

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	25/07/2018
Planning Development Manager authorisation:	SCE	25.07.18
Admin checks / despatch completed	AP	25/7/18

Application: 18/00652/LBC **Town / Parish:** Manningtree Town Council *Whe*

Applicant: Mr Alan De Tourtoulon

Address: 8 South Street Manningtree Essex

Development: Erection of first floor rear extension with new roof, catslide dormer and rooflights to the rear. Replacement of front rooflights with flat roof dormer windows. Associated internal alterations and improvements.

1. Town / Parish Council

Manningtree Town Council supports this application.

2. Consultation Responses

None required.

3. Planning History

18/00650/FUL Erection of first floor rear extension Current
with new roof, catslide dormer and
rooflights to the rear. Replacement
of front rooflights with flat roof
dormer windows.

4. Relevant Policies / Government Guidance

National Planning Policy Framework 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

EN22 Extensions or Alterations to a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

PPL9 Listed Buildings

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to 8 South Street, Manningtree. The site lies within the settlement development boundary, town centre boundary and conservation area of Manningtree. The building is Grade II Listed and comprises of a shop unit at ground floor with a split level apartment above with a separate entrance alongside the shop fronting South Street. The building is within a terrace of listed properties. The former betting shop at ground floor level is no longer open and the unit is vacant. The agent has advised that it is intended for continued usage as a shop in the near future.

The listed description for the property is as follows;

Shop. C18/C19 facade. Red brick. Red plain tiled roof. Right red brick chimney stack. Parapet, band below. 2 storeys. 2 first floor vertically sliding sashes, moulded surrounds. Gauged brick arches. Central C19 shop front. End pilasters, prominent moulded brackets to carved finials, fascia between, central step approach to recessed door, right and left 3 light windows angled to door, panels below windows. Recessed C20 door to left.

Description of Proposal

Following concerns with the modern design approach to the extensions and alterations, an amended scheme has been submitted.

The application now seeks full planning permission for the erection of a first floor rear extension with new pitched roof, catslide dormer and conservation rooflights to the rear, together with the replacement of the front rooflights with flat roof dormer windows.

There is an application for full planning permission under reference 18/00650/FUL running concurrently with this listed building application.

Assessment

The only consideration as part of this application is the impact of the works on the character, appearance and historic fabric of the listed building.

Paragraph 189 of the National Planning Policy Framework 2018 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. It goes on to say that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy EN22 of the Saved Plan states that development involving proposals to extend or alter a Listed Building will only be permitted where; it would not result in the damage or loss of features of special architectural or historic interest; and the special character and appearance or setting of the building would be preserved or enhanced. These requirements are carried forward to Policy PLA8 of the Draft Plan which also requires the use of building materials, finishes and building techniques that respect the listed building and its setting.

A Heritage Statement has been provided in accordance with the above requirements.

The building frontage is of the most historic significance with the listing description excluding any mention of the rear elevation. The rear of this group of buildings take on their own character with fairly featureless roof spans, lean to and flat roof additions of different heights and sizes, red brick chimney stacks and the occasional small rooflight and catslide dormer window. The buildings are all finished in smooth painted render. The rear of the proposed building is of lesser significance, hidden from view and has little additional historic merit or conservation benefit unlike the front of the building onto South Street as detailed within the listing description.

The application site itself has been unsympathetically extended to the rear with false timber beams internally and glass atrium area behind the shop. Internally, parts of the original rear wall of the building are exposed but mostly the rooms have been unsympathetically altered or left in a state of disrepair. Stud walls have been erected and doorways blocked up altering the original layout and character of the building.

The rooflights to the front are to be replaced with small, flat roof box dormers. The position of the dormers will keep within the existing roof rafters allowing a centre rafter to be exposed adding a false mullion to the dormer window. These are replicated in scale and appearance of numerous roof dormers in the immediate vicinity

The proposed rear extension now takes on a more traditional design approach creating a sympathetic dual pitched roof arrangement re-using the existing plain tiles with a painted render elevation, incorporating small conservation style rooflights and a characteristic catslide dormer window addition. The rear lean-to element at ground floor serves the shop area and will remain unchanged. The proposed development offers the opportunity to rebuild the rear extension to a more sympathetic design improving the living accommodation to modern standards whilst opening up original doorways, restoring cornicing and plasterwork and retaining original elements as internal features in the main and original part of the building.

The whole extension walls and roof will be constructed as timber framed. The existing roof junctions will be altered and reconnected all in lead sheet to form a lead valley gutter. The disruption to the internal fabric of the existing is being kept to a minimum and as mentioned above, there is a reasonable amount of restoration and repair works to be carried out coupled with the fact that previous building operations have significantly altered parts of the fabric and mainly to the rear section of the building where the extension is proposed. To accommodate the new extension, fourteen existing rafter sections will be required to be removed as seen on the Sections from the eaves level at just below first floor through to the second floor ceiling level. However, these rafters will be re-used on the new roof section forming the identical roof element. The existing timber eaves purlin beam as seen on the landing will be retained as will the existing walls below it. It should be noted that a new timber purlin beam and post has been added presumably when the cupboards were formed and will be replaced with reclaimed timbers to match the previous. The existing red brick chimney and stack will be restored and kept on view through the internals in the extension. Two new conservation roof windows will be installed onto exposed existing rafters.

The most historically significant shop frontage will remain untouched and overall the integrity of the building will be retained.

Overall, the scale, design and finish of the proposed extensions and alterations are acceptable and will preserve the character and appearance of the buildings. It is recognised that there will be some disruption to historic fabric but the re-use of existing rafters and roof tiles and positive restoration works all ensure that historic integrity of the building is retained.

Conclusion

Having regard to the considerations set out within the NPPF and local plan policies, the proposed extensions and alterations retain of the shop use and result in the refurbishment of the existing residential accommodation, thus sustaining and enhancing the significance of the heritage asset and contributes positively to the economic viability of the building. The development is acceptable in design terms being of a traditional appearance and finish resulting in little street scene impact to South Street and almost no impact from the rear on Stour Street. The development will preserve the character and appearance of the Mistley and Manningtree Conservation Area and historic integrity of the listed building whilst making a positive contribution to local character and distinctiveness.

The application is therefore recommended for approval subject to conditions.

6. Recommendation

Approval - Listed Building Consent

7. Conditions

- 1 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number 1801/865-105 Revision B.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Other than the re-used tiles from the existing roof, any reclaimed tiles to be used in the construction of the development shall match in colour, texture and form.

Reason - In the interests of the historic integrity of the listed building.

- 4 The development hereby approved shall be finished in white painted render only and retained in this approved form unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that the development is in keeping with the adjoining listed properties and historical character of the area.

- 5 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the size, materials and colour of the new windows or other new openings shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - For the avoidance of doubt in the interests of the historic integrity of the listed building.

8. Informatives

Not applicable.