

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	27/07/18
Planning Development Manager authorisation:	SCE	27.07.18
Admin checks / despatch completed	SCE	27/07/18.

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Application: 18/00733/LBC **Town / Parish:** Manningtree Town Council

Applicant: Mr & Mrs Jones

Address: 21 South Street Manningtree Essex

Development: Proposed basement conversion to form lounge with new internal staircase. Windows on front elevation to be restored and/or replaced

1. Town / Parish Council

Manningtree Parish Council have not commented on this application

2. Consultation Responses

Not Application

3. Planning History

95/00629/FUL	Change of use from A2 to A3 use, for sale of food	Refused	19.09.1995
95/00635/LBC	Change of use from A2 to A3	Current	09.06.1995
96/00249/FUL	Change of use of entire property to use as a single dwelling	Refused	28.05.1996
98/00786/FUL	Change of use to dwellinghouse	Approved	15.09.1998
98/00787/LBC	Conversion works to form a dwellinghouse	Approved	15.09.1998
18/00732/FUL	Proposed basement conversion to form lounge with new internal staircase. Windows on front elevation to be restored and/or replaced - see drawings.	Current	
18/00733/LBC	Proposed basement conversion to form lounge with new internal staircase. Windows on front	Current	

elevation to be restored and/or replaced - see drawings.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 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

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is 21 South Street, Manningtree, a two and a half storey dwelling. The site lies within the Settlement boundary, an Area of Outstanding Natural Beauty and it is located within Manningtree Conservation Area. The building itself is Grade II Listed and is located within a terrace of listed properties.

The listed description for the property is as follows;

Pair of shops. C16 origin with C17 and later alterations and additions. Timber framed and plastered. Red plain tiled roof. 2 gabled dormers with forward chimney stack between. 2 storeys and attics. First floor, 2 small paned vertically sliding sash windows to left, small paned oriel to right with 3 light horizontal sliding sash. C19 double shop front, 5 and 4 light windows with centre transoms, doors to left and centre of windows both part glazed, step approach to centre door, fascia, dentilled projecting cornice supported by 5 console brackets.

Description of Proposal

The application seeks listed building consent for the following:

- The existing basement converted to a lounge with the installation of a new staircase from the basement to the ground floor.
- Installation of handrails to the front of the application site
- The removal of the timber studwork in the basement and the installation of a new high level glazing window in line with the external footpath.
- Replacement/restoration of windows to the front elevation

There is an application for full planning permission under reference 18/00732/FUL running concurrently with this listed building.

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. As stated within the heritage statement there will be no major alterations to the historic fabric of the listed building.

The proposed basement conversion will accommodate a living area with the insertion of a new staircase which is considered to be an improvement of the current wooden staircase to the ground floor. As stated within the heritage statement the proposed renovation will cause minimal disruption to the fabric of the listed building and as a result it is considered that the proposal will not be harmful to the Listed building.

The installation of the handrails to the front of the dwelling is a functional addition to the listed building. The proposal will be metal and painted black to be in keeping with the character of the area. Due to the minor nature of the proposal it is considered that the handrails will not adversely impact upon the historic fabric of the listed building.

The proposed window repairs are to the front of the listed building and are considered to preserve and enhance the historic character of the building as well as being a visual improvement. No detailing of the window repairs/replacements has been provided with this application and therefore a condition will be imposed to ensure that the details of the windows are submitted to the local planning authority. It is therefore considered that the proposed window repairs will not be harmful to the Listed building and they will have a neutral impact upon Manningtree Conservation Area. Overall, the proposed alterations are acceptable and will preserve the character and appearance of the buildings. It is recognised that there will be some positive restoration works to ensure that historic integrity of the building is retained.

Conclusion

The development will preserve the character and appearance of the 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 / Reasons for Refusal

- 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 and documents: Drawing Number: PA.004, PA.002 Revision C, PA.003 Revision C and Design and Access Statement dated Saturday 31 March 2018 and Heritage Asset Assessment

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

- 3 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new windows and doors and their surrounds to be used and indicating: materials; cross sections for glazing bars, sills, heads etc at a scale of 1:20; and method of glazing 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 - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO