



Wisbech Conservation Area Management Plan

March 2016

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Section I - BACKGROUND

Introduction

1.1 This Management Plan has been drawn up alongside the production of a detailed Conservation Area Character Appraisal for the Wisbech Conservation Area. It will provide a framework for managing change, addressing issues and identifying enhancements within the conservation area to ensure the conservation area retains its qualities as an area of special architectural and historic interest.

1.2 In accordance with S71 Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities are required to review their conservation areas “from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. This Management Plan has been produced to provide those proposals and present a positive strategy for conserving and enhancing the Wisbech Conservation Area.

1.3 In February 2015 the Heritage Lottery Fund (HLF) awarded development funding for the Wisbech High Street Project. The Wisbech High Street Project aims to restore buildings and facades along its High Street and is seeking to achieve this with the support of a Townscape Heritage (TH) grant from the HLF. Detailed proposals for this project will be submitted to the HLF for approval in January 2016. This Management Plan will support the aims of the Wisbech High Street Project and will demonstrate that investment of public funds in this town will reap reward alongside a positive strategy for the management of the conservation area.

1.4 The advice and guidance within this Management Plan and the associated Conservation Area Appraisal will also be considered as a material consideration in determining planning applications within and affecting the setting of the Wisbech Conservation Area. This information should therefore be of use to property owners, developers, agents and Wisbech organizations working on or in connection with buildings and sites within the Wisbech Conservation Area.

Wisbech Conservation Area

1.5 A conservation area was first designated in Wisbech in March 1971. Its boundary was subsequently reviewed and amended in March 1980 and again in 2006. Wisbech Conservation Area covers the historic core of the town taking in the medieval parish church, Georgian brinks, former docksides, former and existing market places, and planned early 19th century developments. It covers the market town's traditional shopping area but also includes residential areas in the historic heart of the town. This area represents one of the finest Georgian market towns and ports in the East of England.

1.6 Within Wisbech Conservation Area there are 227 listed buildings. There are three buildings within the conservation area which have grade I listed status and twenty three which have grade II* listed status. There is also one registered grade II listed Registered Park and Garden within the conservation area that being the garden associated with Peckover House, a grade I listed Georgian property in the care of the National Trust. An inventory of all listed buildings within the Wisbech Conservation Area can be found within the Wisbech Conservation Area Appraisal (2016).

1.7 In 2014 Wisbech Conservation Area was added to Historic England's Heritage at Risk Register. It was added to the Heritage at Risk Register due to issues concerning the dereliction of buildings and key streets within the conservation area which have a considerable negative impact on the character and the appearance of the conservation area. There are also issues in respect of the erosion of historic character resulting from poor quality shop fronts, the unsympathetic replacement of windows and public realm issues.

1.8 A full assessment identifying the character and appearance of the Wisbech Conservation Area is detailed within the Wisbech Conservation Area Appraisal (2016). This Management Plan was produced concurrently with the latest appraisal document.

Legislative and Policy Framework- Production of the Management Plan

Planning (Listed Buildings and Conservation Areas) Act 1990

1.9 The designation of conservation areas and the legal duties towards their care now falls under the provision of the Planning (Listed Buildings and Conservation Areas) Act 1990. Firstly S69 of the act gives local planning authorities the power to recognise areas which are considered to be of “special architectural and historic interest the character and appearance of which it is desirable to preserve and enhance” and define them within a boundary and designate them as a conservation area. Wisbech Conservation Area is one of ten conservation areas designated within Fenland.

1.10 It is under S71(1) of the act that a duty is placed on the Local Planning Authority to “from time to time to formulate and publish proposals for the preservation and enhancement of conservation areas”. This Management Plan has been produced in accordance with this duty and is to be formally adopted with due regard to S71 (2) of the act which requires the proposals to be submitted for consideration to a public meeting in the area to which they relate.

1.11 In determining planning applications associated with buildings or land within a conservation area the duty in law under S72 (1) of this act is that “special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area”. The objectives and policies set out in this Management Plan shall support planning decision making that aligns with this duty.

National Planning Policy Framework (March 2012)

1.12 The National Planning Policy Framework sets out Government planning policies for England and how these are expected to be applied. It identifies how planning policy is to contribute to the achievement of sustainable development through economic, social and environmental factors. A core principle of the NPPF is to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. The NPPF seeks to promote positive planning which can shape and direct development.

1.13 This Management Plan is intended to accord with the NPPF and be a positive planning tool which will identify issues within the Wisbech Conservation Area and the opportunities available to address the issues. It will help facilitate further projects and direct decision-making in a manner which will preserve and enhance the character and appearance of the Wisbech Conservation Area and help create a vibrant market town that is at the heart of the community and has opportunity for future economic growth. The Management Plan has been written with due regard to the NPPF and specifically section 2 (Ensuring the vitality of town centres) and section 12 (Conserving and enhancing the historic environment).

Fenland Local Plan (Adopted May 2014)

1.14 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations may include other legislative direction, statutory guidance or other general guidance but such considerations should be weighted accordingly. The Fenland Local Plan was adopted in May 2014.

1.15 Local Plan Policy LP18 (The Historic Environment) states that “The Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland” and one of the ways it will achieve this is by “keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in determining planning applications”. The Management Plan is being produced in accordance with policy set out in the Fenland Local Plan.

1.16 Under Local Plan Policy LP8 (Wisbech) it identifies that Wisbech is a focus for housing, employment and retail growth and that “all development should contribute to the promotion of Wisbech into a strong, safe and community focused market town, preserving its unique historic character and making appropriate use of its heritage assets to benefit regeneration, tourism potential and sense of place”. The production of this Management Plan will go towards helping deliver this policy intent.

Wisbech 2020 Vision

1.17 Wisbech 2020 Vision is a plan that was set out in April 2012 to steer the future of the town and tackle economic, environmental and social issues which include deprivation, unemployment, cohesion issues associated with inward migration, low aspirations and poor transport links. The Vision alongside an action plan has been set up with the support of a broad range of stakeholders. The commitments of this Management Plan will compliment the aims of Wisbech 2020 Vision and will seek to address priority objectives aligning with the delivery of the Wisbech 2020 Vision.

Adoption and Consultation

1.18 This Management Plan was adopted by Fenland District Council on 25th February 2016. Prior to its adoption it was subject to local consultation as required by s 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990. Full details of this consultation process are set out under Annex 1 of this document.

