
F/YR25/0260/F

**Applicant: Mr and Mrs D and S Worsley Agent : Mr Lee Bevens
L Bevens Associates Ltd**

7 West Park Street, Chatteris, Cambridgeshire, PE16 6AL

Erect a single-storey rear extension involving demolition of existing conservatory

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

F/YR25/0261/LB

**Applicant: Mr and Mrs D and S Worsley Agent : Mr Lee Bevens
L Bevens Associates Ltd**

7 West Park Street, Chatteris, Cambridgeshire, PE16 6AL

External and internal works to a Listed Building: Single storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 28 May 2025

EOT in Place: No

EOT Expiry:

Application Fee: £258

Risk Statement:

This application must be determined by 28th May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

<p>1.1 These applications are for planning permission and listed building consent for the erection of a single-storey rear extension including the demolition of the existing conservatory, installation of new gates and air source hear pump to the side of the</p>

dwelling. The application also includes the replacement of existing sash windows with new timber sash windows.

- 1.2 These applications are a re-submission of previously refused applications, with amendments including reducing the opening in the kitchen and the retention of the existing rear door from the hallway.
- 1.3 The current submission is still considered to result in a significant loss of historic fabric and is considered to result in less than substantial harm (medium on the spectrum). Whilst it is noted that the extension proposed would modernise the property and allow for more natural daylight into the kitchen area, this is not considered to be a significant public benefit that would result in the loss of historic fabric being considered acceptable.
- 1.4 The submission is therefore considered to be contrary to both the NPPF and policies LP16 and LP18 of the Fenland Plan 2014.
- 1.5 Subsequently, the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the eastern side of West Park Street, within the market town of Chatteris. Neighbouring properties are situated to the north, east and south of the application site. The site itself is situated within a conservation area.
- 2.2 The dwelling on site is a 2-storey, detached dwelling which is also designated as Grade II Listed. A driveway is situated to the north of the site, with garden land to the east and a 2-storey outbuilding, with a further garden area beyond. An existing conservatory is situated upon the rear elevation of the dwelling.
- 2.3 The site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 These applications are a householder application and listed building consent application for the erection of a single-storey rear extension including the demolition of the existing conservatory, installation of new gates and air source heat pump to the side of the dwelling. The application also includes the replacement of existing sash windows with new timber sash windows.

Single-storey rear extension

- 3.2 The proposed extension would be situated to the rear of the dwelling, extending the north facing elevation. The extension would have a depth of approximately 6.1 metres and a width of approximately 7.2 metres. The proposed extension would be flat-roofed with a total approximate height of 3.1 metres. In terms of fenestration, the extension would include a high-level style window facing north, bi-folding doors facing east and a further set of bi-folding doors facing south. A roof lantern is also proposed upon the flat roof.

External works

- 3.3 The application includes the demolition of the existing conservatory.
- 3.4 The application also includes the installation of metal gates to the north of the dwelling, which would be set back approximately 7.8 metres from the footway. These gates would have an approximate height of 1.8 metres.
- 3.5 An air source heat pump is proposed upon the rear elevation of the existing dwelling.
- 3.6 The application proposes to replace existing windows including all the windows upon the west (principle) elevation and all windows upon the east (rear) elevation with the exception of the feature window which is to be retained.

Internal works

- 3.7 Significant internal works are also proposed to facilitate the proposed extension. These include the removal and replacement of existing doors, existing door openings to be closed, creation of new partition walls and removal of existing scullery.
- 3.8 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR24/1009/LB	External and internal works to a Listed Building: Single storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows	Refused 12/03/2025
F/YR24/1008/F	Erect single storey rear extension to existing dwelling involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows.	Refused 12/03/2025
F/YR16/0620/LB	Internal and external works to Listed Building to form ground floor shower room	Granted 12/09/2016

5 CONSULTATIONS

5.1 Chatteris Town Council

Support

5.2 FDC Conservation Officer

Proposal:

Resubmission of previously refused application to erect single storey rear extension to existing dwelling (Listed GII), involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling, replacement of existing sash windows with new timber sash windows and various internal and external alterations.

Considerations:

- 1. Consideration is given to the impact of the proposal on the architectural and historic interests with special regard paid to the desirability of preserving listed buildings and their 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.*
- 2. 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.*
- 3. Consideration is given to the impact of the proposal on the architectural and historic interests of a Non-Designated Heritage Asset 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.*
- 4. Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2023, specifically, paragraphs 201, 203, 205, 206, and 208*
- 5. A heritage statement has been submitted with the application that just about meets the requirements of 200 of the NPPF.*
- 6. Due regard is given to relevant planning history.*

Comments:

The site was visited with the agent and applicant in late 2024 and various proposals were informally discussed, however, the plans have evolved substantially since then, including a number of changes that were not previously discussed.

Alterations to rear elevation:

The left-hand side of the rear elevation is extended, altered and has poor character. The proposal to remove the unauthorised upvc horizontally proportioned windows and replace with timber sashes is welcomed, as is the re-introduction of flat gauged brick arches. This element is supported in isolation.

Demolition of Conservatory and Proposed Rear Extension:

Whilst the existing upvc conservatory is discreetly positioned and not visible from the public realm, it does impact the character, appearance and appreciation of the LB from within the curtilage. Additionally, it is unauthorised, and demolition is welcomed.

Discussions were had at the site meeting r.e. a sympathetic and proportionate rear extension. Unfortunately, what was previously and currently submitted cannot be considered to be either.

With the left-hand side of the rear elevation having been substantially and poorly altered, the first port of call would be to site the extension in this position, rather than altering and opening up large sections of original elevation. Whilst the proposal is to improve the left-hand side, it will always show itself to be non-original and have the resultant scarring of the elevation. There is considered to be limited justification provided for not positioning the extension on the left-hand side of the building allowing the original side and rear elevation to remain unencumbered by considerable change as proposed.

Furthermore, on the matter of positioning, the extension is essentially a oversized flat roofed box, that in its proposed position, is almost flush with the north side wall and will be entirely visible as an incongruous feature when viewed from West Park Street streetscene.

The views is currently of the host listed building in its original footprint, benefitted by the relationship and setting of the historic coach house in the backdrop. The images below show the open views afforded by virtue of the considerable setback of the adjacent property.

The resulting view of the 6m projecting modern extension from West Park Street will only be relieved only by a somewhat awkward high level horizontal window. The extension is not considered an acceptable scale or position and would draw the eye and appear out of character with the listed building, impact its setting and sever views of the curtilage listed coach house. It is not considered to be the optimal location for an extension, where substantially more sympathetic and less prominent positions exist on the other side of the rear elevation.

