

Application Number: FYR14/0412/F
Major dwellings
Parish/Ward: March Town Council/March East
Date Received: 29 May 2014
Expiry Date: 9 January 2015
Applicant: Mr Hussein – Shaw Associates

Proposal: Change of use of night club to 2 x 2-bed flats, 2 x 1-bed flats and 3 x 2-bed maisonettes involving erection of a 2-storey extension, bin/cycle store and formation of dormer window to rear involving demolition of single-storey and 2-storey extensions to rear of existing building. Erection of a detached 3-storey block of flats comprising 4 x 2-bed and 4 x 1-bed (total 15 units)

Location: 38 and First floor of 40 High Street, March

Site Area: 0.0995ha

1. EXECUTIVE SUMMARY/RECOMMENDATION

This proposal seeks full planning permission for the change of use of a former nightclub into residential accommodation together with the erection of a 3-storey block of flats resulting in a total of 15 units comprising 9 x 2-bed units and 6 x 1-bed units. The site already benefits from an extant planning permission for 10 flats/maisonettes.

The development will bring back into use a vacant Listed Building which is presently on the Council's Building at Risk Register and importantly will protect the future of this significant building situated in the March Conservation Area.

There will be nil parking available on the site, which is line with the previous consent, and consideration has been given to the very poor visibility out from the site onto the High Street between No.40 and 42.

The proposal will benefit from an enclosed communal area and the ground floor flats in the new build will benefit from their own private amenity space to the rear.

Potential impact on neighbours have been assessed and considered and whilst there is an increase in units it is considered that any additional impact will be minimal in this town centre location.

There will be no impact on the existing right of way to the south of the site leading to Elwyn Court and beyond.

The proposal is recommended for approval.

2. HISTORY

F/YR14/0413/LB	Internal and external works to for 2 x 2-bed flats; 2 x 1-bed flats and 3 x 2-bed maisonettes involving erection of 2-storey extension; bin/cycle store and formation of dormer to rear and demolition of single-storey and 2-storey extensions to rear of existing building	Pending decision
F/YR12/0140/EXT	Change of use of night club to 2 x 2-bed maisonettes; 2 x 2-bed flats and 2 x 1-bed flats involving erection of 2-storey extensions; bin store and formation of dormer and erection of detached block of 4 x 2-bed terraced houses with associated landscaping (renewal of F/YR09/0009/F)	Granted 18.9.12
F/YR12/0141/EXT	Internal and external works to form 2 x 2-bed maisonettes; 2 x 2-bed flats and 2 x 1-bed flats involving erection of 2-storey extension; bin store and formation of dormer to rear (renewal of F/YR09/0010/LB)	Granted 30.7.12
F/YR09/0010/LB	Internal and external works to form 2 x 2-bed maisonettes; 2 x 2-bed flats and 2 x 1-bed flats involving erection of a 2-storey extension; bin store and formation of dormer to rear	Granted 4.7.09
F/YR09/0009/F	Change of use of night club to 2 x 2-bed maisonettes; 2 x 2-bed flats and 2 x 1-bed flats involving erection of 2-storey extensions; bin store and formation of dormer and erection of detached block of 4 x 2-bed terraced houses with associated landscaping	Granted 7.4.09
F/YR08/0673/LB	External works to Listed Building	Granted 15.9.08

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Section 2: Ensuring the vitality of town centres

Section 7: Requiring Good Design

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

LP12: Rural Areas Development Policy

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 **March Town Council:** Recommend approval subject to CCTV to the rear and enclosure of amenity area to avoid vehicle parking and congregation of non-residents.

4.2 **Environmental Health:** The EH Team note and accept the submitted information and have no objection to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. There are a number of structures/buildings upon the site that are to be demolished. As there is a potential for made ground across the site, and private gardens are proposed, the contaminated land condition is required to be added to the permission if it is granted. This is to ensure that the land is not contaminated and is suitable for its intended use.

4.3 **Refuse Operations Team:** Problems have been identified regarding collection of refuse from the site re:

- location of parking of HGVs to service bins/bin store;
- demonstrating a suitable large area for bin storage with appropriate lighting;
- suitable surface between the area and location where vehicle will be parked;
- where are bins from the business to be houses?
- are there options for bin storage within the parking for this site.

Until such time as the above issues are resolved, a refuse collection strategy condition will be imposed if consent is granted.

- 4.4 **Local Highway Authority:** The current proposal is for the change of use from an A4 Use Class to C3 residential. With 6 x 1 bedroom units and 9 x 2 bedroom units. This generates a total parking space requirement of 21 spaces.

The previous consent should have had 17 parking spaces according to current FDC Parking Standards. The current proposal should have 21 parking spaces which represents an increased demand for 4 parking space in the context of the previous permission.

Taking the previous use class into consideration and more so the previous consent; a recommendation for refusal based on a parking shortfall may be hard to defend at appeal however with such a significant shortfall in parking, this development will impact residential amenity and potentially be detrimental to the street environment surrounding the application site.

FDC to consider the increased parking demand that would result from the current application.

Recommends conditions.

- 4.5 **Middle Level Commissioners:** Applicant should clarify the method and location of surface water disposal devices which can dictate the density and location of the properties within the development site. All proposals should have regard to the guidance and byelaws of the relevant IDB including, where appropriate the Middle Level Strategic Study.

- 4.6 **Anglian Water:** The foul drainage for this site is in the catchment of March Water Recycling Centre (formerly STW) that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to the network they should serve notice under S106 of the Water Industry Act 1991.

The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water.

- 4.7 **County Archaeology:** Archaeological Monitoring and Recording and Trial Trench Evaluation received. Awaiting comments from County Archaeology Department.

- 4.8 **Police Architectural Liaison Officer:** The revised proposals to install metal railings alongside the public footpath is acceptable.