Section 2 – MANAGEMENT OF THE CONSERVATION AREA: AIMS AND OBJECTIVES

The Character and Appearance of the Wisbech Conservation Area: An Overview

2.1 Wisbech Conservation Area has very strong architectural and historic qualities which are described in detail in the Wisbech Conservation Area Appraisal (2016). It is an area covering the historic core of the town with a high density of listed heritage assets. The history of Wisbech may date back to the Saxon period but it is its elegant Georgian architecture which strongly defines its special character and appearance. North Brink was described by Pevsner “as one of the finest Georgian brick streets in England” but there is also South Brink, Old Market, The Crescent, York Row, and Union Place to name a few other streets where more beautiful Georgian buildings can be found. It would, however, be wrong to see Wisbech only for its qualities as a Georgian town given that there are buildings from the Victorian era and early 20th century which also make a contribution to its interest. The town’s history as a port is intrinsic to its character and appearance. The river Nene flows through the conservation area and a number of historic warehouses can be found along its route reflecting its former trade activity.

2.2 While Wisbech Conservation Area has strong special qualities there are a number of issues which detract from its character and appearance and collectively have resulted in Wisbech Conservation Area being placed on Historic England’s Heritage at Risk Register. The High Street, for example, is a key street which forms a principal entrance into the main shopping area and links the area around the river crossing to the south of the river with the Market Place. The extreme dilapidation of a number of buildings on this street alongside poor quality shop frontages severely detracts from the character and appearance of the conservation area and the impact of these harms the vitality of this town. Norfolk Street and Norwich Road suffer similar issues as High Street. Poor quality shop fronts and signage can also be seen in other commercial streets around the town. There are 33 buildings at risk within the conservation area which need addressing.

Aims of the Management Plan

2.3 This Management Plan will seek to identify those factors within the built environment which have harmed or threaten to harm the special qualities of the Wisbech Conservation Area. It will also consider where opportunities for enhancement could be made to benefit the character and appearance of the conservation area. Through the identification of these issues, objectives will be developed to determine actions required, prioritise actions and effect positive changes within the conservation area to enhance its character and appearance and better reveal its significance.

2.4 For the purpose of this document the management objectives are identified as priority objectives and long-term objectives. It is intended that the priority objectives set out within this Management Plan will be achieved within the next five years. It is envisaged that once the priority objectives are substantially achieved the conservation area could be removed from Historic England’s Heritage at Risk Register. The long-term objectives are mainly intended to facilitate good management practices that will help look after the conservation area now and

in the future. It would be desirable to see these long-term objectives achieved within five years but by virtue of their nature some may take longer to achieve. Development opportunities have also been identified as the development of certain sites offer clear opportunities to enhance the character and appearance of the conservation area.

Priority Objectives

High Street

2.5 High Street is located in Wisbech town centre in the heart of the Wisbech Conservation Area. It is a vital street within the town providing a historic link from the west side of the town including the Brinks, to Market Place which is the focus of the town's commercial activity. The High Street is also a commercial street with a variety of shops and businesses along its length. It is the street most out of town visitors to Wisbech are likely to use to access the town centre being that visitors coming in to town to visit attractions such as the Octavia Hill Museum or Peckover House (National Trust) will access the town centre from the west side of town. Some of the town's largest car parks are also located to the west side of the town centre making High Street a focus for movement through the town. High Street makes an intrinsic contribution to the character and appearance of the conservation area and it has a significant role to play in the commercial vitality of Wisbech.

2.6 Despite its importance High Street is the most degraded street within the conservation area. There are five listed buildings along High Street yet two of these stand in states of severe dilapidation. On the south east side of the street, 11 High Street (grade II) and 12 High Street (grade II) are derelict with boarded up shop frontages, bricked up windows at 1st and 2nd floor level and vegetation growing from their facades and they have stood in this deteriorating condition for decades. 24 High Street (formally listed grade II but de-listed in 2010) on the northwest side of the street partially collapsed over a decade ago creating an unsightly gap in the street scene. While the ground floor retail units of other property along High Street maybe occupied it is evident looking up that there is a long-term problem with buildings not being repaired or maintained and many upper floors are not in use. There are some fine circa 1920's buildings along High Street which are of interest to the character and appearance of the conservation area yet their present condition diminishes their qualities. The quality of most shop fronts is also poor as they tend to incorporate nondescript modern shop fronts with oversized fascias and this is in stark contrast to the fine traditional shop front at Evisions, 19 High Street (grade II).

2.7 Securing the restoration of High Street will significantly improve the character and appearance of the conservation area, fundamentally improve the feel of the town and helping improve the commercial vitality of the town. The work already undertaken on the Wisbech High Street Project HLF bid has been carried out in collaboration with the District Council, Wisbech Society, Wisbech Town Council, Cambridgeshire County Council, many other local stakeholders and with the support of Historic England. It demonstrates that there is a strong commitment in the town to addressing High Street's multiple issues. HLF development funding was awarded in February 2015 to work up detailed proposals for the Wisbech High Street Project which have been developed through 2015 and will be submitted to the HLF in January 2016. If the submission is successful then this will secure up to £2 million pounds of funding for the restoration of High Street with money targeted towards undertaking structural and external repairs to buildings, bringing vacant buildings back into use and restoring architectural detailing including shop fronts. Planned alongside this work will be community engagement projects which give the community and other interested parties access and opportunity to take part in a range of heritage related projects. This should develop greater understanding of Wisbech's heritage and provide people with skills, such as craft training, which can be used practically to conserve the historic buildings of the town.

Priority Objective 1

Subject to success of the HLF submission (stage 2), the Council remains committed to the delivery of the Heritage Lottery Funded Wisbech High Street Project alongside its public and community partners. The Council shall ensure that their commitments to delivering the project are adequately resourced so as to secure completion of the works identified under the scheme by the delivery date of June 2020.



1 Nene Quay

2.8 1 Nene Quay is a key building within the Wisbech Conservation Area. It is not a listed building but it is a large historic building which occupies a prominent position within the conservation area. It is located at the southern end of Nene Quay facing the river. It sits in an open position on the junction of a number of roads next to the river and it is adjacent to historical focal points within the town specifically the Clarkson Memorial (grade II*) and Town Bridge (grade II*). Its position within the town means it is noticed by most visitors approaching the town from the south side, driving along the B198 and it is seen in views from North Brink and South Brink. In March 2010 the building was severely damaged by fire, the result of arson, which gutted the building and left it without a roof and no windows. The building remained in this damaged and deteriorating state until early 2014.