Internal Alterations:

Ground floor:

On the ground floor the proposal seeks to swap the uses of the two rear rooms. It is proposed to turn the existing kitchen into a utility room and turn the historic scullery into part of the kitchen, merged with the proposed extension by removing the original rear wall and its original window, creating a large opening.

Whilst the scullery is the lowest status room of the house, it does have the highest historic significance of the interior as it has never received a C20 'makeover' like other rooms within the house and provides a clear snapshot of how such historic houses were laid out and used. The brick floor and historic built-in cupboards are important and stand as a rarity and should be retained. It is considered that this space should remain as a scullery/utility rather than being entirely dismantled and the original wall removed to create a large modern kitchen extension.

It is proposed to replace of the altered glazed internal kitchen door with a four-panel door to match the existing. This element is supported on the basis that the door will match in every way, inclusive of critical dimensions and moldings.

In the rear hallway, it was previously proposed to remove the historic paneled door with glazed upper in lieu of a new double door set into the extension. This is an historic opening and is part of the through plan of the original design, with an arched door head and fanlight detail. There was considered to be no justification for the impacts and as such was objected to. The current revised scheme seeks to retain the rear door without change and this element is supported.

First floor:

Creating a bathroom to the rear left-hand room is on balance supported with minimal loss of important historic fabric.

Windows:

The proposal is to replace the existing timber sash windows to the building.

The front elevation has mid C20 replacements in a late C19 style, with margin light glazing bars. They are not historic but are well detailed. The proposal is to replace it with a like-for-like glazing pattern, incorporating 14mm sealed units. The maximum thickness sealed unit permissible is 12mm in order to reduce the visual effect of the oblique angle views of perimeter seals and characteristic double reflectivity.

With the windows being relatively modern it is on balance considered acceptable to replace the windows with slim 12mm DG units, which will have the added benefit of improving sound attenuation from the busy road to the front. The replacement windows will need to be direct replica's, putty glazed and importantly hand painted. Workshop spray finishes have an uncanny similarity to the appearance of upvc.

The rear of the building still benefits from the original multi-paned windows on the right-hand side and a highly decorative stained glass stair window. Whilst it is proposed to retain the stair window, it is proposed to replace the original multipaned windows on the right (ground and first floor). With these being original windows and of high-quality timber and construction, it is considered that unacceptable harm would result through their loss. The replacement of the original multi-pane windows should be omitted from the proposals. These are at the rear of the building with substantially less road noise.

Ancillaries: There is a proposal to install 3no. extractor fan grilles (2 to the north elevation and one to the east elevation). Any grilles should be cast iron air bricks and not plastic. It is positive to see details for cast iron within the HS.

Proposed driveway gates are metal arched top with ball finials. They are accepted at the height and position proposed – Subject to conditions for detailed construction.

Blocking up of the mid c20 serving hatch is supported.

Blocking up of the window opening at first floor rear is supported owing to the modern timber window. It should retain the gauged arch head and brickwork to match should be recessed by 50mm to retain the presence of the opening.

Conclusion:

Following the resubmission, the works still result in an unacceptable level of harm to the character, setting and historic significance of the GII listed building. This harm is less than substantial (medium on the spectrum). This is through the loss of significant levels of historic fabric and an oversized, discordant and prominent modern extension.

The key reasons for the objection are:

- The scale, massing and position of the rear extension and the resultant harm to the character, setting and significance of the listed building.*
- The replacement of original windows to the rear elevation that are in serviceable condition.*
- The removal of the section of the original rear wall of the listed building.*
- Loss of historic scullery and its period fitted joinery.*

National policy surrounding listed buildings states there should be a strong presumption against any harm to listed buildings if they are not outweighed by strong public benefits. This scheme is not considered to have any public benefit and therefore should be refused on the basis that it does not accord with Policy LP18 of the Fenland Local Plan and the provisions of the NPPF.

Notwithstanding the strong objections to this application - If the council are minded to approve the application, conditions will need to be appended to the permission.

Recommendation: Objection to current scheme – Refuse

5.3 FDC Environmental Health

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

Noise

Air pollution

Contaminated land

Artificial light

I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.

5.4 CCC Archaeology

Thank you for your consultation in regards to the above referenced planning application.

Our records indicate that the development lies in an area of high archaeological potential. The development lies within the former grounds of Chatteris Abbey (Cambridgeshire Extensive Urban Survey 2015). The abbey was found between 1006 and 1016AD by the Bishop of Dorchester (Cambridgeshire Historic Environment Record reference. 03700). Archaeological investigations within the abbey precinct has revealed medieval inhumation burials (CHER ref. MCB20081) and stratified medieval deposits including floor levels (CHER ref. MCB23970). Recent investigations along Victoria Street have found evidence for walls and

further floor levels, believed to be related to the abbey itself (CHER ref. ECB7091). Notably the site of the abbey's Gatehouse is believed to lie within or adjacent to the proposed development (Dickinson, Little History of the Abbey of St Mary and the Parish Church of St Peter and St Paul, Chatteris, Cambridgeshire 1954).

We have commented on previous applications (F/YR24/1008/F and F/YR24/1009/LB) and would advise our recommendations remain the same. Namely that due to the archaeological potential of the site, a programme of monitoring and recording works is required in order to preserve any archaeological remains within the development area by record. Usage of the following condition is recommended:

Archaeology Condition

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

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

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2024). Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

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

5.5 CCC Highways

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

5.6 Local Residents/Interested Parties

F/YR25/0260/F:

9 letters of support have been received regarding this application from address points in Chatteris (3 from the same address on First Furlong Drove, 2 from West Park Street, and 1 from Gipson Close, The Sycamores, Victoria Street and St Martins Road). The reasons for support are summarised as follows:

- In keeping with the area
- Enhance character of the building
- Air source heat pump
- Doesn't encroach on anyone

F/YR25/0261/LB:

10 letters of support have been received regarding this application from address points in Chatteris (3 from the same address on First Furlong Drove, 3 from West Park Street, 2 from Victoria Street, and 1 from Gipson Close and St Martins Road). The reasons for support are summarised as follows:

- In keeping with the area
- Enhance the character of the building
- Air source heat pump
- Well designed
- Improve the area

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 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

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 - Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

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

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP7: Design

LP8: Amenity Provision

LP23: Historic Environment

LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Visual Amenity of the Conservation Area**
- **Loss of Historic Fabric**
- **Residential Amenity**
- **Parking and Access**
- **Flood Risk**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1 Applications reference F/YR24/1008/F and F/YR24/1009/LB were refused in March 2025 for a similar development to that proposed under these applications. The previous application were refused for the following reason:

Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 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.

By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The justification provided for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused.

- 9.2 The amendments made to the current submission include reducing the opening in the kitchen and the retention of the existing rear door from the hallway.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP16 supports the principle of development such as house extensions subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users. Policy LP18 of the Fenland Local Plan 2014 seeks to protect and enhance heritage assets. The principle of development is supported subject to the significance of and the likely impacts on the heritage assets.

Visual Amenity of the Conservation Area

- 10.2 Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. Policy LP18 addresses matters concerning the historic environment within Fenland.
- 10.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 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 The proposed replacement windows to the front elevation of the building would be highly visible to the surrounding conservation area. The FDC Conservation Officer notes within their response that the front elevation includes mid C20 replacements in a late C19 style. These windows are noted as historic but are well detailed. The comments note that the relatively modern nature of these windows results in their replacement being on balance acceptable, subject to these windows being direct replicas. Details of these windows could be conditioned should permission be granted.
- 10.5 Given the location of the proposed extension, it is likely to be somewhat visible from the surrounding street scene. This positioning has been highlighted within the comments received from the Conservation Officer. However, whilst the proposed extension would be visible from the street, this would be somewhat obscured by the existing high brick wall to the north of the site. Views of the proposed extension would only be achieved at certain angles within close proximity to the application site and as such, it is not considered that the proposed extension

would cause significant harm to the character of the Conservation Area. On balance, the proposal is considered to be compliant with Policy LP16 and LP18 in this regard.

Loss of Historic Fabric

- 10.6 The application includes both external and internal works to the listed building. Within the comments received from the FDC Conservation Officer, objections have been raised to the positioning of the proposed extension and the resultant loss of original walling and the resultant loss of the historic scullery (pantry). The scullery is noted to have the highest historic significance as it has never received a C20 'makeover' like other existing rooms within the house. Objections have also been raised to the replacement of windows within the rear elevation of the dwelling. These windows are original windows and the removal of such would result in unacceptable harm.
- 10.7 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to have special regard to the desirability or 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.
- 10.8 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF is also relevant.
- 10.9 Paragraph 208 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.
- 10.10 Paragraph 212 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.
- 10.11 The submitted heritage and design and access statement justifies the need for development in order to modernisation of the property and allow for more natural daylight into the kitchen area.
- 10.12 The loss of the historic fabric proposed is considered to result in less than substantial harm (medium on the spectrum). Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. Whilst it is noted that the extension proposed would modernise the property and allow for more natural daylight into the kitchen area, this is not considered to be a significant public benefit that would result in the loss of historic fabric being considered acceptable.

10.13 It is therefore considered that the current proposal results in less than substantial harm to the significance of the Grade II Listed Building and its setting. It is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building and as such, the scheme is contrary to both the NPPF and Policies LP16 and LP18 of the Fenland Local Plan 2014.

Residential Amenity

10.14 Neighbouring properties are situated to the north, east and south of the application site. The proposed single-storey extension would be most visible to the neighbouring property to the north, given that the clearance between these properties is 7.8 metres approx. This clearance however is considered sufficient to ensure that the proposed single-storey extension does not introduce any adverse overbearing, visual or overshadowing impacts upon neighbouring property. A window is proposed upon this north facing elevation, however this would predominantly be obscured from view by the existing boundary treatments on site (brick wall) and therefore it is unlikely that any adverse overshadowing impacts would be introduced.

10.15 There are therefore no issues to address with regards to residential amenity and the proposal is considered to comply with Policy LP16 in this regard.

Parking and Access

10.16 The proposals do not include the provision of any additional bedrooms and therefore there are no amendments to the required parking provision on site.

10.17 The proposal does include the erection of gates to the north of the dwelling, however these would be situated approximately 7.8 metres from the back edge of the footway and therefore would not introduce any highway safety impacts.

10.18 As such, there are no issues to address with regards to Policy LP15 of the Fenland Local Plan.

Flood Risk

10.19 The proposal is located within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations.

Biodiversity Net Gain (BNG)

10.20 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.21 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because these applications are a householder application as defined within article 2(1) of

11 CONCLUSIONS

- 11.1 The proposed single-storey extension is on balance, not considered to introduce significant harm to the character of the Conservation Area as the existing brick wall would obscure views of the extension from the wider street scene. Notwithstanding this however, the proposal would result in a loss of historic fabric, resulting in less than substantial harm to the significance of the designated heritage asset and it is not considered that there is any significant public benefit that would result in the loss of historic fabric being considered acceptable. It is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building and as such, the scheme is contrary to both the NPPF and Policies LP16 and LP18 of the Fenland Local Plan 2014 and as such, both applications are recommended for refusal.

12 RECOMMENDATION

F/YR25/0260/F:

Refuse; for the following reason:

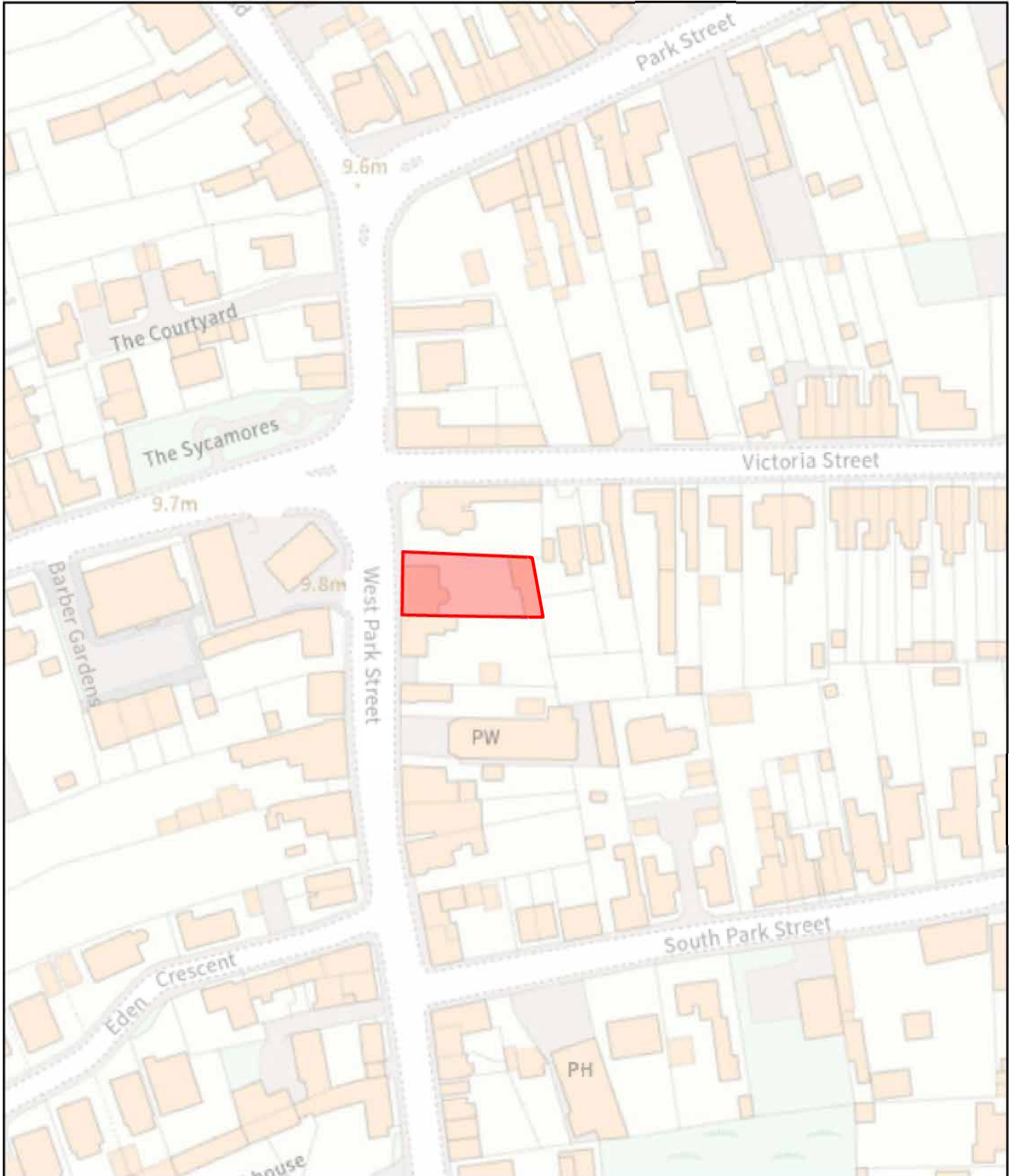
1	<p>Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The justification provide for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused.</p>
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F/YR25/0261/LB:

Refuse; for the following reason:

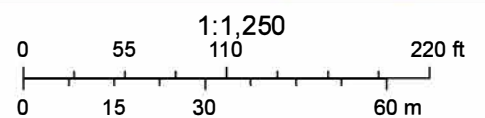
1	<p>Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The</p>
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	justification provide for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused.
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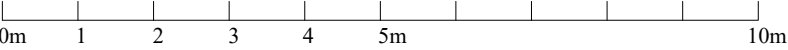
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 Fenland District Boundary



Fenland District Council

Scale: 1:100



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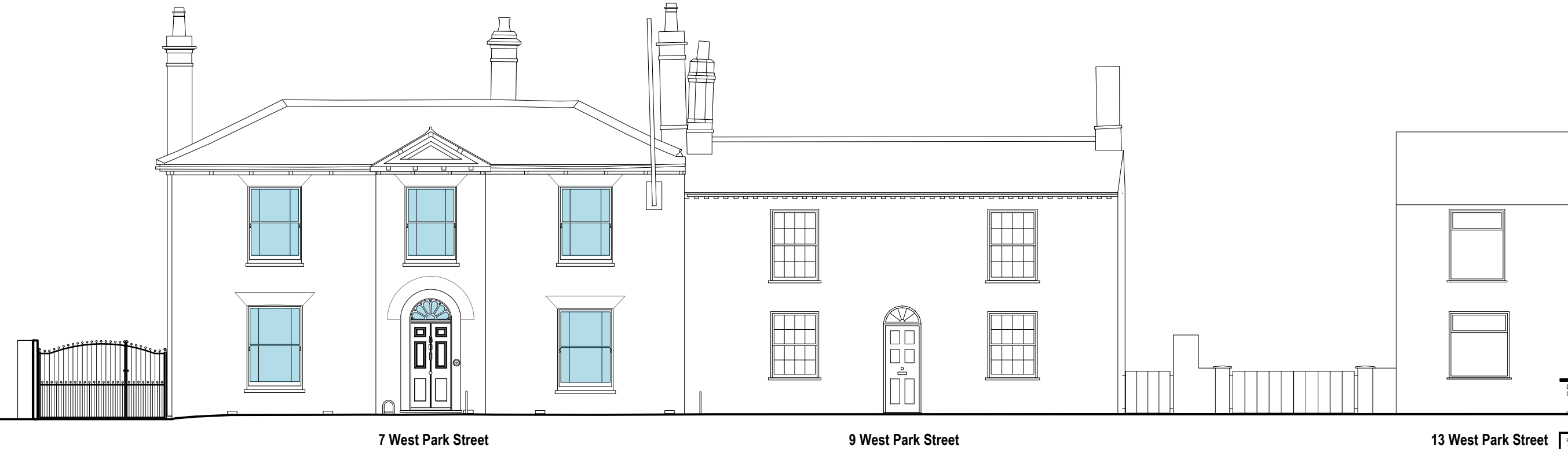
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EXISTING STREET ELEVATION




PROPOSED STREET ELEVATION



ARB
Architects
Registration
Board

REG NO: 0454802

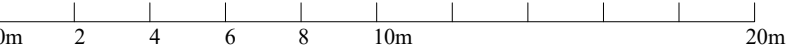


L BEVENS
Associates Ltd
Architects

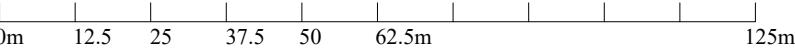
L Bevens Associates Architects Ltd
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Cambridgeshire
PE16 6UR
Tel: 01354 693969
Mob: 07739 562818
Email: enquiries@lbevns-associatesltd.co.uk
Web: www.lbevns-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>
CLIENT	Mr and Mrs Worsley			
PROJECT	7 West Park Street, Chatteris, Cambridgeshire.			
DRAWING TITLE	Existing Street Elevation Proposed Street Elevation			
SCALE	DATE	DRAWN	CHECKED	
1:100 @ A3	November 2024	LB		
DRAWING NUMBER	CH24/LBA/665/HP-1-107			
	REVISION			

