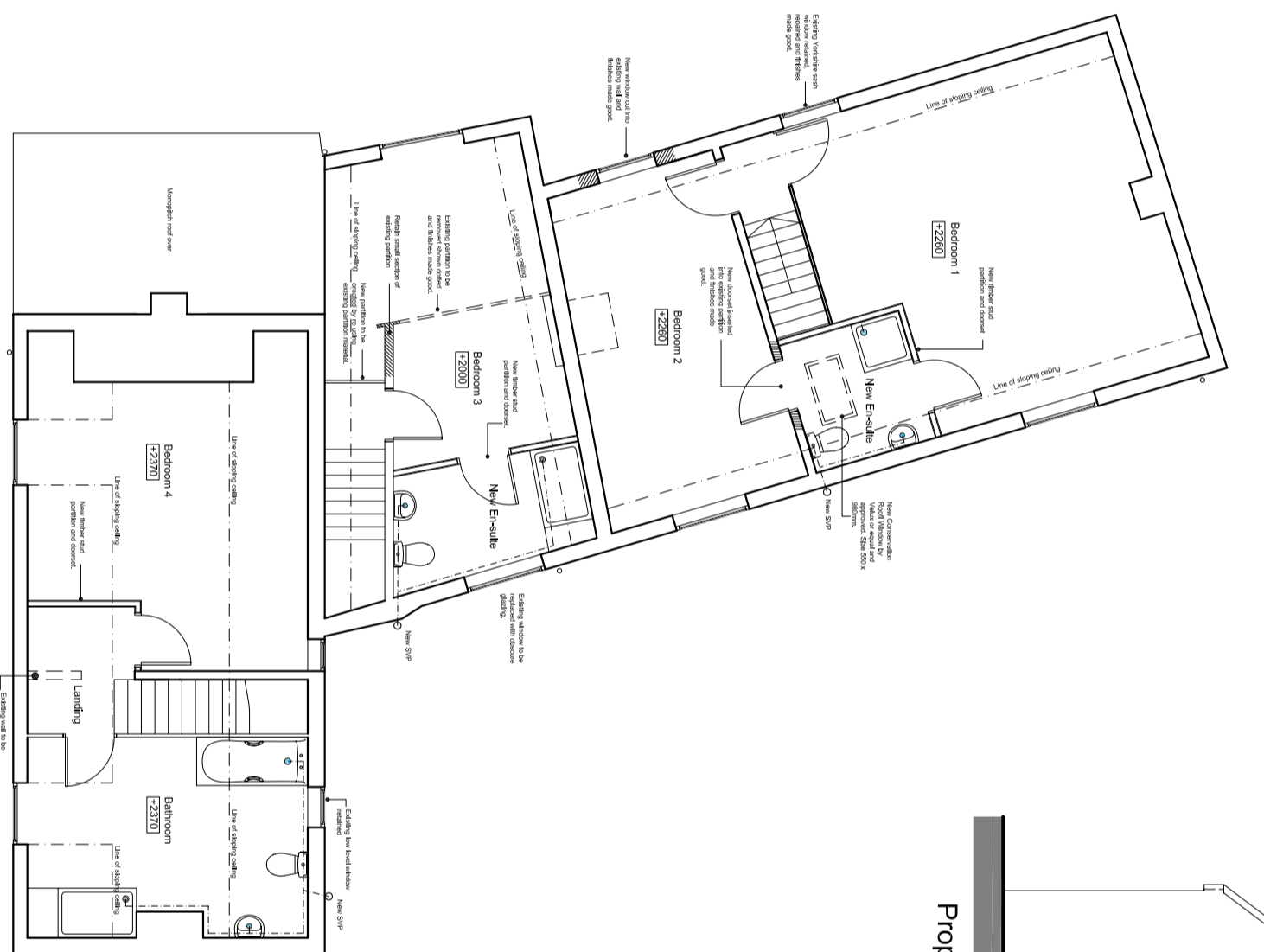
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Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

- Rev D June 2014 Erection window removed to side elevation and window discussions with Conservation Officer 05.06.2014
- Rev C May 2014 Additional window to kitchen area removed following feedback from FGC.
- Rev B Jan. 2014 Revised in accordance with meeting and comments raised by Notts Conservation Officer at FGC.
- Rev A March 2013 Revised in accordance with comments raised by Martin Kendall, Conservation Officer at FGC.

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DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION
CLIENT	MR L E EGLEDEN		
PROJECT	133 HIGH STREET - CHATTERIS CAMBRIDGESHIRE.		
DRAWING TITLE	PROPOSED FLOOR PLANS PROPOSED ELEVATIONS		

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	JAN. 2013	LB	
DRAWING NUMBER	CH12LBA254/PR100		
REVISION	D		