

CONSERVATION REFERRAL COMMENTS

Application Ref:	21/0025/PREAPP
Address:	Land East of 12 High Causeway, Whittlesey
DC Case Officer:	Alison Hoffman
Conservation Officer:	Claire Fidler
Date:	17th March 2021

1. This pre-application enquiry concerns the potential for development to the rear of 12 High Causeway accessed from Eastgate Mews off Grosvenor Road. The site is adjacent to the conservation area and within the vicinity of a grade II and grade II* listed building.
2. Should a full application be submitted consideration would be given to the impact of this proposal on the character and appearance of Whittlesey 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. Due regard is given to relevant planning history. An application at 8-12 High Causeway allowed for the erection of a 2 storey rear extension to provide a ground floor workshop and first floor 2 bed flat (F/99/0549/F), but the details of this scheme are not currently accessible to review.
4. Number 12 High Causeway is currently a single storey shop front with no architectural merit and appearing in a fairly poor condition. Three and two storey elements stand to the rear, and to either side. No. 12 faces the conservation area, but to the rear stands the Co-op and a permission granted for 2 x 2 storey buildings comprising retail and residential units. **It is within this context that following comments are made:**
5. Given, the development to the rear of this site already permitted or existing buildings, it is not felt the principle of the proposed development will impact on the character or appearance of the conservation area unduly. However, a full application would need to show the street scene as unaffected in so far as it faces the conservation area.
6. The design proposed, although not within the conservation area, could perhaps be improved by the removal of the undercroft parking with perhaps the area

currently designated for parking and turning designated instead for parking, so allowing an improved aesthetic for the design of the scheme. The materials suggested appear acceptable, though product details should be submitted to avoid future conditions and the use of a slate roof may be more appropriate in this location than a red tile roof.

7. Comments relating to amenity and practicality I leave to planning colleagues.

RECOMMENDATION: SUPPORT in principle