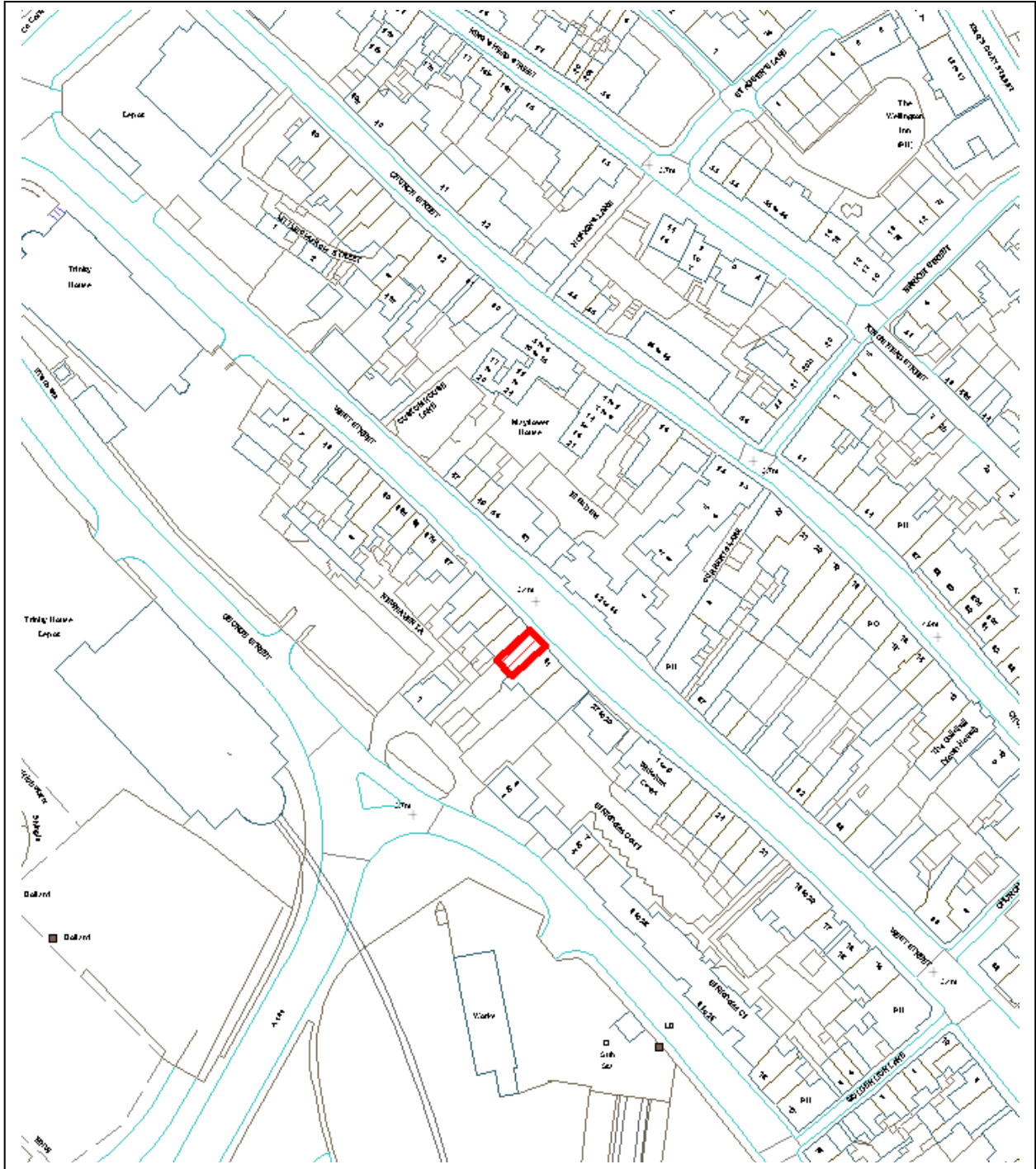


PLANNING COMMITTEE

4 SEPTEMBER 2012

REPORT OF THE ACTING HEAD OF PLANNING

A.6 PLANNING APPLICATION - 12/00760/FUL - 32 WEST STREET, HARWICH, CO12 3DD



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Application:	12/00760/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council (Life Opportunities – Building Services)	
Address:	32 West Street, Harwich, CO12 3DD.	
Development:	Reinstatement of the dwelling following significant fire damage in December 2011.	

1. Executive Summary

- 1.1 This application is before Members as Tendring District Council is the applicant.
- 1.2 The proposed reinstatement works to the dwelling will bring the Grade II listed building back into use following fire damage in December 2011 and will help to restore the street scene in the designated conservation area, whilst also preserving the settings of other adjacent and nearby listed buildings.

Recommendation: Approve

Conditions:

- 1. Time Limit
- 2. Development in accordance with approved plans
- 3. Joinery details
- 4. Materials

Reason for Granting Planning Permission:

In approving this application the Local Planning Authority has taken account of the applicable development plan policies and it considers that the proposed development is in accord with those policies and does not harm public amenity. The reinstatement of the dwelling will bring the building back into beneficial use and help to restore the street scene in the designated conservation area, thereby preserving its special character and appearance and the settings of adjacent and nearby listed buildings.

2. Planning Policy

National Policy:

National Planning Policy Framework

Local Plan Policy:

Tendring District Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

EN22 Extensions or Alterations to a Listed Building

EN29 Archaeology

3. Consultations

ECC (Historic Environment) Building of archaeological interest - Recommends historic building survey.

ECC Historic Buildings Adviser – Information and proposals adhere to advice given during extensive discussions on requirements for reinstatement of fire-damaged buildings. Any consent should condition details of new joinery (to be approved) and samples of materials – new traditional clay plain tiles preferable to used tiles.

4. Representations

4.1 Harwich Town Council has no objection.

4.2 No other representations were received at the time of writing this report.

5. Assessment

5.1 The Grade II listed building and adjacent dwellings (Nos.30-34 inclusive) were severely fire-damaged in December 2011 and applications for planning permission and listed building consent have been submitted to restore all of those properties. This application (and the related application for Listed Building Consent) is before Members as Tendring District Council is the applicant.

5.2 The main planning considerations are in respect of the impact of the proposed restoration works. These will enable the dwelling to be occupied again as such and will protect the heritage assets, which are: the listed building; the settings of other adjacent and nearby listed buildings; and the character and appearance of the designated conservation area.

5.3 The application documents submitted include an Historic Record comprising 65No. detailed internal photographs and 84No. detailed external photographs of the building and a detailed Schedule of Repairs.

5.4 As restoration is largely on a 'like-for-like' basis, having regard to the building's listed status, any alterations are minimal and appropriate to the heritage assets (listed building/s and conservation area).

Background Papers

None