2.9 Fenland District Council has pursued the building's owners to restore the building for a number of years without success. Towards the end of 2013 the Council resolved to take formal action and served a S215 Notice on the owners which required them to refurbish the building to remedy its adverse effect on the area. Restoration works started on the building in 2014 and by spring 2015 structural works had been undertaken and the principal roof had been reinstated. Following a period of inactivity on site and the failure to meet timescales legally imposed by the S215 Notice the Council took steps to commence court proceedings to secure completion of works. Following the recommencement of works in December 2015 court proceedings were held in abeyance and the situation is to be reviewed in January 2016. The Council remains committed to securing the external restoration of this key building within the Wisbech Conservation Area.

Priority Objective 2

The Council remains committed to working with the owner to secure the restoration of 1 Nene Quay to remedy its adverse effect on the appearance of the Wisbech Conservation Area. The Council is and will continue to use the statutory powers available to help achieve this.



Signage & Shop Fronts

2.10 Wisbech is Fenland's largest town and the 2nd largest town in Cambridgeshire. The conservation area covers the town centre which takes in most of the town centre shops and businesses. The character and appearance of Market Place, High Street, Hill Street, Bridge Street, Post Office Lane, Canal Street and Norfolk Street are greatly influenced by the shop frontages and signage of the premises which occupy the ground floors of buildings. Businesses offering professional services such as accountants, solicitors and health services can be found along York Street and parts of The Crescent, North Brink and South Brink where they generally occupy attractive Georgian properties. Historically such properties would have predominantly afforded residential use and these buildings don't have shop fronts but businesses are advertised with signage.

2.11 The quality of shop fronts and signage varies considerably around the conservation area. There are some very good examples of traditional shop fronts in the conservation area such as Evisons on High Street, Franks on Market Place and 93 Norfolk Street. In these cases the traditional shop fronts and signage are attractive to look at, compliment the buildings which the shops occupy, clearly identify the name of the retailer and overall contribute positively to the character and appearance of the conservation area. There are also very good examples of subtle yet effective signage on business premises, as can be seen on buildings on York Row and The Crescent.

2.12 Unfortunately, at present, there are more premises which present shop fronts and signage that detracts from the qualities of the conservation area than preserve or enhance its character and appearance. Poor modern shop frontages, oversized fascias, signage with excessive wording and signs with garish graphics can be seen throughout the conservation area. The issue of inappropriate shop fronts and signage is a factor contributing to this conservation area being considered "at risk" and one which needs to be addressed. Addressing this issue would improve the character and appearance of the conservation area and may bring economic benefits to the town if it becomes a more attractive place to visit and shop.

Priority Objective 3

The Council will produce up-to date shop fronts and signage guidance within 1 year of this 5 year plan. This will provide clear information on the style and design of shop fronts and signage which will be considered acceptable within the Wisbech Conservation Area. This document will be a material consideration in determining of Planning Applications, Listed Building Consents and Advert Consents and shall be used to ensure that development is of a standard which enhances the conservation area. The Council will seek to encourage owners of existing shops and businesses to improve shop fronts and signage.

Buildings at Risk

2.13 Listed buildings are buildings and structures which are formally recognised for their architectural and historic interests and are afforded statutory protection accordingly. Wisbech Conservation Area includes a high concentration of listed buildings, 227 in total, and collectively they make a fundamental contribution to the historic character and appearance of this conservation area and the sense of place of Wisbech. The responsibility for maintaining listed buildings and keeping them in good order lies with the building owners although there is no specific standard set out in law that they have to be maintained to. The Council has a duty to act in the best interests of listed buildings within their district and in doing so will seek to identify buildings which are “at risk” because they have fallen in to a state of disrepair or are in a position which puts their fabric at risk of deterioration. In summer 2015 Fenland District Council’s Conservation Section carried out external visual inspections of listed buildings and structures across the district with a view to producing a comprehensive and updated Building at Risk Register.

2.14 33 (14.5%) out of the 227 listed buildings within Wisbech Conservation Area are considered to be “at risk” and 1 building of local importance is also identified as being at risk. A list of buildings at risk within the Wisbech Conservation Area is provided in Appendix 2. The reasons for listed buildings being “at risk” within this conservation area varies from building to building and the degree they are at risk also varies. Buildings are categorised from risk category 1, those where extensive repair is urgently needed to risk category 4, those where one element of the building or a feature is at risk of deterioration and requires repair in order to secure its future preservation. The Council is committed to addressing buildings at risk within the Wisbech Conservation Area. This will not only protect the interests of individual listed buildings but will also enhance the character and appearance of the conservation area and protect its interests.

Priority Objective 4

The Council will (i) seek to make contact with the owners of listed buildings “at risk” within the Wisbech Conservation Area to raise concerns regarding their condition, (ii) look to work proactively with owners in the first instance to provide advice to facilitate the repair and reuse of these buildings and (iii) consider using statutory powers where necessary, and in accordance with best practice, to secure repair where cooperation with owners is not forthcoming.



Windows

2.15 When English Heritage (now Historic England) conducted the first ever national survey of conservation areas at risk in 2009 they identified that the top threat to the character and appearance of England's conservation areas was the unsympathetic replacement of windows and doors. The widespread marketing of UPVC products and assumptions that window replacement is better for energy saving and for the environment than window repair (including thermally upgrading windows) has fueled this threat. This threat usually affects unlisted buildings within conservation areas. Where dwelling houses are concerned property owners often benefit from PD rights meaning that they can lawfully change windows and doors and are not subject to planning controls. In the Wisbech Conservation Area the Council has previously sought to address this issue through the use of an Article 4 (2) direction which was put in place in 2002. (further details provided in paragraph 2.18 and 2.19 below). Where businesses and flats are concerns property owners often don't realise that Planning Permission may be required to replace windows and doors resulting in unauthorised alterations being undertaken.

2.16 The Wisbech Conservation Area takes in a high number of listed buildings, because of this unsympathetic change to windows and doors are not a problem along key historic streets such as the Brinks, Old Market and around the castle area. In these locations property owners usually value the historic interests of their property and do not wish to undertake works which harm the period character of their listed buildings. They are also more likely to be aware of the statutory protection afforded to their property and the fact that alterations are controlled by Listed Building Consent and that unauthorised works would constitute an offence. Within the Wisbech Conservation Area the issue of unsympathetic window replacement is more prevalent in the Norfolk Street and Norwich Road character area which is to the less prestigious edge of the town centre with fewer listed buildings. It is felt that the first step to addressing the issue of unsympathetic window replacement is by providing information and guidance to property owners on what they can and can't do in respect of windows and how they can look to improve the thermal performance of windows without replacing them.

