



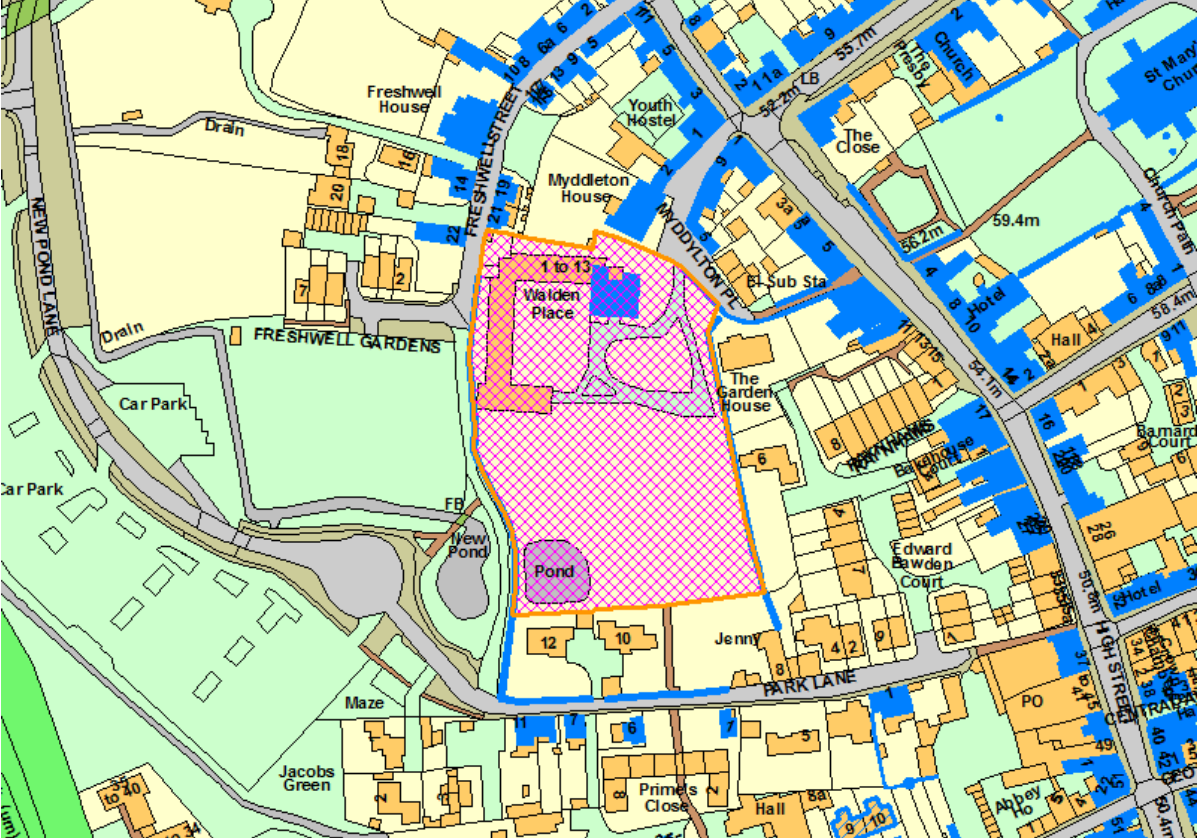
**ITEM NUMBER:** 14

**PLANNING COMMITTEE DATE:** 21 August 2024

**REFERENCE NUMBER:** UTT/24/1194/LB

**LOCATION:** Walden Place  
Freshwell Street  
Saffron Walden  
Essex  
CB10 1DQ

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 1 August 2024

**PROPOSAL:** Remediation Works to Walden House following demolition of link between the 80s extension to remove link to sheltered housing scheme.

**APPLICANT:** Uttlesford District Council

**AGENT:** Mrs Beth Elmore

**EXPIRY DATE:** 09 July 2024

**EOT EXPIRY DATE:** 23 August 2024

**CASE OFFICER:** James Hoskins

**NOTATION:** Within Development Limits (SAFFRON WALDEN)  
Within Conservation Area (SAFFRON WALDEN 1)  
Listed Building - Reference Number: 1196172 - Grade of Building: Grade II - Address: Walden Place, Freshwell Street, Saffron Walden, Essex, CB10 1DQ  
Listed Building - Reference Number: 1280447 - Grade of Building: Grade II - Address: 7 High Street, Saffron Walden, Essex, CB10 1AT  
Listed Building - Reference Number: 1025113 - Grade of Building: Grade II - Address: Walden Place, Freshwell Street, Saffron Walden, Essex, CB10 1DQ  
Listed Building - Reference Number: 1196232 - Grade of Building: Grade II - Address: Walden Place, Freshwell Street, Saffron Walden, Essex, CB10 1DQ  
Archaeological Site - Site Number: 0470  
Archaeological Site - Site Number: 0408  
Contaminated Land Historic Land Use Area - Reference: s171100000945 - Description: Brewing&malting  
Within Flood Plain Zone 2  
Within Flood Plain Zone 3  
Within Floodzone 3a + Climate Change  
Within Floodzone 3b  
Mineral Safeguarding Area - Description: High purity chalk (93-98% CaCO3):Cretaceous White Chalk Subgroup  
Mineral Safeguarding Area - Description: Sand/Gravel

**REASON THIS APPLICATION IS ON THE AGENDA:** Uttlesford District Council Application

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**1. EXECUTIVE SUMMARY**

1.1 This listed building consent application is for the proposed remediation works to Walden House following demolition of link between the 80s extension to remove link to sheltered housing scheme.

1.2 The site concerns a Grade II listed property located within the Conservation Area within the Development Limits of Saffron Walden.

1.3 There are a number of trees in and around the site which are protected by either the Conservation Area or their proximity to the setting of the Listed Building, however, they are not affected by this proposal.

**2. RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

**3. SITE LOCATION AND DESCRIPTION:**

3.1 The site lies between Freshwell Street to the west and Myddylton Place to the north east, in the western part of the historic core of Saffron Walden. Walden House is a mid-18th century building with a 1980s extension, currently in use as residential sheltered accommodation.

**4. PROPOSAL**

4.1 The application is for listed building consent for the proposed repair works post removal of the modern link structure.

**5. ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**6. RELEVANT SITE HISTORY**

Reference	Proposal	Decision
UTT/20/3415/FUL	Proposed two storey and single storey extensions to existing sheltered scheme to create 2 no. flats, common lounge, plant room and associated ancillary accommodation. Part demolition of existing extensions to separate sheltered scheme from	(APPROVAL)

	listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension.	
UTT/20/3416/LB	Part demolition of existing extensions to sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension.	(APPROVAL)

## **7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

7.1 This application has not been the subject of any Pre-Application advice.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

8.1 Not Applicable

## **9. SAFFRON WALDEN TOWN COUNCIL COMMENTS**

9.1 No objections

## **10. CONSULTEE RESPONSES**

### **10.1 Place Services (Conservation and Heritage) (03.06.2024)**

10.1.1 The building affected by this application, Walden Place, is Grade II listed. It is a large mid-eighteenth-century house with later alterations and additions (list entry number: 1196232).

10.1.2 Walden Place is enclosed by walls such as the Wall to the east side of the Garden of Walden Place (list entry number: 1025113) and Garden Wall to number five, also to the east, which are Grade II listed (list entry number: 1280442). The western wall is also Grade II listed, Garden Wall of Walden Place (list entry number: 1196172).

10.1.3 The application site is located within the Saffron Walden Conservation Area and within the vicinity of several listed buildings.

10.1.4 This application is further to approved applications UTT/20/3415/FUL & UTT/20/3416/LB. During the demolition and construction phases of the

approved scheme, it became clear that the extent of repairs to the northern elevation were greater than envisaged.

**10.1.5** A site meeting was held on 5th April 2024 to discuss the works required and a way forward. It was advised that as the works are greater than what would generally be considered to be repairs, listed building consent would be required, hence this application.

**10.1.6** The proposals seek to make good the brickwork, with three new courses chased in along where the scarring of the removed 'link' structure was. Further new brickwork is required for localised repairs elsewhere on the elevation. These are acceptable.

**10.1.7** Where it is proposed to relocate the brick lintels, there is concern that their original and historic location would be lost, with the relocated lintels not accurately reflecting the architectural design of the building. They should be retained in their original and existing location.

**10.1.8** Whilst the existing concrete lintel to the doorway is not aesthetically pleasing, a simpler approach should be taken perhaps utilising a solid course so as not to confuse or detract from the original position of fenestration.

## **10.2 Place Services (Conservation and Heritage) (22.07.2024)**

**10.2.1** This letter is further to advice dated 3 June 2024.

**10.2.2** The proposals have been amended to retain the existing brick lintels in their original and existing location. A solid course lintel is proposed to the doorway instead.

**10.2.3** This is acceptable and would preserve the significance of the listed building under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.

**10.2.4** The Conservation Area and other heritage assets identified are not considered to be affected by the application.

## **11. REPRESENTATIONS**

**11.1** Site notices were displayed on site and 61 notification letters were sent to nearby properties. An advertisement in the local press was also included as part of this application. No representations have been received at the time of the preparation of this report.

### **11.2 Comment**

- 11.2.1**
- The required statutory consultations have been made.
  - The material consideration will be considered in the following report

## **12. MATERIAL CONSIDERATIONS**

**12.1** In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

**12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
  - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

**12.3** Section 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, 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 or, fails to preserve or enhance the character and appearance of the Conservation Area.

### **12.4 The Development Plan**

**12.4.1** Essex Minerals Local Plan (adopted July 2014)  
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan (adopted 2005)  
Felsted Neighbourhood Plan (made February 2020)  
Great Dunmow Neighbourhood Plan (made December 2016)  
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)  
Thaxted Neighbourhood Plan (made February 2019)  
Stebbing Neighbourhood Plan (made July 2022)  
Saffron Walden Neighbourhood Plan (made October 2022)  
Ashdon Neighbourhood Plan (made December 2022)  
Great & Little Chesterford Neighbourhood Plan (made February 2023)

## **13. POLICY**

### **13.1 National Policies**

13.1.1 National Planning Policy Framework (2023)

**13.2 Uttlesford District Local Plan 2005**

13.2.1	ENV1	Design of Development within Conservation Area
	ENV2	Development affecting Listed Building

**13.3 Neighbourhood Plan**

13.3.1 Saffron Walden Neighbourhood Plan (made October 2022).

**13.4 Supplementary Planning Document or Guidance**

13.4.1 Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Standards (2009)  
Supplementary Planning Document – Accessible homes and playspace  
Supplementary Planning Document – Developer’s contributions  
Essex Design Guide  
Uttlesford Interim Climate Change Policy (2021)

**14. CONSIDERATIONS AND ASSESSMENT**

14.1 The issue to consider in the determination of this application is:

**14.2 A) Heritage**

14.2.1 As this proposal concerns a Grade II Listed Building and the Setting of a Conservation Area, Place Services Heritage have been consulted on the proposals and subsequent revisions / amendments.

14.2.2 The Conservation Officer states that *“The proposals seek to make good the brickwork, with three new courses chased in along where the scarring of the removed ‘link’ structure was. Further new brickwork is required for localised repairs elsewhere on the elevation. These are acceptable.”*

14.2.3 *The proposals have been amended to retain the existing brick lintels in their original and existing location. A solidier course lintel is proposed to the doorway instead. This is acceptable and would preserve the listed building in accordance with s16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.”*

14.2.4 Taking Conservations comments into consideration, there are no objections regarding the proposals impact to the heritage asset or the surrounding conservation area.

14.2.5 Therefore, the proposed development would comply with the provisions of Uttlesford Local Plan Polices ENV1 and ENV2 and the National Planning Policy Framework (2023).



## **15. ADDITIONAL DUTIES**

### **15.1 Public Sector Equalities Duties**

**15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

**15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

### **15.2 Human Rights**

**15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

## **16. CONCLUSION**

**16.1** The proposal accords with the development plan and the NPPF. Regard has been had to all other material considerations, and it is recommended that listed building consent be approved.

## **17. CONDITIONS**

**1** The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

- 3** The external finishing materials of the development hereby approved shall be constructed in accordance with the details indicated on Drawing No. UDC-655-LB100 A as prepared by The Design Partnership (April 24) unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the designated heritage asset and the surrounding Conservation Area in accordance with Policies ENV1 and ENV2 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.