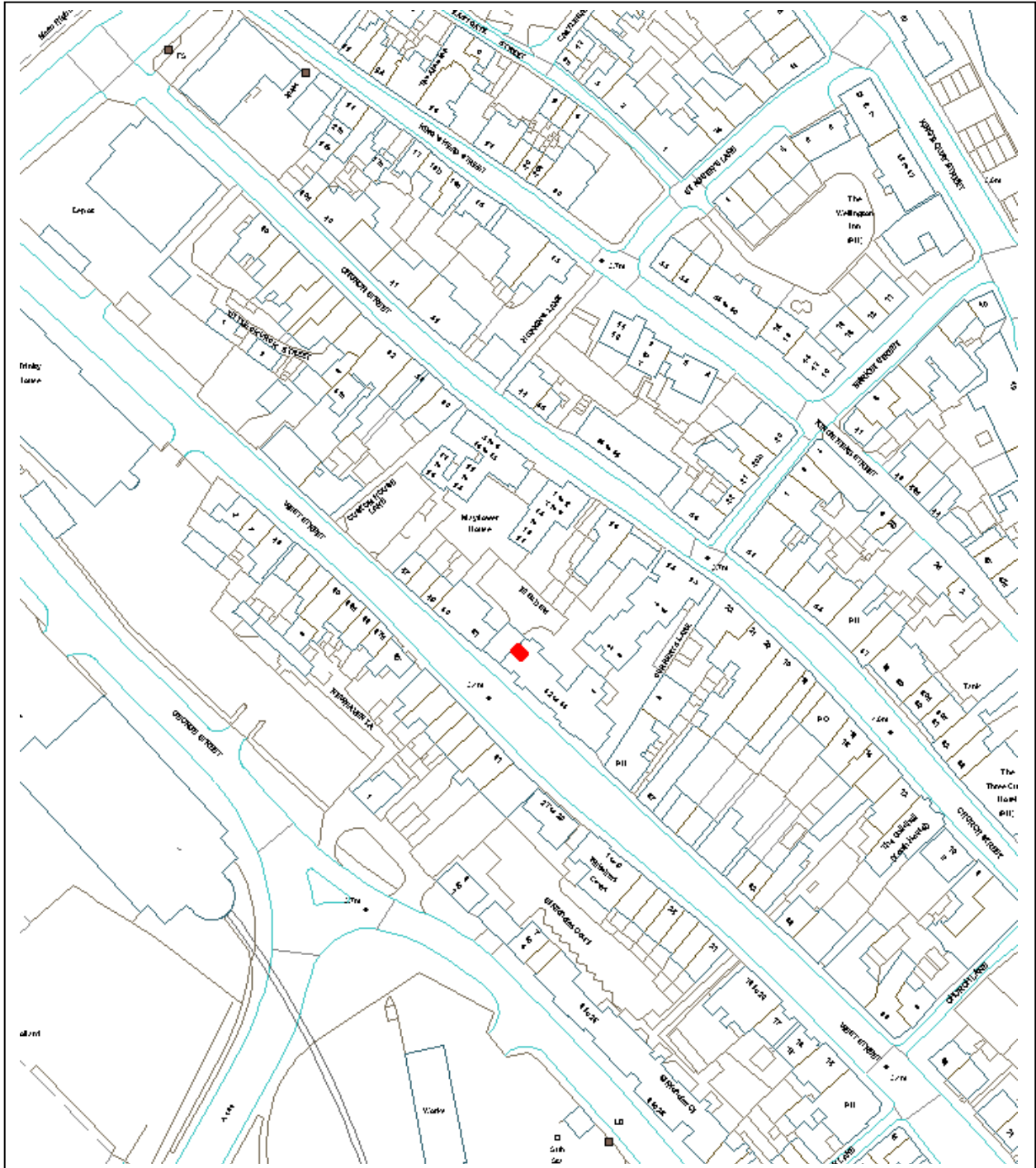


PLANNING COMMITTEE

29 JANUARY 2013

REPORT OF THE HEAD OF PLANNING

A.6 PLANNING APPLICATION - 12/01272/FUL - 52 - 53B WEST STREET, HARWICH, CO12 3DD



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	12/01272FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council	
Address:	52 - 53B West Street, Harwich, CO12 3DD	
Development:	Replacement of existing hardwood/glazed communal entrance door and frame with new steel/glazed security door and upgrading door entry control system.	

1. **Executive Summary**

- 1.1 This application is before Members as Tendring District Council is the applicant.
- 1.2 The scheme involves the replacement of existing glazed hardwood communal entrance doors and frames with a new sapphire blue coloured steel security door and frame and upgraded door entry system to a block of Council owned flats, set within the Harwich Conservation Area. The existing doors and entry system are as originally installed and are now in need of replacement as a result of their age and condition. Such improvements are necessary and in accordance with the Development Plan.

Recommendation: Approve

Conditions:

1. Time limit for commencement – 3 years
2. Development in accordance with the submitted plans

Reason for Approval:

In approving this application the local planning authority has taken account of the development plan policies and it considers that the proposed development is in accord with those policies, preserves the appearance of the conservation area and does not harm public amenity.

2. **Planning Policy**

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (2007)

- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

EN30 Historic Towns

Tendring District Local Plan Proposed Submission Draft (Nov 2012)

SD9 Design of New Development

PLA7 Conservation Areas

3. Relevant Planning History

3.1 No relevant planning history.

4. Consultations

4.1 None

5. Representations

5.1 Harwich Town Council – No objection.

6. Assessment

6.1 This application seeks permission for the replacement of existing glazed hardwood communal entrance doors and frames with a new sapphire blue coloured steel security door and frame and upgraded door entry system to a Council owned block of flats set within the Harwich Conservation Area. The existing doors and entry system are as originally installed and are now in need of replacement as a result of their age and condition. The colour of the door has been chosen by residents of the flats.

6.2 A similar replacement door has been undertaken at Currents Lane (planning permission 11/01147/FUL refers) and following this successful trial, a phased programme of replacement is to be commenced (subject to planning permission).

6.3 This application falls to be considered primarily against the provisions of adopted planning policies EN17, QL9, QL10 and QL11. These policies collectively seek to ensure that developments preserve or enhance the character or appearance of conservation areas and are compatible with their surroundings.

6.4 In this instance the proposals amount to external alterations and additions to facilitate improved access/egress to the building. The proposals will bring about an improved visual appearance and safety for occupiers. As such there is no material conflict with planning policy. The key issue is whether the development can take place without detriment to visual amenity. In this regard there will be no resultant material adverse impact upon the conservation area by virtue of the setting of the building and the specific inset nature of the existing arrangement. Residential amenity is unaffected and there would be no significant harm upon any area of acknowledged importance.

6.5 Accordingly the proposals are compliant with Development Plan policies.

Background Papers.

None.