Priority Objective 5

Within the first year of this Management Plan being adopted the Council will publish a windows guidance document which will (i) provide clear advice to building owners on what changes they can make to windows in the context of whether their property is listed, functions as a business or flats or is a domestic dwelling covered by an Article 4 (2) Direction, (ii) identify how building owners can improve the thermal performance of traditional windows alongside repair and (iii) with the benefit of clarity on window issues, will address unauthorised window replacement following adopted enforcement policy.

Long-term Objectives

Market Place

2.17 Wisbech Town Council took on management of the Market Place in 2012. This large market area holds markets Monday to Saturday. Thursday and Saturday are seen as the main market days when the area is pedestrianised and given over solely to the market with the markets on other days operating alongside the carpark. The Town Council has a vision to operate the area as a flexible space for trade and community activities and to this end they are looking to develop and enhance the market space to improve its appearance and usability within the town. Works have recently been undertaken to remove a concrete plinth from within the centre of Market Place to open up views through the space. The Town Council is at project planning stage for developing ideas for a scheme to improve the area and these plans should come forward in the near future. It is the intention of Wisbech Town Council to put proposals out to public consultation once they have developed their ideas.

Long-term Objective 1

Wisbech Town Council will develop and implement a scheme to enhance the Market Place to benefit the social and economic vitality of the town, with due regard to its historic value.



Review the Article 4 direction in place for Wisbech

2.18 An Article 4 Direction is a planning power which is applied to unlisted dwelling houses in a conservation area to control alterations and property improvements which might otherwise have benefited from Permitted Development Rights. In Wisbech an Article 4 (2) Direction was made on 28th January 2002 and put planning controls in place on elevations on unlisted dwelling houses which front highways, waterways and open spaces. On these elevations Planning Permission is required for the replacement of windows, enlargement of the property, alterations to the roof, construction of porches, removal of stacks and works involving the construction, maintenance and improvement of gates, fences, walls and accesses. The Article 4 (2) Direction was made under The Town and Country Planning (General Permitted Development) Order 1995. This legislation has now been superseded by The Town and Country Planning (General Permitted Development) (England) Order 2015. In view of this the Article 4 (2) Direction needs to be updated.

2.19 It was a positive move by Fenland District Council back in 2002 to put in place an Article 4 (2) Direction covering Wisbech as this planning tool would help preserve and enhance the character and appearance of the Wisbech Conservation Area. Article 4 (2) Directions do, however, need to be managed to ensure they are not breached and to ensure that if breaches occur they are addressed quickly through the enforcement process. Unfortunately there has not been a robust management strategy for Wisbech's Article 4 (2) Direction in the past resulting in some breaches occurring which has specifically seen windows being replaced on some properties. This issue does appear to be an acute problem in the Wisbech Conservation Area but a situation which can be avoided. A proper program for monitoring property covered by Article 4 (2) Direction needs to be put in place.

Long-term Objective 2

The Council will review and update the Article 4 direction which is in place for the Wisbech Conservation Area. It will ensure all owners and occupants of property covered by the direction are aware of the Article 4 direction. It will seek to put in place a program for monitoring property covered by the Article 4 Direction on a periodic basis.

Norfolk Street and Norwich Road

2.20 Norfolk Street and Norwich Road can be found at the eastern edge of the conservation area and have both formed part of the conservation area since the boundary was extended in March 1980. Norfolk Street is a retail street although one that sits out on a limb from the town's main retail area. The street is narrow and it offers a diverse range of predominantly small independent shops along its length which is a characteristic that has continued through from the 19th century and is part of the interest of this area. A small section of the south western end of Norwich Road is also included within the conservation area although it is cut off from Norfolk Street by Churchill Road, a dual carriageway which was built in the 1960's. Norwich Road would have once connected to Norfolk Street via a bridge over the old canal.

2.21 The character and appearance of the Norfolk Street and Norwich Road character area is diminished by some of the issues already raised in respect of poor quality shop frontages and signage and the occurrence of unsympathetic window replacement. In addition to this many buildings in this character area are poorly maintained and satellite dishes are prevalent on street fronting elevations cluttering their facades and the street scene. It is also difficult to appreciate the special interests of Norwich Road given how it is now disconnected from Norfolk Street. Like High Street this part of the conservation area requires further review and an enhancement scheme developing which would focus on preserving and enhancing the area.

Long-term Objective 3

The Council will develop a micro conservation strategy for the Norfolk Street and Norwich Road area. The strategy will seek to further review the architectural and historic interests of this area with a view to better understanding its significance and will create a plan for addressing specific issues affecting this area.



Identify buildings of local importance within the town.

2.22 Buildings of local importance are those buildings which, although not worthy of listing in their own right, do have architectural and historic merits to them. In the context of the Wisbech Conservation Area such buildings will make a positive contribution to the character and appearance of the conservation area. In view of this there is a presumption to ensure their interests are recognised and protected. Policy DM1 within Fenland's SPD - Delivering and Protecting High Quality Environments in Fenland (Adopted July 2014), specifically relates to buildings of local importance and commits to protecting buildings of local importance within the district.

2.23 In 2012 Fenland District Council developed criteria it would use for assessing and identifying buildings of local importance. Through the production of the latest Wisbech Conservation Area Appraisal (2015), which has been written alongside this Management Plan, buildings of local importance have been reviewed and identified in accordance with the developed criteria. In moving this work forward it is important to undertake further study on these buildings to research and document their interests.

Long-term Objective 4

The Council will seek to work alongside local heritage groups to encourage historical research into buildings of local importance within the Wisbech Conservation Area. The findings of this research will be published, in some form, so it can be accessed by all. This architectural and historical information would be considered in the determination of any planning applications submitted to the Local Planning Authority which affect a Building of Local Interest, with a presumption to protecting the interests of these buildings.



Trees within the Conservation Area

2.23 Wisbech Conservation Area covers an urban town centre and trees are not a landscape feature throughout the conservation area but do make an intrinsic contribution to specific parts of the conservation area such as The Crescent area, the grounds of Peckover House, the churchyard and vicarage area. All trees within the conservation area are protected and approval is required to undertake works to trees within the conservation area. In addition to this there are a number of Tree Preservation Orders or Tree Preservation Areas designated which recognise trees of specific amenity value. Tree Preservation Orders were designated in Wisbech from the early 1960's to the present day. Unfortunately the earliest tree preservation designations are now outdated and often do not provide clear information on the location or species of trees or take in to account that trees which they may have once covered have been lost through disease, age or unauthorised removal, In additional to this the orders may not clearly cover younger trees which have grown over the past 50 years. Work is required to resurvey trees within the Wisbech Conservation Area to ensure Tree Preservation Orders are up to date and the trees within the conservation area are adequately protected.