4.9 **Conservation Officer:** After thorough review, from the 'Conservation' perspective, both applications are on balance recommended for Conditional Approval. Indeed it is considered that the refurbishment of the listed building and associated development proposed present a positive opportunity to secure a long term future for this vulnerable listed 'Building at Risk' located within the March Conservation Area.

Whilst the total number of units on the site has been increased from 10 to 15, the development currently proposed positively allows for the retention of a greater degree of the historic building structure and historic fabric within the listed building than the 2009 extant approval.

The scale and design of the new build development to the rear although acknowledged to be marginally larger than the extant approval, would be constructed in the same external materials (brick and cedar boarding) as approved in 2009.

On balance, although a rear development of a more traditionally detailed design and reduced height and scale would have been undoubtedly more desirable in this context, when compared with the extant approval the current scheme can be viewed to incorporate a greater degree of traditionally referenced/inspired details, although executed in modern materials.

In conclusion it is considered that the currently proposed scheme has been designed as far as is practicable to balance the need for commercial viability with the requirement to secure a high quality new development alongside the refurbishment of a vulnerable Grade II Listed building at risk. It is also noted that the current proposal does not significantly alter the impact upon the CA and setting of the listed building when compared with the extant approval.

4.10 **English Heritage:** English Heritage objected to the original plans due to design issues and these have been addressed in the current submission and in consultation with the Conservation Team. It is for the LPA to consider potential impact and harm and whether proposal is in line with the NPPF. No further consultation is required.

4.11 **Local Residents:** 3 letters of objection and a petition of 57 signatories re:

- roof overhanging garden;
- underpinning could impact on neighbours house;
- damage to trees;
- area of historic importance;
- new build to rear is incompatible with surrounding;
- loss of privacy;
- increase in noise from 15 properties;
- no parking on site;
- access required to neighbours property during construction;
- loss of views of the church;
- overdevelopment of the site;
- issues with flooding and drainage in the area;
- development at Elwyn Court should be well screened to prevent overlooking;
- there is a potential for occupiers to park in Elwyn Court leading to problems.

5. **SITE DESCRIPTION**

- 5.1 No.38 High Street is a Grade II 3-storey Listed Building attached to No.40 High Street which is a commercial premises. No.38 is an imposing building with significant street presence and contributes to the character of the March Conservation Area. Access to the building is via a central front entrance with further access to the rear via the existing public footpath between No.40 and 42 High Street.

To the rear of the site is a range of extensions and outbuildings which are not significant in design or heritage terms and the proposal involves the demolition of these outbuildings and extensions. (it should be noted that these extensions have already been demolished under the extant permission).

6. **PLANNING ASSESSMENT**

The key issues for consideration to this application include:

- Policy considerations
- History of the site
- Planning proposal
- Viability
- Section 106 contributions
- Access and parking
- Refuse collection
- Drainage
- Impact on conservation area
- Impact on neighbouring properties
- Health and Wellbeing
- Economic Growth

Policy Considerations

The NPPF 2012 supports development that promotes the vitality of town centres including integrating residential development into town centres and development should not be compromised by limited site availability.

Policies LP1, LP2, LP3, LP4, LP5, LP14, LP16 and LP18 are all relevant to this application.

The site is located in the centre of March Town and is therefore in a highly sustainable location (LP1). The proposal will provide a mix of housing and due to its location will provide good access to health, leisure and recreation facilities (LP2 and LP16).

Policy LP18 of the Fenland Local Plan seeks to achieve development that will preserve and enhance heritage assets and Conservation Areas.

In accordance with the NPPF, The Fenland Local Plan 2014 and the March Conservation Area Character Appraisal, in considering this application due regard has been made to the statutory protection afforded to Heritage Assets. In considering this application, the design and detailing of extant approvals, which it is considered set a precedent for development of this site, has also been taken into account

History of the Site

In 2009 full planning permission and Listed Building consent was granted for a similar proposal relating to works to the Listed Building and the erection of 4 terraced houses to the rear. These permissions were extended in 2012 by reason of an extension of time permission and these permissions remain extant.

The property was acquired at auction by the current owner in 2013. Following comprehensive review of the extant approval and cost appraisal by two independent quantity surveyors, the new owner determined that the previously approved scheme would not yield sufficient profits to render it a commercially viable development project. The current owner and his architects have therefore worked with Conservation Officers and Planning Officers over the last year to develop a revised scheme for them to take forward.

Planning Proposal

The proposal involves the following :-

- * Conversion of the principle Listed Building (LB) with extensions to provide 7 flats (Block A on Plans)
- * Three Storey New Courtyard Building to provide 8 flats (Block B on Plans)

Description of development

The current application seeks the change of use of the former nightclub which has been vacant for several years. 7 Units shall be created within the listed building, and a further 8 units of accommodation to the rear contained within a new 3-storey courtyard building.

Significant pre-application discussions with the applicant concerning the design merits and downfalls of the previous approval and subsequent negotiations have resulted in the submissions currently under consideration.

The proposal has been designed along similar lines as the previous permissions and Listed Building consents. The current scheme has also been designed as far as is practicable to balance the need for commercial viability with the requirement to respect the heritage assets affected.

Listed Building Conversion and Rear Extension (BLOCK A)

Works to the listed building comprise demolition of modern incongruous extensions, conservation of the principle listed building and the erection of a small 2 storey extension to the rear wing.

At ground floor one 2-bed flat will be provided at the front of the Listed Building building and includes 2 ground floor windows on the north elevation facing No.36 High Street. Following discussions with the applicant these 2 windows, which will serve the kitchen will be obscure glazed and fixed shut

At first floor level a 1-bed flat will be provided at the front of the building and a 2-bed flat will be formed above No.40 High Street and at 2nd floor level a further 1-bed flat will be formed to the front of the building. These works will result in a total of 7 residential units within and attached to the Listed Building.