Scale: 1:200



Scale: 1:1250



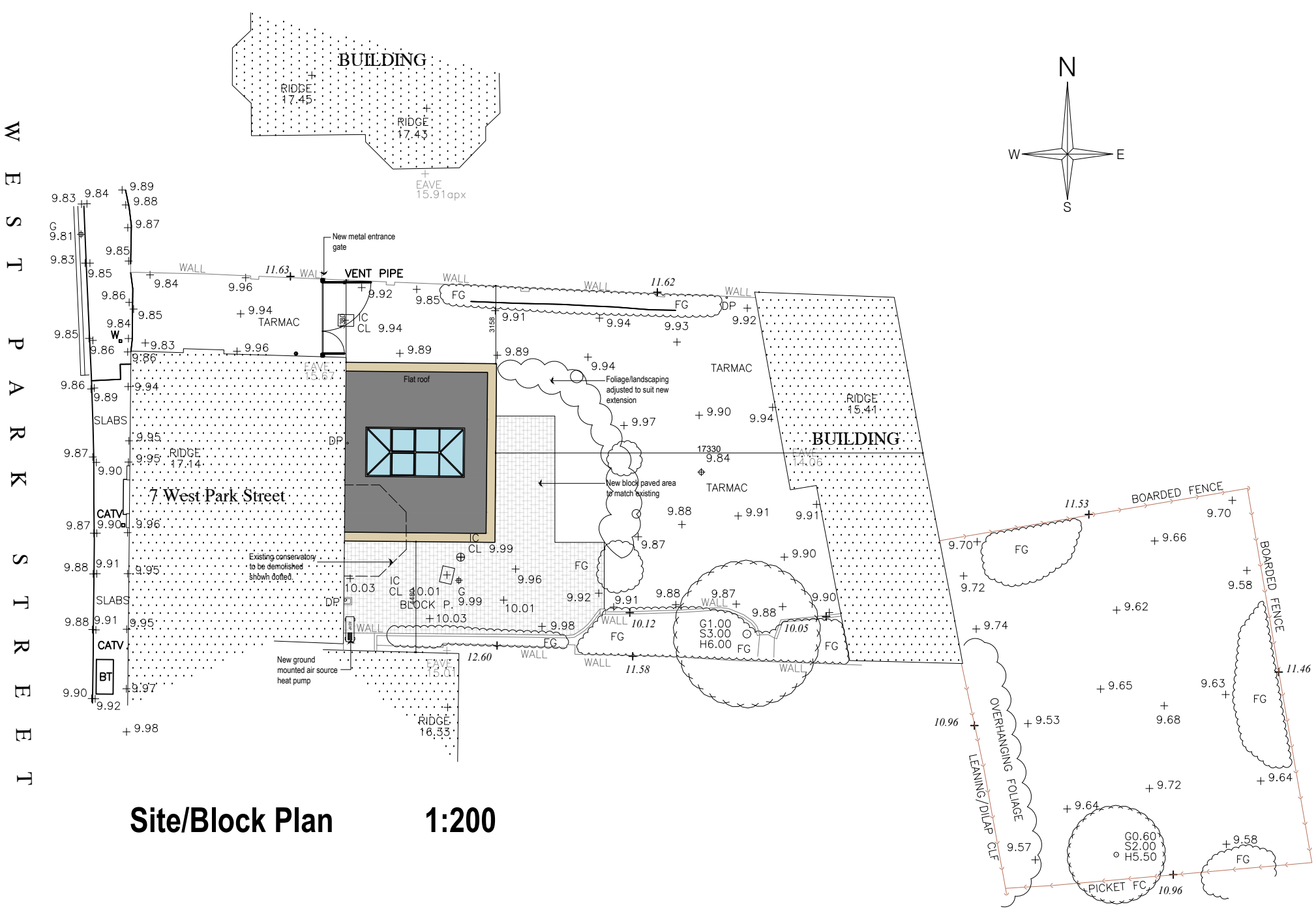
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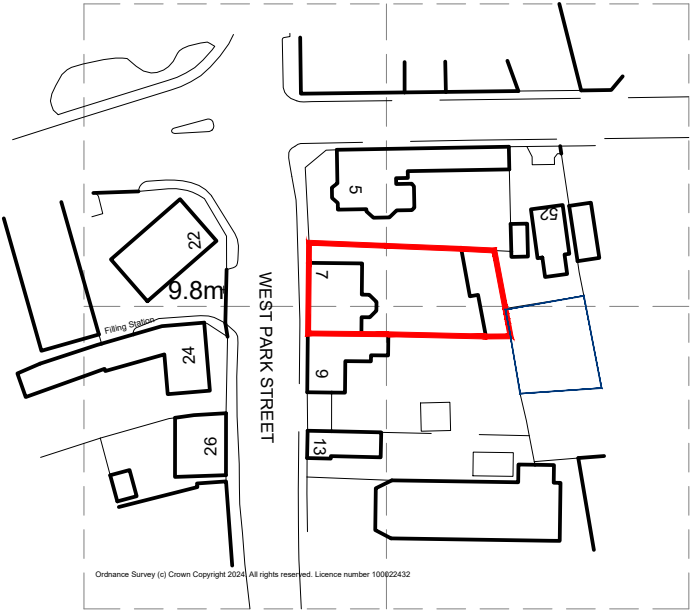
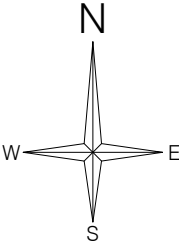
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Site/Block Plan 1:200



Location Plan 1:1250

Rev A Nov. 24 Revised to suit client comments.