Long-term Objective 5

The Council will survey the trees within the Wisbech Conservation Area with a view to identifying all trees of specific amenity value ensuring tree preservation documentation is up to date.



Raising the Profile of Wisbech's Heritage and the Conservation Area

2.24 Wisbech Conservation Area is used by those living in Wisbech and the surrounding area as a place to live, shop and work. It also attracts tourists from further afield who specifically come to visit heritage attractions such as Peckover House (a National Trust property), Octavia Hill Birthplace Museum and Wisbech Museum or visit long standing events like the Rose Fair, a flower festival held in July within the grounds of the church. The Council is committed from both its tourism and conservation roles to raising the profile of the wealth of heritage around Wisbech and within the conservation area. It is acknowledged that the Town Council has been focusing on this cause and has grant funded a voluntary run information centre by Somers Road car park. The Wisbech High Street HLF project also offers an opportunity to spread the word about the town's architectural and historic wealth. There are also opportunities for further collaborative working between various stakeholders with an interest in the town's heritage to further explore understanding of the town's architectural and historic wealth and promote this.

Long-term Objective 6

The Council, from a tourism and conservation perspective, alongside community groups within the town, will seek to work together to promote the architectural wealth of Wisbech and raise the profile and attraction of the conservation area by (i) improving access to visitor information, (ii) use media and technology as appropriate to promote the town and (iii) undertake research into historic buildings in the town to further understanding of the architectural and historic interest of the town.

Development Opportunities

2.25 Wisbech Conservation Area draws its boundary tight around the historic core of the town. This area is already densely developed and contains a high number of listed buildings. In this context development opportunities within the conservation area are limited. There are, however, a few sites and poor quality buildings which currently detract from the character and appearance of the conservation area and offer an opportunity to enhance the conservation area through appropriate redevelopment. The Council will seek to encourage the redevelopment of these sites although such developments will need to be initiated and undertaken by the land/property owners. The Council will support these owners by providing appropriate planning and conservation advice where required to help ensure such developments enhance the character and appearance of the conservation area:

- Site associated with The Wesley Hall, Ghost Passage
- 5 North Street and site of 6 North Street (site on edge of the conservation area).
- Land at junction of South Brink & Coalwharf Road
- Market Service Station, Chapel Road (site just outside the conservation area)

Delivery

2.26 Seven out of the eleven proactive objectives cited within this Management Plan are to be delivered through Fenland District Council as they fall under the Council's work remit. These objectives are priority objective 2, 3 and 4 and long-term objectives 2, 3, 4 and 6. The delivery of these objectives will require the input of the Conservation Officers, the Arboricultural Officer and will involve collaboration with other teams like the Legal Department. Fenland District Council will use its available resources to help deliver the objectives contained in this Management Plan.

2.27 Wisbech benefits from a strong civic voice. There are a number of established community groups and organisations within Wisbech that take an interest and seek to promote Wisbech's cultural heritage and its built environment. These groups include The Wisbech Society, Wisbech Museum, Octavia Hill Birthplace Museum and the National Trust who are custodians of Peckover House. Priority objective 1, which concern the Wisbech High Street HLF bid is the major project being pursued within the Wisbech Conservation Area at this time. This project is already at development stage having secured stage 1 development funding from the HLF and it has been developed on a collaborative basis with input from Fenland District Council, Wisbech Town Council, Cambridgeshire County Council, The Wisbech Society and other local stakeholders. The Management Plan also provides opportunity for local groups to get involved in the delivery of other objectives specifically long-term objectives 5 and 7 in collaboration with statutory bodies such as Fenland District Council, Wisbech Town Council and Cambridgeshire County Council.

2.28 Long-term objective 1 relates to the redevelopment of the Market Place, which is a Wisbech Town Council owned site. Wisbech Town Council has expressed their intentions to address the Market Place with a view to improving its appearance and usability. Wisbech Town Council were consulted on the inclusion of long-term objective 1 within the Management Plan as the plan was at preparation stage and they are happy for this being included as part of the plan. Long-term objective 1 will be delivered by Wisbech Town Council.

Section 3 – DEVELOPMENT CONTROL & ENFORCEMENT

Development Control

3.1 This Management Plan seeks to establish a proactive framework for managing change, addressing issues and identifying enhancements within the Wisbech Conservation Area to ensure it retains its qualities as an area of special architectural and historic interest and to better reveal these interests. The Local Planning Authority does however manage change within conservation areas on a day to day basis through the process of development control. Where Planning Permission or Listed Building Consent is required for works to buildings within a conservation area there are statutory considerations the Local Planning Authority has to follow in determining such applications. Buildings located within a conservation area are also subject to some additional planning controls. The following section identifies the Acts and statutory guidance which contribute to the framework of development control and the process of considering applications.

Town and Country Planning Act 1990

3.2 The Town and Country Planning Act 1990 is at the heart of the planning system although it is modified by The Planning & Compulsory Purchase Act 2004 and more recently by the Enterprise and Regulatory Reform Act 2013. S57 of the Town and Country Planning Act 1990 sets out the requirement that ***“Planning Permission is required for the carrying out of any development of land”*** although it allows for certain development to be exempt from Planning Permission if it is covered by a Development Order such as The Town & Country Planning (General Permitted Development) (England) Order 2015 as detailed below. S55 of The Town and Country Planning Act 1990 defines development. S38 (6) of The Planning & Compulsory Purchase Act 2004 instructs that ***“if regard is to be had to the development plan for the purpose of any determination [of planning permission] to be made under the planning Acts the determination must be made in accordance with the plan unless material consideration indicate otherwise”***.

3.3 The Enterprise and Regulatory Reform Act 2013 made changes to the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990 simultaneously in respect to the demolition of unlisted buildings within conservation areas. The changes made in respect of demolition resulted in Conservation Area Consent becoming obsolete and instead Planning Permission is solely required for works of relevant demolition in a conservation area under provisions now covered by the Town and Country Planning Act 1990. Planning Permission is required for demolition of a building exceeding 115 cubic metres or to take down any wall, gate or fence over 1 metre high abutting a highway or over 2m elsewhere. Undertaking works of relevant demolition in a conservation area without Planning Permission constitutes a criminal offence under S196D of the Town and Country Planning Act 1990.

The Town & Country Planning (General Permitted Development) (England) Order 2015

3.4 The designation of a conservation area has implications under The Town & Country Planning (General Permitted Development) (England) Order 2015. For the purposes of this act, as stated under Schedule 1 Part 1, land within a conservation area is reference as Article 2 (3) land.