The small extension to the rear wing of the listed building will provide 3 x 2-bed maisonettes with ground floor windows facing south in the communal amenity space area. This would maximise the level of natural daylight/sunlight into this part of the development.

The proposed design of Block A will have a more simplistic contemporary appearance than the design of this section of the building approved in 2009. The footprint of Block A has also marginally increased from the extant permission. This increase in footprint is considered justified as it positively allows for the retention of larger degree of the original historic fabric and structure.

New Courtyard Building (Block B)

The courtyard new build to the rear will provide a total of 8 units comprising 4 x 1-bed flats at ground floor level; 2 x 2-bed flats at first floor level and 2 x 2-bed flats at 2nd floor level. Windows will be located to the front and rear of the building.

The new build 3-storey element to the rear of the site has the same footprint and overall height as for the previously approved scheme. The ridge height of the new build is lower than the principle listed building and therefore will not feature prominently in view from the town centre, other than along the footpath adjacent the development.

The dormer windows on the eastern elevation and roof lights on the western elevation formed part of the previously approved scheme.

It is considered that there will be minimal overlooking from the dormer windows on the front of the new build and the roof lights at the rear will not afford any significant overlooking to the property in Elwyn Court which is approximately 23.7 metres away from the rear elevation of the new build.

Materials

Cedar wood cladding was approved as the surface finish of the external walls of the previously approved new development to rear. The developer has now increased the areas of brickwork within the context of the new development, with the gables to Block B and some parts of Block A now proposed to be constructed using brickwork. This increase in brickwork visually grounds the development and improves its relationship with the principle listed building

All existing brickwork on the Listed Building is to be retained and repaired/repointed in lime mortar to match existing. Where previous extensions have been demolished walls shall be re-built in reclaim bricks to match the original.

The new extension to the rear wing will be primarily constructed using bricks and render with a small feature panels of cedar cladding. The use of render at this point will assist in visually separating the wholly new development to the rear from the main historic building

Natural Heather Slate roofing, a sample of which has already been approved, shall be used to all roofing surfaces. All existing sash windows on the front elevation are to be retained and repaired and reglazed. All windows on the north elevation (facing No.36) will be obscure glazed and fixed shut to ensure that there will be no overlooking into the garden of No.36 High Street.

It is proposed to introduce new black painted iron railings on a dwarf wall along the street frontage with reconstituted stone copings. Similar railings will also be erected to the rear of the site to enclose the communal amenity area.

Amenity Impact

Listed Building and Attached Extension

The design of the alterations and extension to the Listed Building is very similar to the planning permission granted in 2009. However, the 2-storey element would extend further into the site by approximately 3.1 m. This will have some impact on the neighbouring property at No.36, which requires assessment. However it is considered that the overall levels of daylight/sunlight to the main habitable windows of no. 36 would not be seriously affected warranting a refusal of permission on these grounds.

Viability

The proposal for 15 units require the provision of 4 affordable units on the site in accordance with Policy LP5 of the Local Plan. All affordable units should meet the Homes and Communities Agency's quality and design standards to ensure the homes can be included within a housing association's HCA framework delivery agreement.

The applicant has submitted a viability appraisal relating to cost of developing the site and seeks to prove that affordable housing on this site is not viable.

The viability appraisal has been reviewed and the definitive position is that the LPA is satisfied that the scheme is not viable, however the appraisal that was reviewed did not have an allowance for Affordable Housing, neither on-site or a commuted sum. Therefore consideration has to be given as to whether it is acceptable to approve the application with no Affordable Housing provision.

The applicant considers that the proposed development involves a significant amount of cost being expended to fund the restoration of the LB. Their conclusion is that the profitability of the project is significantly below what would normally be expected and as a result the applicant has sought to increase the density of the proposal in order to make the scheme viable. They are seeking to demonstrate the tenuous commercial nature of the proposal against the significant community benefit of restoring this important Listed Building.

Officers view is that the enabling aspects of the development are considered appropriate and proportionate to facilitate the restoration of the Listed building and complies with the NPPF heritage policy and Policy LP18 of the Fenland Local Plan 2014.

Section 106 obligations

The County Council Highways Department has confirmed that the development does not require any contribution towards early years provision nor primary or secondary education contributions. However a contribution of £99.30 is required for upgrading Household Recycling Centres and £947.70 for Lifelong Learning and Libraries and these will be secured through the submission of a Unilateral Undertaking.

Access and Parking requirements

Access to the flats will be via the existing front entrance directly off the High Street and also rear access via the existing public footpath between No.40 and 42 High Street.

The proposal for the 15 units requires a total of 21 parking spaces to meet the standards set out in the adopted Local Plan (Appendix A). However, the applicant proposes no on-site parking. This is as per the previous permission for 10 flats on the site. Consideration was given by the CCC Highways Department in 2009 in respect of the previous application to the lack of visibility for vehicles emerging out onto the High Street between No.40 and 42 High Street and the fact that this tarmacked road includes a public footpath leading to development at Elwyn Court and beyond.

Appendix A of the Local Plan states that where a site has good public transport links, such as a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate.

The Highways Authority has taken into account the previous permission which proposed no on-site parking. It considers that in light of the previous use class (nightclub) together with the previous permission a recommendation for refusal based on a parking shortfall may be hard to defend at appeal. However, with such a significant shortfall in parking, this development will impact on residential amenity, and potentially be detrimental to the street environment surrounding the application site.

In this particular circumstance, given that the previous permission for 10 flats/maisonettes has been approved without on -site parking, and the permission remains extant, it is considered that the additional 5 residential units is a key consideration in this case. Whilst noting the Highways Authority's comments, it is considered that the regeneration of this site including the restoration of the LB outweighs the impact of lack of parking. Furthermore the NPPF accepts that there other matters for potential occupiers to consider when viewing/purchasing such units.