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DRAWING STATUS	PRELIMINARY PLANNING	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> FILE COPY
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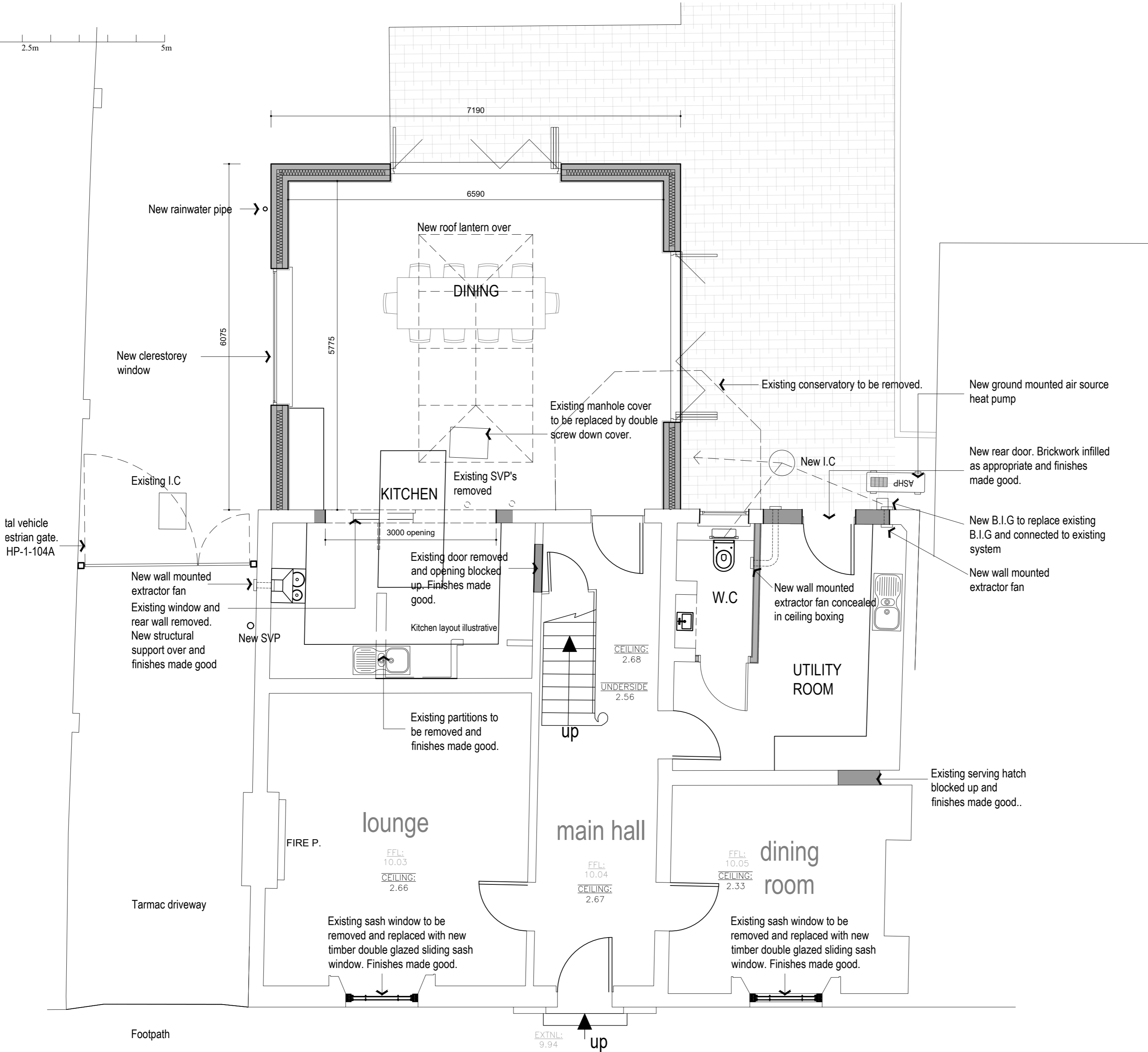
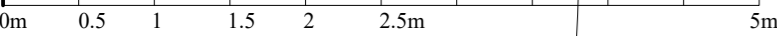
CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed Site/Block Plan
Location Plan

SCALE	DATE	DRAWN	CHECKED
1:200 & 1:1250 @ A3	October 2024	LB	
DRAWING NUMBER	REVISION		
CH24/LBA/665/HP-1-100	A		

Scale: 1:50



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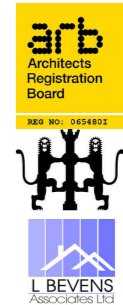
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Rev C Mar 25	Opening reduced in Kitchen area. Existing rear door opening retained (less historic fabric removed)
Rev B Nov 24	Revised to suit client comments
Rev A Nov 24	Revised to suit client comments



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DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION

CLIENT
Mr and Mrs J Worsley

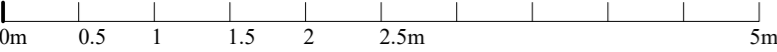
PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed Ground Floor Plan

SCALE 1:50 @ A2	DATE October 2024	DRAWN LB	CHECKED
DRAWING NUMBER CH24/LBA/665/HP-1-101	REVISION C		

PROPOSED GROUND FLOOR PLAN

Scale: 1:50



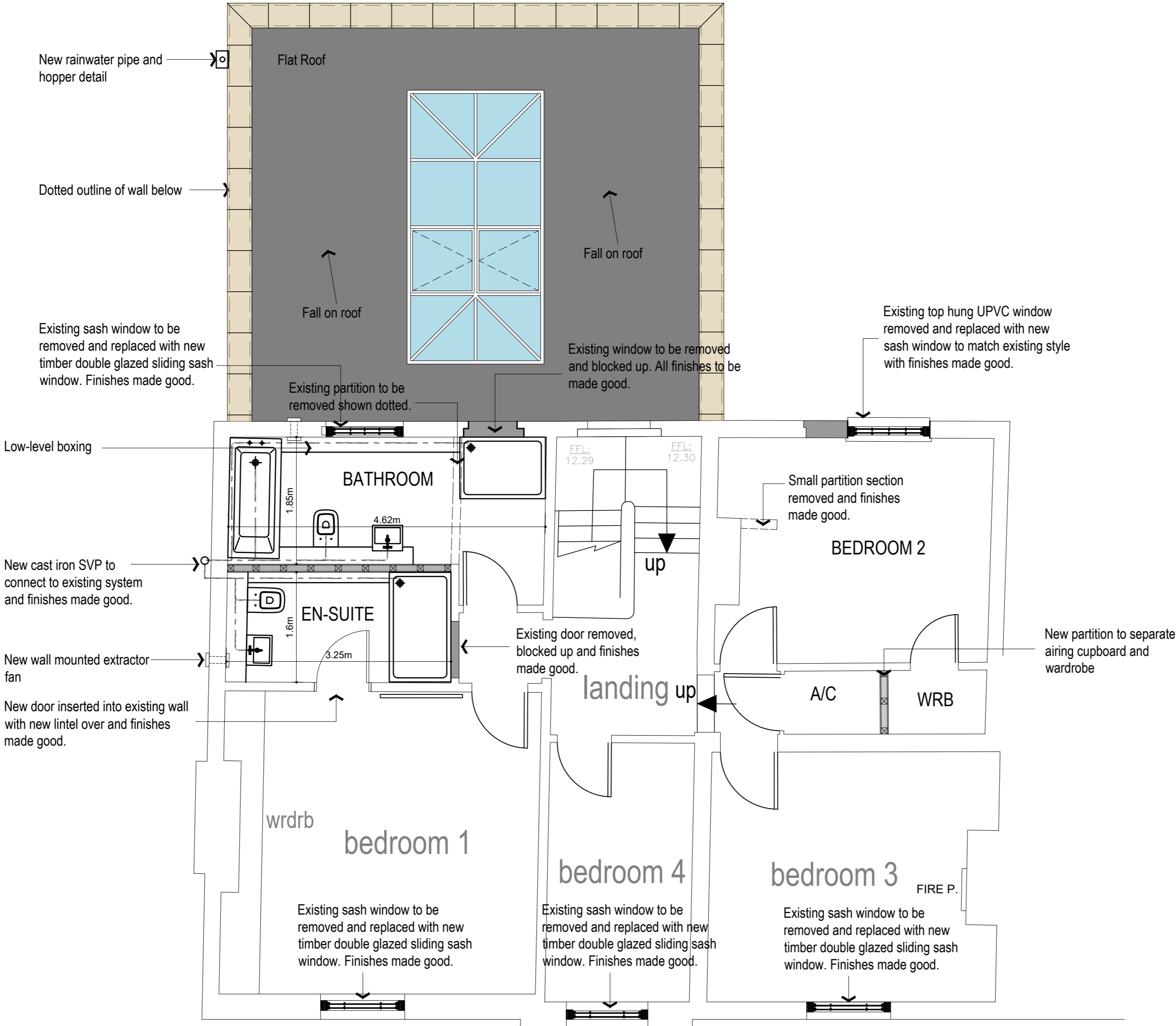
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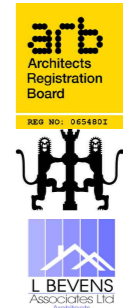
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PROPOSED FIRST FLOOR PLAN