3.5 Under this act certain works to unlisted dwelling houses which would have otherwise been possible to proceed without Planning Permission will require Planning Permission because the dwelling house is in a conservation area. Matters pertaining to the requirement of Planning Permission for dwellings houses are detailed in Schedule 2, Part 1 of the act and the act should be fully consulted before undertaking works to dwelling houses within a conservation area. Examples where Planning Permission will be specifically required if a dwelling house is located within a conservation area includes where works consisting of the cladding of any part of the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles or extending to the side of the house or extension consisting of a two storey rear extension. The installation of microwave antenna (satellite dishes) are also more greatly controlled if they are on dwellings within a conservation area.

3.6 Certain changes of use will require Planning Permission if a building is located in a conservation area. Such matters are detailed under Schedule 2, Part 3 of the act and this should be fully consulted when considering the change of use of buildings within a conservation area. For example Planning Permission is required where buildings operating as shops, financial or professional services, betting offices or pay day loans offices and seek to change use to a building functions for assembly of leisure. Planning Permission is also required where buildings are change use to a dwelling house from a building operating as a shop, financial or professional services, betting office or mixed use.

3.7 Certain non-domestic extensions will require Planning Permission because a building is located in a conservation area. Such matters are detailed under Schedule 2, Part 7 of the act and this should be fully consulted when considering the extension of non-domestic property in a conservation area. For example Planning Permission is required for the extension of a shop or financial or professional services establishment or office building. Planning permission would also be required for the erection of a collection facility or modification of the loading bay of a shop.

3.8 The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment is more closely controlled where buildings are located in conservation areas. Such matters are detailed under Schedule 2, Part 14 of the act and this should be fully consulted when considering installing such equipment. For example, Planning Permission is required if it is the intention to install the equipment on roofs fronting a highway.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.9 The legal duties in respect to the consideration of Listed Building Consent applications and Planning Applications affecting listed buildings and buildings in conservation areas falls under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard specifically to conservation areas the act requires that in determining planning applications within conservation areas *“special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area”*.

3.10 With regard to listed buildings, S16 of the act concerns the determination of Listed Building Consent and requires that “in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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”. S66 of the act concerns the determination of Planning Permission in respect of works to listed buildings and requires that “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case maybe, the Secretary of State shall 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”.

Fenland Local Plan (May 2014)

3.11 Planning law requires that applications for Planning Permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Relevant material considerations may include other legislative direction (such as the Planning (Listed Buildings and Conservation Areas) 1990), statutory guidance (like to NPPF) or other general guidance but such considerations should be weighted accordingly. The Fenland Local Plan was adopted in May 2014. Policy LP18 of the Fenland Local Plan (May 2014) specifically concerns the historic environment.

3.12 Within the Vision Statement set out in the Fenland Local Plan a commitment is made seeking that “The natural and historic environment will be protected and enhanced with new development taking into account the surroundings of the area in which it would be situated”. Objectives 3.1 and 3.2 reinforce the vision and intrinsically inform how the Council will approach development affecting the district’s conservation areas and other heritage assets. Objective 3.1 seeks to “Preserve and where appropriate, enhance buildings, monuments, sites and areas and landscapes that are designated or locally valued for their heritage interest; and protect/enhance their settings”. Objective 3.2 seeks to “create places, spaces and buildings that are well designed, contribute to a high and local distinctiveness of townscape character”.

National Planning Policy Framework

3.13 The National Planning Policy Framework sets out Government planning policies for England and how these are expected to be applied. It identifies how planning policy is to contribute to the achievement of sustainable development through economic, social and environmental factors. A core principle of the NPPF is to “conserve heritage assets in a



manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". Section 12 covers conserving and enhancing the historic environment and paragraphs 128 – 140 provide guidance on the determination of applications.

Enforcement

3.14 The character and appearance of a conservation area can be diminished or harmed by unauthorised works being undertaken to listed buildings within it, where breaches of planning occur, where unauthorised advertisements have been used or where tree protection offences have occurred. Where buildings or sites within conservation areas are neglected and allowed to fall into disrepair this can also impact negatively on the interests of a conservation area. In these circumstances the Local Planning Authority has a range of enforcement powers available at their discretion to address these issues. Fenland District Council will act in accordance with its enforcement policy when pursuing enforcement matters.

Unauthorised Works to Listed Buildings

3.15 Any works to listed buildings that involve their alteration, extension or demolition are controlled by the mechanism of Listed Building Consent and proposals that would fail to preserve a listed building's interests would not be granted consent. The interest of a listed building may be harmed by inappropriate and unauthorised works and failure to obtain Listed Building Consent itself or breaching a condition attached to a Listed Building Consent constitutes a criminal offence under S9 Planning (Listed Buildings and Conservation Areas) Act 1990 and owners can be prosecuted for undertaking such works.

3.16 The Local Planning Authority has the power to address unauthorised works to listed buildings under S38 Planning (Listed Buildings and Conservation Areas) Act 1990 and can issue a Listed Building Enforcement Notice. A Listed Building Enforcement Notice would state steps required to restore the building to its former state or state steps required to alleviate the effect of the unauthorised works or steps required to bring the building back to a state it would have been if conditions attached to a listed building consent had been complied with.

Breaches of Planning Control

3.17 A breach of planning control is defined under S171A Town and Country Planning Act 1990 and occurs where development has been carried out without the required Planning Permission or where there has been a failure to comply with a condition under which Planning Permission has been granted. It is at the discretion of the Local Planning Authority to take action against breaches but where such breaches cause harm to the interests of a conservation area enforcement action should be pursued. The Local Planning Authority can serve an Enforcement Notice which would state what action is required to remedy the breach. It is an offence to fail to comply with an Enforcement Notice once the period for compliance has elapsed.

Unauthorised Advertisements

3.18 Unauthorised advertisements may relate to illegal hoardings, fly-posting, graffiti or adverts along highways. There are a range of provisions under the Town and Country Planning Act 1990 for dealing with these issues.

Tree Offences

3.19 Tree Preservation Orders are made to protect specific trees in the interest of amenity. Anyone who contravenes an order by damaging or carrying out works to a tree has committed an offence and can be fined. They can also be required to replace the tree under a tree replacement notice.

Securing repairs to listed buildings

3.20 Under S48 and S54 Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has powers to address listed buildings which have fallen in to disrepair. Under S54 an Urgent Works Notice can be served on unoccupied listed buildings. An Urgent Works Notice would cover works (the minimum required) considered urgently necessary for the preservation of a listed building to keep the building wind and watertight, supported against collapse and secure from unauthorised entry. Such a notice would require an owner to undertake specified work in a particular timeframe otherwise the local authority would step in and execute the works. A S48 notice, also known as a Full Repairs Notice, could specify works for the full repair of the building although should an owner fail to execute such works the Local Planning Authority would have to be in a position to review the viability of compulsory purchase.