Refuse collection

Discussions are presently taking place with the Operations Team to ensure that suitable receptacles are provided for the storage and collection of waste from the site. Consequently a refuse collection strategy condition will be imposed on any consent granted.

Drainage

Anglian Water has confirmed that there is adequate capacity for foul drainage disposal for this site.

Middle Level Commissioners considers that further evidence should be provided to ensure that all matters relating to flood risk are appropriately considered. Drainage will be in line with the requirements of Building Regulations Part H. Any disposal consent required from the IDB will be considered under their own byelaws.

Impact on Conservation Area

The proposal is located within the Conservation Area and works to the Listed Building will result in an enhancement to the street scene. The New Courtyard development to the rear has been reduced in scale to ensure that the ridge height (7.7m) will not be seen above the height of the listed building and therefore the rear block of accommodation will only be readily seen from the public footpath leading to Elwyn Court. Therefore the proposal will protect, conserve and enhance the historic environment in accordance with Policy LP18 the Local Plan.

Impact on neighbouring properties

The occupier of No.36 High Street has raised concerns over the impact the proposal could have on his amenity. Negotiations have taken place with the applicant to help mitigate against any significant impact including; the 4 windows on the north elevation will be obscure glazed and fixed shut and it is considered that the new roof lights will not present any significant overlooking to the rear garden. This is considered to address the concerns of the neighbour.

There will be a further increase in the rearward projection of the 2-storey rear extension to the Listed Building of approximately 3.1m. However this extra amount of 2-storey extension would not justify a refusal on this ground alone. This is because there would be only a limited impact upon the level of sunlight and daylight to the main habitable rear windows of the adjoining property no. 36.

A petition has been received from residents in Elwyn Court relating to the potential for increased parking in the area. This concern is noted and acknowledged however it is considered that the parking requirements for an extra 5 units beyond that previously approved could not justify a refusal based solely on the lack of parking on site.

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 scheme proposed offers a secure environment close to the town centre with access to shops, recreation facilities and public transport.

Economic Growth

The proposal will provide a high density scheme in the centre of March Town and will provide increased residential units in line with Policy LP4 of the Local Plan.

CONCLUSION

The proposal is in two elements; a LB conversion with 2 storey extension comprising 7 flats and a courtyard building of 8 flats to provide 15 units in total.

The Listed Building is presently on the Council's Buildings at Risk Register. In 2013 the building was also identified through the Council's 'Streets Ahead – 'Walkabout' Initiative' as a dilapidated building requiring urgent full refurbishment in order to restore the visual amenity of the area.

There is an extant permission on this site for 10 units of accommodation which can still be implemented. In principle there is a substantive benefit in granting a permission for an increased number of units in order to facilitate the refurbishment of the LB i.e. enabled by the new development.

The applicant has worked closely with the Conservation Team and Planning Officers to deliver a scheme that is very similar to the original proposal in terms of scale. The main difference is the provision of one further residential unit within the Listed Building and the use of the roof space in the new build rear block of accommodation to provide 4 further units. These changes have been achieved by only increasing the footprint by less than 5% over that of the existing permission.

Highways standards prohibit the increased vehicular use of the existing narrow access between 40 & 42 High Street. It will therefore not be possible to provide on-site parking associated with this development. The LPA considers that due to the town centre location of the site, and the heritage benefits of the development in this instance, a nil parking provision can be supported.

The proposed scheme is an adaption of the previously approved scheme and is based on providing a sustainable and enabling development that is commercially viable which will fund the costs of the restoration of the Listed Building.

The works will result in an improvement in the character and appearance of the Listed Building bringing it back into beneficial use. The new sustainable rear development will assist in off setting any financial Conservation Deficit incurred in the refurbishment of the listed building.

RECOMMENDATION

Grant subject to:

- i) Submission of a Unilateral Undertaking relating to waste and lifelong learning contributions:**
- ii) suitable conditions**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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

- 2. Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.**

Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.

- 3. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 4. Prior to first occupation of the development hereby approved, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.**

Reason - To ensure a satisfactory form of refuse collection in accordance with Policy LP16 of the Fenland Local Plan 2014.

5. **Within 3 months of the date of this decision, a scheme for the provision of external lighting including a schedule of implementation, shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.**

Reason – In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP16 and LP17 of the Fenland Local Plan 2014.

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6. No ground works shall commence until a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

- b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
- (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.
 - (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and
 - (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

- c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.
- d) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

Reason- To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

7. Within 3 months of the date of this decision, full details of all extractor vents, heater flues, external lighting units, air bricks, meter boxes and any other external fittings including details of their design and locations including a schedule of implementation, shall be submitted to and approved in writing by the LPA prior to installation. Soil and vent pipes shall be formed internally where possible in positions to be agreed. In addition precise details of any pipework to the exterior shall be required to be approved. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

8. Unless otherwise agreed in writing, all rainwater goods, soil stacks and external pipework to the new development shall be required to be of cast aluminium mounted upon rise and fall brackets and painted in a colour to be agreed with the LPA. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

9. Within 3 months of the date of this decision, details of; the proposed bricks, brick bond, mortar mix and pointing technique; wooden cladding and render (including details of surface finish colour) including a schedule of implementation, shall be submitted to and approved in writing by the LPA . Sample panels of all external materials shall also be required to be approved on site. For the avoidance of doubt natural heather Welsh slate is approved for all roof construction. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

10. Notwithstanding the approved plans, within 3 months of the date of this decision, precise details and sections of all new external fenestration and doors, including a schedule of implementation, shall be required to be submitted at a scale of 1/20 & 1/5. A sample of the proposed windows shall also be required to be submitted and approved. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

11. Notwithstanding the approved plans, within 3 months of the date of this decision, precise details of the design and construction of dormer windows and roof lights at a scale of 1/10 shall be required to be submitted. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

12. Within 3 months of the date of this decision, precise details of the location, height, design and materials of all screen walls and fences, including a schedule of implementation, shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the dwelling(s) and retained in perpetuity thereafter.