Rev B Nov. 24 Revised to suit client comments
Rev A Nov. 24 Revised to suit client comments



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DRAWING STATUS	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>

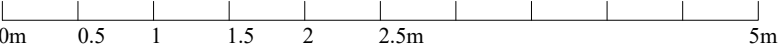
CLIENT
Mr and Mrs J Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed First Floor Plan incorporating Roof Plan

SCALE	DATE	DRAWN	CHECKED
1:50 @ A2	October 2024	LB	
DRAWING NUMBER	REVISION		
CH24/LBA/665/HP-1-102	B		

Scale: 1:50



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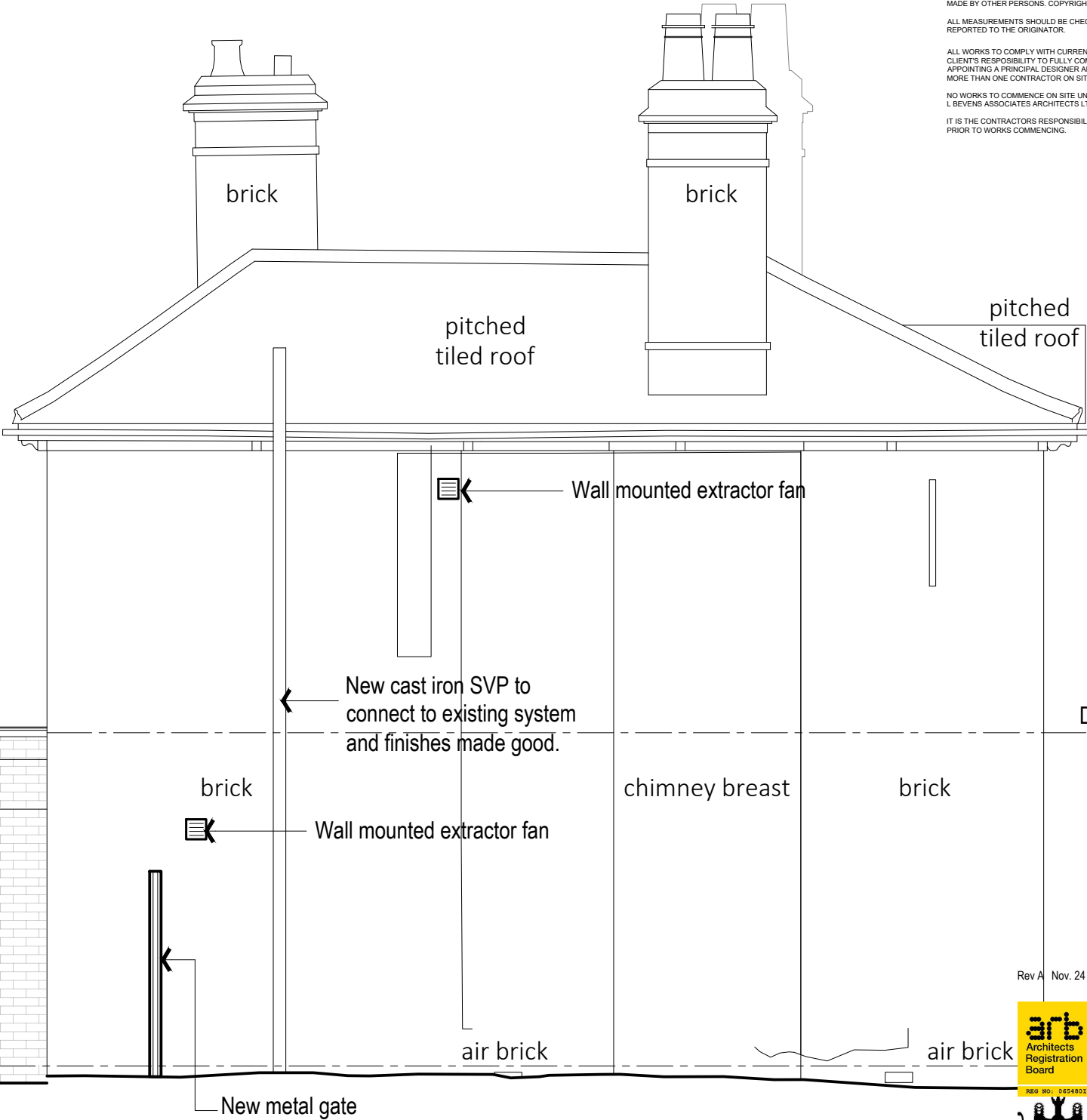
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Reconstituted stone capping detail
Dotted line of flat roof
Dotted line of ceiling level
Reconstituted stone cill detail



Rev A Nov. 24 Revised to suit client comments



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PLANNING FILE COPY

CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

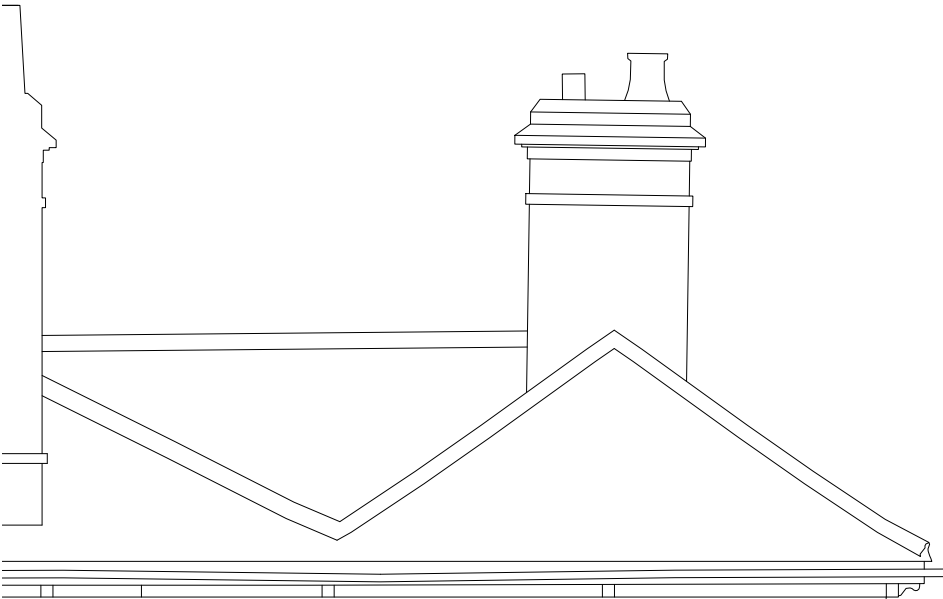
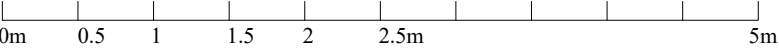
DRAWING TITLE
Proposed North (side) Elevation

SCALE DATE DRAWN CHECKED
1:50 @ A3 October 2024 LB

DRAWING NUMBER REVISION
CH24/LBA/665/HP-1-105 A

PROPOSED NORTH ELEVATION

Scale: 1:50



PROPOSED PART SOUTH ELEVATION

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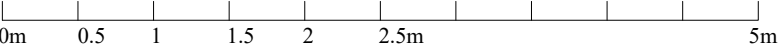
Rev A Nov. 24 Revised to suit client comments



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DRAWING STATUS	PRELIMINARY PLANNING	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
CLIENT	Mr and Mrs Worsley			
PROJECT	7 West Park Street, Chatteris, Cambridgeshire.			
DRAWING TITLE	Proposed South (side) Elevation			
SCALE	DATE	DRAWN	CHECKED	
1:50 @ A3	October 2024	LB		
DRAWING NUMBER	CH24/LBA/665/HP-1-106			REVISION A

Scale: 1:50



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PROPOSED WEST ELEVATION

Rev A Nov. 24 Revised to suit client comments



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	PLANNING	FILE COPY

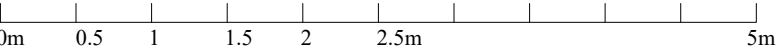
CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed West (front) Elevation

SCALE	DATE	DRAWN	CHECKED
1:50 @ A3	October 2024	LB	
DRAWING NUMBER	REVISION		
CH24/LBA/665/HP-1-104	A		

Scale: 1:50



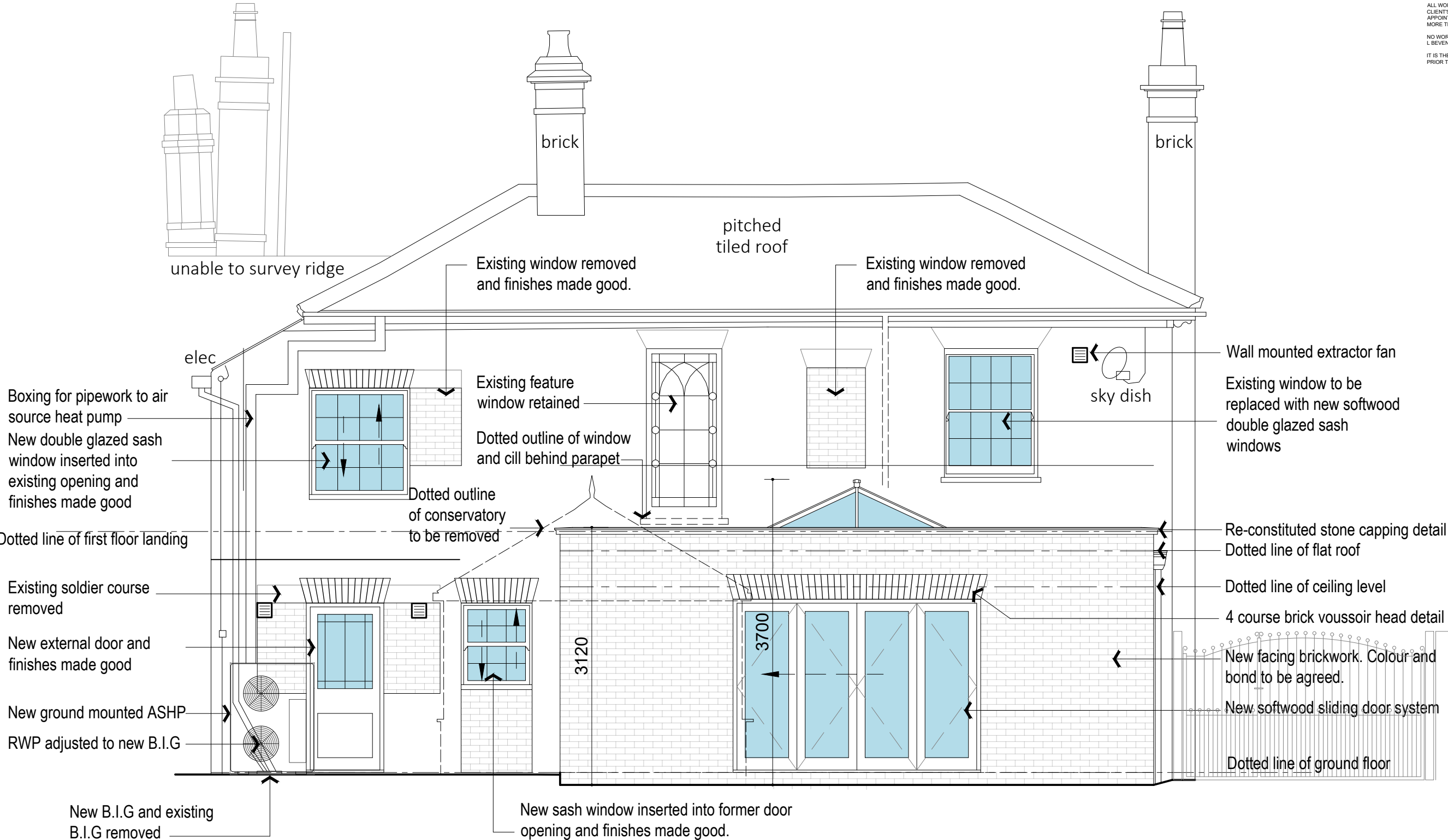
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PROPOSED EAST ELEVATION

Rev C Mar. 25 Note amended to new rear door to utility.
Rev B Nov. 24 Revised to suit client comments
Rev A Nov. 24 Revised to suit client comments



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
PLANNING	FILE COPY	

CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed East (rear) Elevation

SCALE	DATE	DRAWN	CHECKED
1:50 @ A3	October 2024	LB	

DRAWING NUMBER
CH24/LBA/665/HP-1-103

REVISION
C