Securing repairs to unlisted buildings in conservation areas.

3.21 Under S76 Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority could apply the provisions of a S54 urgent works notice (as detailed above) to an unlisted building.

S215 Notice

3.22 S215 Town & Country Planning Act 1990 provides Local Planning Authorities with the power to take steps required for land and buildings to be cleaned up when their condition adversely affects the amenity of an area. Under S219 of the act Local Planning Authorities have the power to undertake the clean up works themselves, at cost to the Local Planning Authority, and recover the costs from the landowner.



Section 4 - MONITORING

Monitoring

4.1 During the 5 year period this Management Plan is set to cover it is important to be able to monitor progress of objectives and measure success at the end of the period. Monitoring procedures should be easy to implement and transparent. In this regard the following monitoring should be followed:

- i. Annual Review – Fenland District Council’s management team, the conservation section and stakeholders referenced within the document shall convene on an annual basis. The purpose of the meeting will be to specifically review the objectives set out in this Management Plan and report on the progress being made under each objective.
- ii. Measuring Success (Objectives) – Success can be measured against completed objectives. It is considered that 9 out of the 11 objectives set have clear outcomes and success will occur when the objective is met. It is not felt long-term objectives 5 and 7 will ever be clearly completed as they concern collaborative research which is of a nature that could be open ended, however, success in these objectives may be considered achieved as and when research is underway.
- iii. Measuring Success (Buildings at Risk) - Success can be measured against reducing the number of buildings at risk within the Wisbech Conservation Area.
- iv. Measuring Success (Conservation Area at Risk) – Securing removal of the Wisbech Conservation Area from Historic England’s Heritage at Risk Register will be a measure of success of this Management Plan.
- v. Recording Success (The Photographic Record) – In collaboration with the annual review it would be beneficial to keep a photographic record of objective related buildings and streets so successes can be visually convey through “before and after” photographs.

Appendix I

Public Consultation

In accordance with S71 Planning (Listed Buildings and Conservation Areas) Act 1990, the Conservation Area Appraisal (2015) and Conservation Area Management Plan (2015) were put to public consultation from Monday 23rd November 2015 to Monday 11th January 2016. The consultation was undertaken in the following way:

- Public Display – A public display was presented in the One Stop Shop, Bridge Street, Wisbech during the consultation period. The display consisting of information boards with copies of the documents available for review. The public may leave feedback within the One Stop Shop.
- Public Event – On Thursday 26th November 2015 members of Fenland District Council’s Conservation Team alongside the consultants (Beacon Planning) who produced the Conservation Area Appraisal (2015) were available at the One Stop Shop in Wisbech to answer any questions regarding this document.
- WebSitePublicity–CopiesoftheConservationAreaAppraisal(2015)andtheConservation Area Management Plan (2015) were available to download on Fenland District Council’s website via the following link:www.fenland.gov.uk/wisbechconservationareaconsultation
In addition to this feedback can be left via e mailing: WisbechCAAConsultation@beaconplanning.co.uk
- Advertising – The consultation period was advertised at the beginning by means of a press release. Within the press release the dates of the consultation period were cited alongside the details of where the documents can be viewed. This press release was covered by the local papers and was also picked up through social media.
- Advertising – The consultation period has been advertised by means of a public notice with the local paper, Fenland Citizen. The public notice was issued as a timely reminder on Wednesday 18th December 2015. It cited the dates of the consultation period, where documents could be reviewed and how comments could be made.
- E Mail – The Wisbech High Street Consultative Group have also been informed of the consultation period via e mail. This group is concerned with the development of the Wisbech High Street HLF bid and has a specific interest in the interests and management of the Wisbech Conservation Area.

Appendix 2:

Buildings at Risk

Introduction

Fenland District Council has maintained a Buildings at Risk Register since 1992 and has sought to publish this information in a periodically produced document and the last register was published in 2013. The purpose of a Buildings at Risk Register is to take account of cases where the district's built heritage is at risk, principally focusing on buildings afforded statutory protection, those being listed buildings. It may also include some buildings which although not listed have a heritage interest and make a strong contribution to the character of their locality, those being buildings of local importance*. Fenland's current Buildings at Risk Register (2013) identifies just some of the heritage assets within the district which are considered to be "at risk and in need of repair".

A Buildings at Risk Register is a tool which focuses attention on the issue of historic buildings being at risk. A good risk register collates information on buildings at risk allowing the extent this problem, causes of problems and risk trends to be understood. This information should inform proactive conservation strategies and allows limited conservation resources to be targeted where they are most needed. A good register will also serve as a monitoring tool for quantifying the buildings at risk situation within a district. In 2015 the conservation team sought to review buildings at risk within the district with a view to producing a comprehensive Buildings at Risk Register which seeks to account for all listed buildings within the district. In this way the full extent of buildings at risk can be fully understood. An up to date Buildings at Risk Register is to be published shortly.

Risk Categories

As part of the 2015 review of buildings at risk it was felt it was important to establish risk categories. Risk Categories are intended to give clear parameters for assessing buildings at risk and such information will also give clear guidance to building owners and the public as to why a building has been considered to be at risk. Categorising risk cases allows the nature and causes of risk to be better understood. Trends in risk issues are also more easily identifiable when information is assessed in this way. The following 4 categories have been used in the 2015 review of buildings at risk:

Category 1 Risk

A building or structure in a seriously dilapidated state. Requiring extensive repair and structural stabilisation. Likely to be suffering from all of the following:

Severe structural failure and/or structural collapse

Suffering extensive wind and water penetration

Extensive damage to and loss of historic fabric

Not capable of use in its present condition

Category 2 Risk

A building or structure in a dilapidated state. Requiring a scheme of essential repairs and refurbishment to prevent structural failure, further deterioration and loss of historic fabric. Likely to be suffering from some of the following:

A condition that would be conducive to structural failure.

Suffering localised problems with wind and water penetration.

Likely to be suffering from long-term vacancy or long term under use.

Its condition may impede its use.