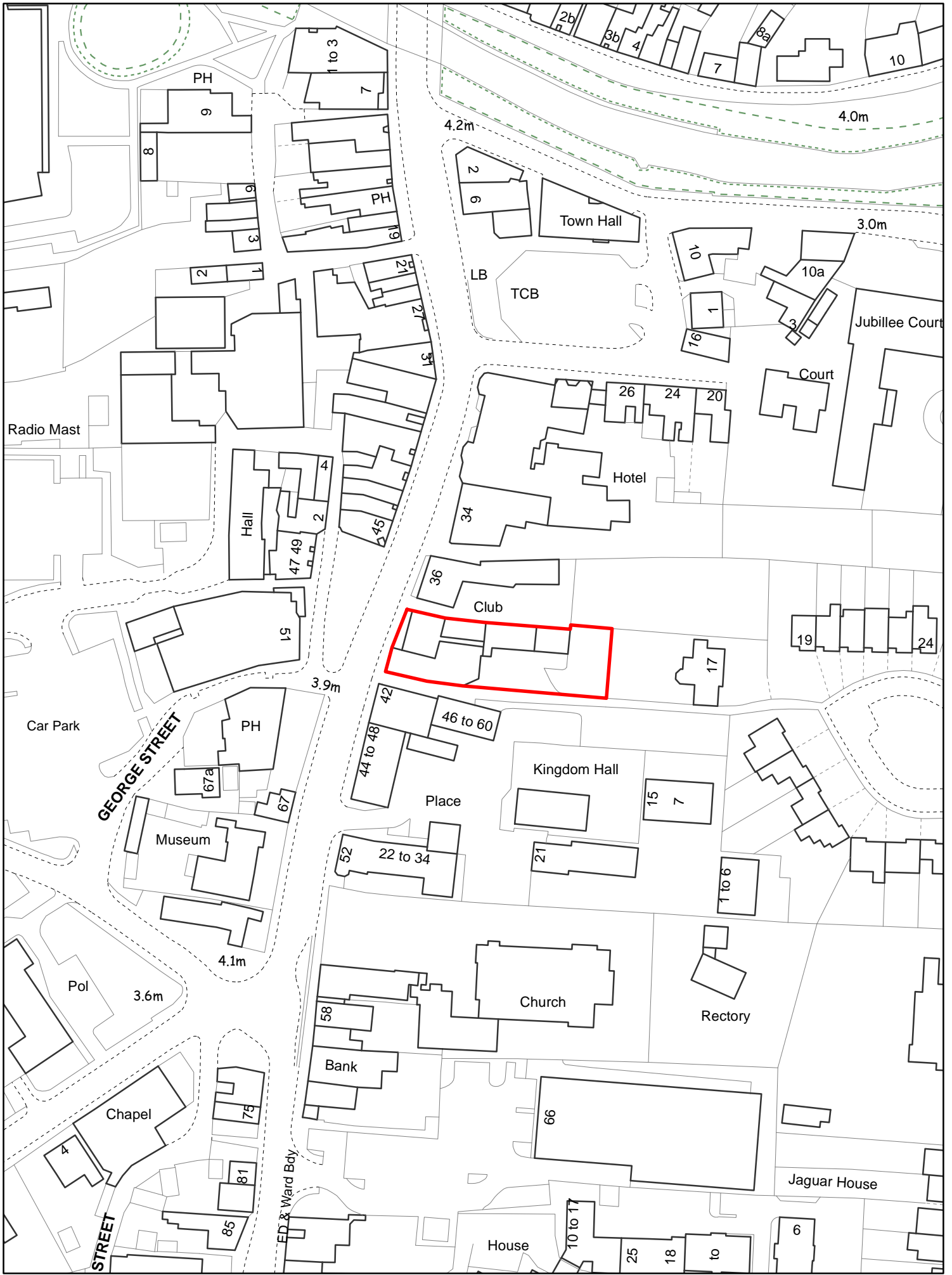
Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policy LP16 and LP18 of the Fenland Local Plan 2014.

13. Within 3 months of the date of this decision, notwithstanding the approved plans precise details of lead clad porch canopy to unit 2 and glazed front porch canopies to units 3,4, 10 and 11, including a schedule of implementation, shall be required to be submitted to and approved in writing by the LPA. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.

14. Within 3 months of the date of this decision, notwithstanding the approved plans, the exact detailing of the eaves, verge and parapet wall constructions to the new development, including a schedule of implementation, shall be required to be submitted to and approved in writing by the LPA to a scale of 1/20. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.

Reason – In order to safeguard the character of a building listed as being of special architectural or historic interest in accordance with Policy LP18 of the Fenland Local Plan 2014.



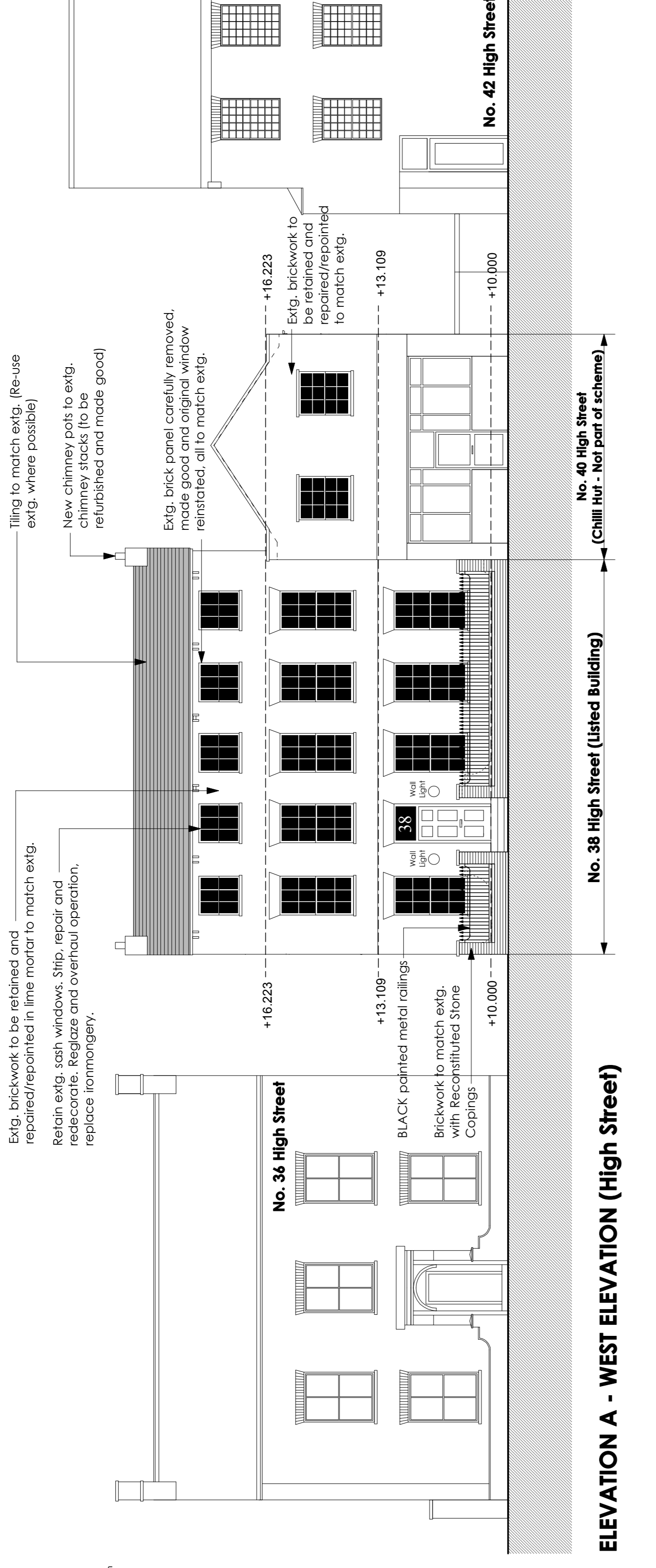
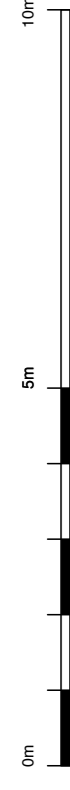
Created on: 06/06/2014

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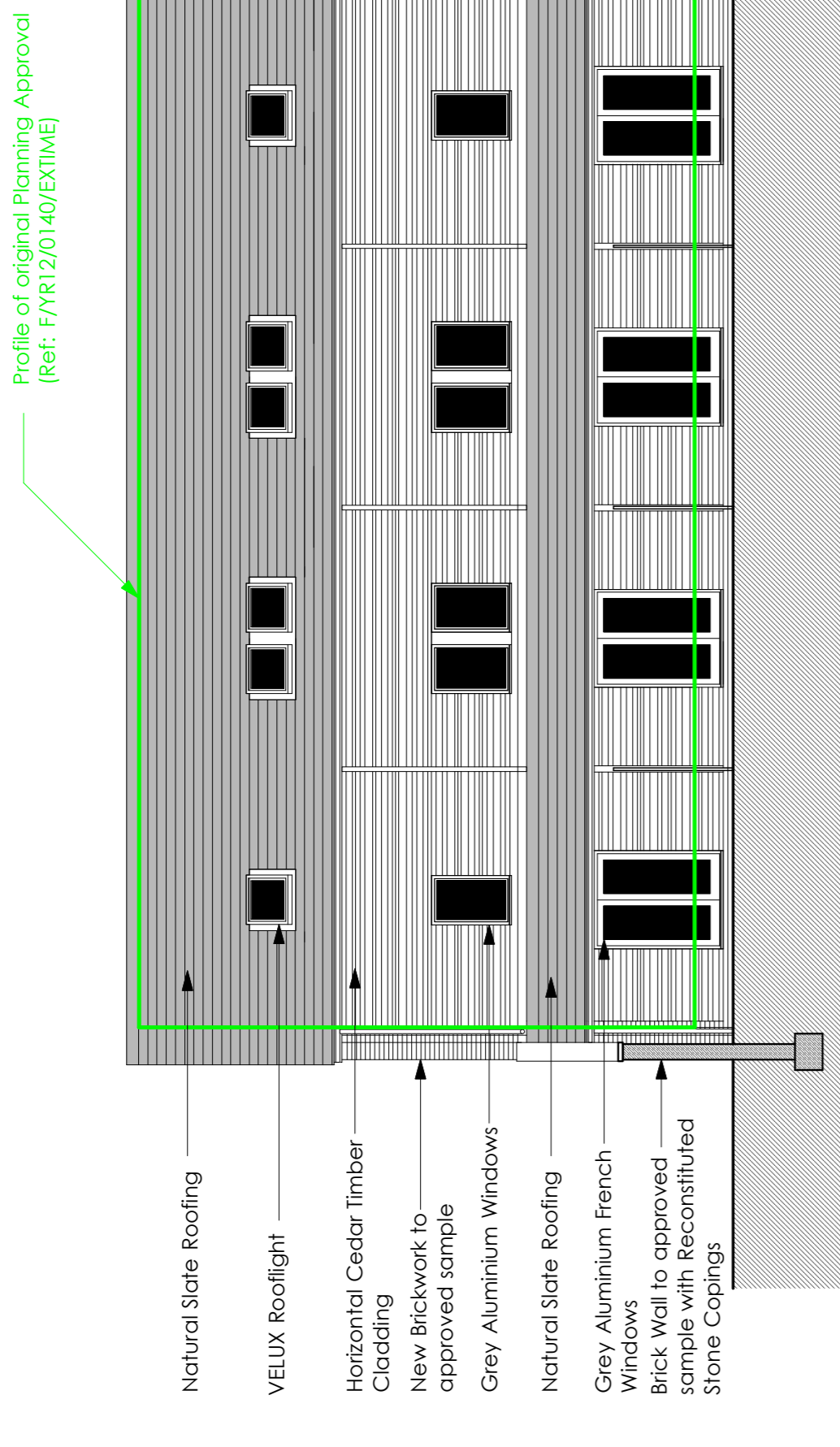
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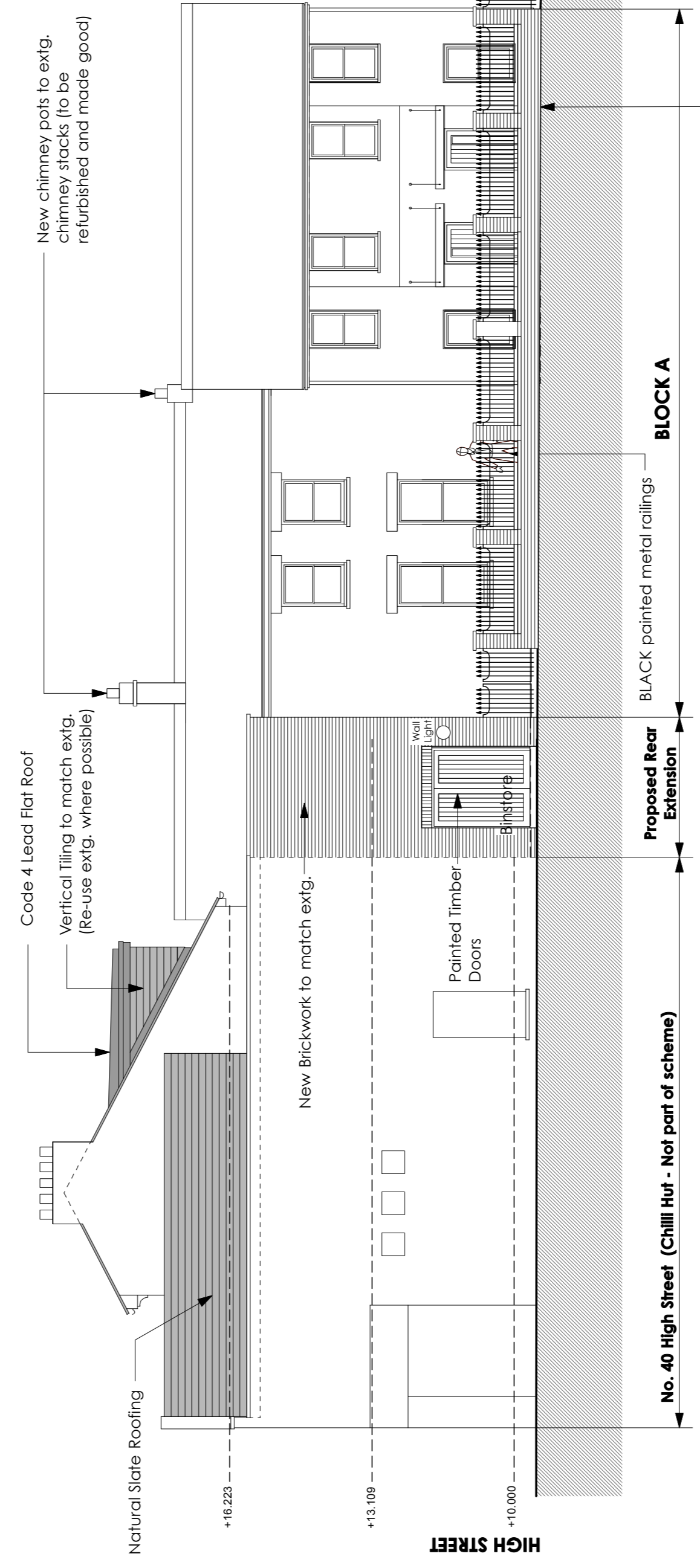




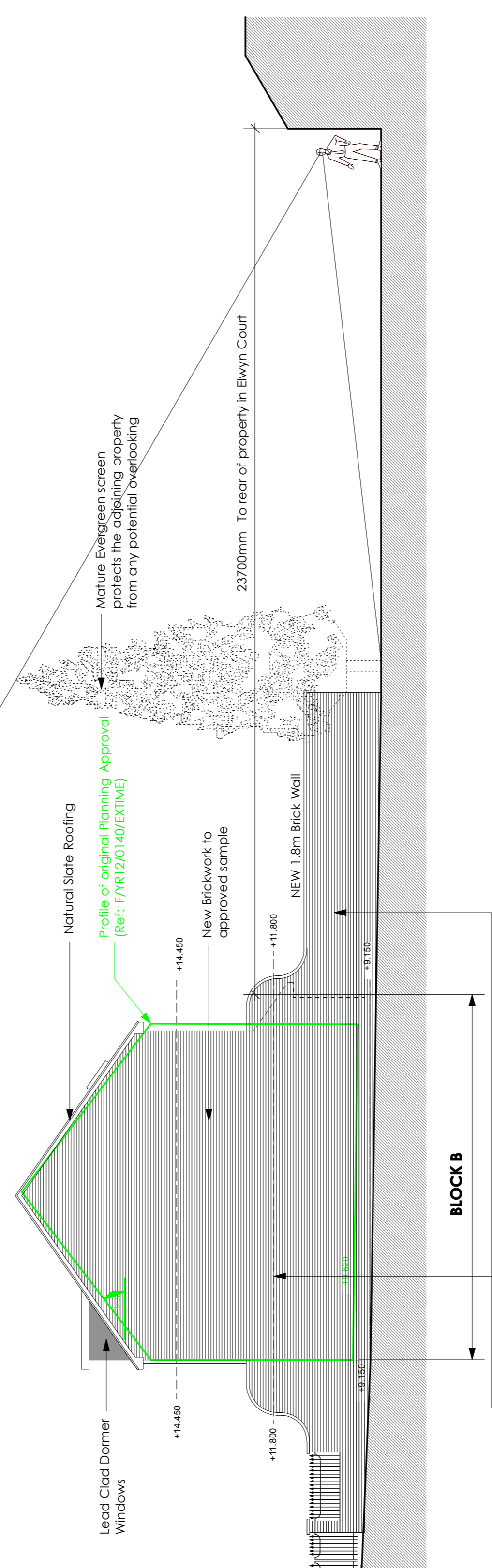
ELEVATION A - WEST ELEVATION (High Street)