Suffering multiple problems with deteriorating fabric

Failing historic internal finishes

Category 3 Risk

A vulnerable building or structure needing a scheme of repair and/or consideration to its future use to preserve it. Likely to be suffering from one or more of the following:

Vacancy or under use

Requires refurbishment to facilitate reuse

General repairs required to the roof covering

Defective rainwater goods

Localised water ingress

The exterior requires repointing or rendering

Deteriorating joinery

Repairs are required to internal features

Category 4 Risk

A building or structure which presents clear deterioration of an individual element of its fabric. Requires repair to the individual element of fabric to preserve the architectural and historic interest of the building. Likely to be suffering from one of the following:

Deteriorating joinery which required repair and redecoration

Localised repairs required to the roof such as the replacement of slipped tiles

Repair required to rainwater goods

Vegetation growth, such as ivy, presents a risk and requires removal

Localised damage to internal features



Buildings at Risk within the Wisbech Conservation Area

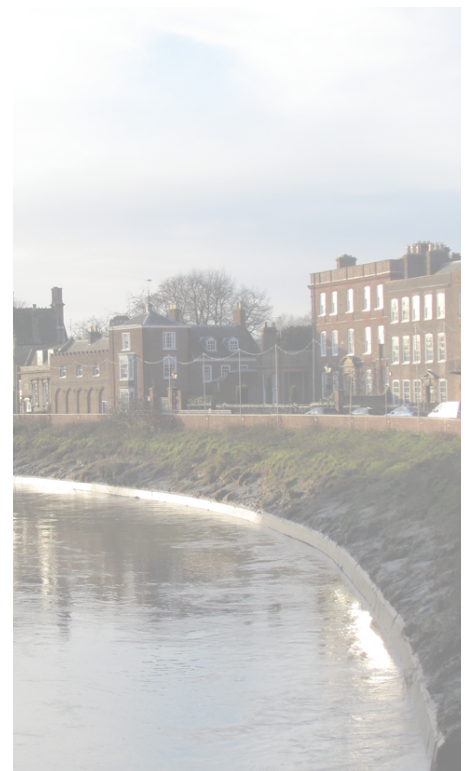
There are 227 listed buildings within the Wisbech Conservation Area and 33 (14.5%) of these are currently identified as being "at risk". One BLI is also identified as being at risk within the register. The following table accounts for buildings at risk within the Wisbech Conservation based on survey work undertaken in 2015.

Risk Category	Name	Status	Reason	Duration on FDC risk register
1	11 High Street	GII	In a derelict state.	Since 1999
1	12 High Street	GII	In a derelict state.	Since 1999
1	5 North Brink (Phoenix Hotel)	GII	Building gutted by fire in 2010 with only the facade surviving.	Since 2010
2	Institute Building, 15 Hill Street	BLI	This building is an important building within the town. It is suffering structural issues and requires a full scheme of refurbishment	Since 2015
2	Horace Friends Warehouse No 3, Nene Quay	GII	Former warehouse which has been vacant for a long period of time. Now without an identifiable use and deteriorating. High level windows to side elevations are open to the elements.	Since 2012
3	11 North Brink	GII	This warehouse which also incorporates a cottage has been vacant for decades. It also has some structural problems.	Since 1992
3	12 North Brink	GII*	This property is vacant. Its joinery is deteriorating and requires attention	Since 2015
3	Stable to 12 North Brink	GII	No guttering and deteriorating joinery. Vacant and in need of a use	Since 2015
3	19 North Brink	GII*	Windows deteriorating and require attention	Since 2015
3	27-29 Market Place	GII	Possible upper floor vacancy and poor deteriorating windows.	Since 2015

Risk Category	Name	Status	Reason	Duration on FDC risk register
3	9 Market Street	GII	Vacant. In need of refurbishment scheme to address defective and missing windows, inappropriate render finish and facilitate reuse.	Since 2015
3	Astral House, 33 Old Market	GII	Vacant since the 1990's. In need of reuse and will require refurbishment to facilitate this. Repairs required to some internal features.	Since 2013
3	11 Union Street	GII	Vacant for 18 months. Deteriorating windows at upper floors	Since 2015
4	Empire Cinema, Blackfriars Rd (now Bingo Hall)	GII*	Deteriorating windows with a particular concern about the central Oriel window. Interior is very well maintained.	Since 2015
4	The Counting House, 1 Chapel Road	GII	Concerns regarding poor condition of windows	Since 2015
4	Dukes Head, Church Terrace	GII	Concerns regarding poor condition of dormers and windows.	Since 2015
4	Former National Provincial Bank, Cornhill	GII	This building has been vacant for a number of years. There are concerns with deteriorating windows.	Since 2015
4	7 & 8 The Crescent	GII	The pediment and parapet of the facade are in poor condition and require a scheme of repair.	Since 2015
4	30 Hill Street	GII	Upper floor windows are deteriorating and require attention.	Since 2015
4	29 Hill Street	GII*	Windows showing signs of deterioration and require attention.	Since 2015
4	31 Hill Street	GII	Concern regarding condition of the parapet and windows	Since 2015

Risk Category	Name	Status	Reason	Duration on FDC risk register
4	Cox & Cox, 7 Little Church Street	GII	Concerns regarding condition of windows and street fronting facade.	Since 2015
4	5 Market Place	GII	Concerns regarding deteriorating condition of upper floor windows	Since 2015
4	32 Market Place	GII	Concerns regarding deteriorating condition of upper floor windows.	Since 2015
4	54 Market Place	GII	Concerns regarding condition of parapet, upper floors and inappropriate signage	Since 2015
4	1 Market Street	GII	Concerns regarding condition of upper floors	Since 2015
4	7 Nene Quay (curtilidge to Rose & Crown Inn)	Curtalidge to GII*	Concerns regarding deteriorating appearance of the Nene Quay facade and deterioration of some windows	Since 2015
4	Ground floor of Town Hall, North Brink	GII	The ground floor of the building has been disused for decades. This situation of long-term vacancy is a concern	Since 2015
4	10 North Brink	GII	Windows deteriorating and require attention	Since 2015
4	Friends Meeting House	GII	Windows deteriorating and require attention	Since 2015
4	24 North Brink	GII	Windows deteriorating and require attention	Since 2015
4	13 North Street	GII	Windows require attention as does paint work to the gables.	Since 2015
4	The Vine, 7 Old Market	GII	Upper floor windows are deteriorating and require attention	Since 2015
4	8 & 9 Old Market	GII*	Upper floors windows to 2nd and 3rd floor are deteriorating and require attention	Since 2015

*Buildings of local importance within Fenland are formally identified within Conservation Area Character Appraisals. The Council has been identifying BLI's in this way since character appraisals were first published in the early 1990's. Under policy DM1 within Fenland's SPD – Delivering and Protecting High Quality Environments in Fenland it states the Council's intention to also produce a comprehensive "List of Buildings of Local Importance".



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