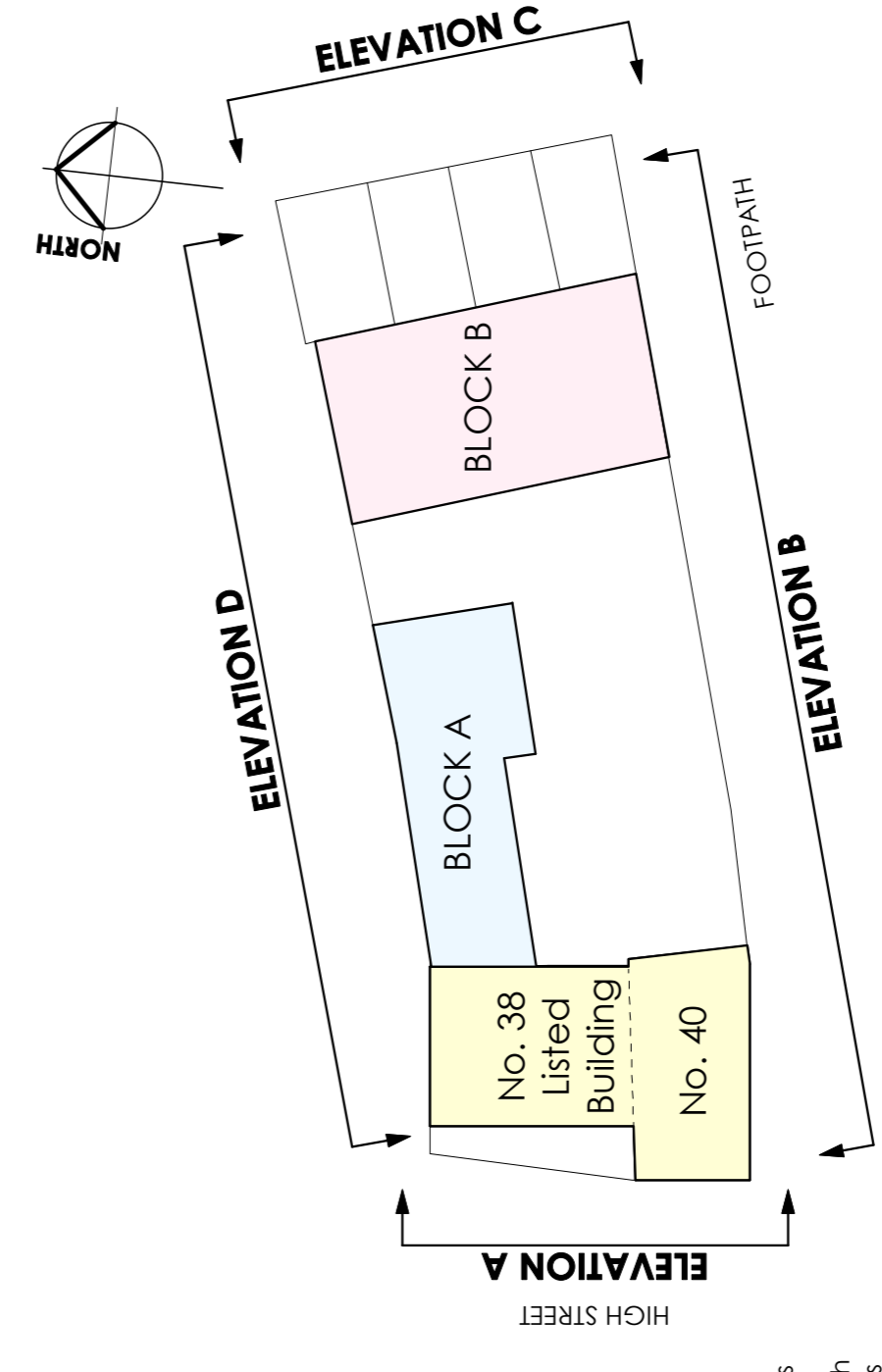
ELEVATION B - SOUTH ELEVATION (Side Passage/Footpath)



ELEVATION C - EASTERN ELEVATION (Block B - Rear Elevation)



ELEVATION D - NORTH ELEVATION (Side Elevation to No. 36 High Street)



Rev. A Amendments in line with Planners comments 25/09/14

SITE ELEVATIONS

drawing title: PLANNING DRAWING - Site Elevations	
date: July 2014	project no: 2276
scale: 1:100 @ A1	drawing no: PD11
revision	A

client: **SHAW ASSOCIATES**
Park House, 158 - 160 Arthur Road,
Wimbledon Park, LONDON SW19 8AQ

drawing notes:
 This Drawing must not be scaled, only figured dimensions should be used. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features are to be shown in the drawings. All drawings are to be drawn in accordance with the latest editions of the British Standards. The drawings are the property of the Architect and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with H & C Architects LLP.

Revision notes: