

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	10/08/2018
Planning Development Manager authorisation:	SCE	13.08.18.
Admin checks / despatch completed	SB VC	13/08/18 13/8/18

Application: 18/00938/LBC **Town / Parish:** Brightlingsea Town Council

Applicant: Mr & Mrs Bloom

Address: East End Green Farm East End Green Brightlingsea

Development: Proposed variation to condition 2 of applications 16/01297/FUL and 16/01298/LBC - to change materials.

1. Town / Parish Council

Brightlingsea Town Council No Objection

2. Consultation Responses

Not Applicable

3. Planning History

90/00294/FUL	Alterations of offices and games room to form two holiday cottages.	Refused	11.06.1991
12/00581/FUL	Rear orangery extension.	Withdrawn	08.08.2012
12/00582/LBC	Rear orangery extension.	Withdrawn	08.08.2012
12/01276/FUL	Proposed single storey extension and replacement of 5 No sash windows to rear of property.	Approved	07.01.2013
12/01277/LBC	Proposed single storey extension and replacement of 5 No sash windows to rear of property.	Approved	07.01.2013
16/01297/FUL	Proposed rear infill single-storey garden room extension and associated internal alterations.	Approved	21.10.2016
16/01298/LBC	Proposed rear infill single-storey garden room extension and associated internal alterations.	Approved	23.11.2016

18/00937/FUL	Proposed variation to condition 2 of applications 16/01297/FUL and 16/01298/LBC - to change materials.	Approved	10.08.2018
18/00938/LBC	Proposed variation to condition 2 of applications 16/01297/FUL and 16/01298/LBC - to change materials.	Current	

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

East End Green Farm is a Grade II listed building. It was listed on 20th April 1987. Various C20 extensions and alterations had taken place before the listing; and further upgrades to the site have taken place since the listing.

The site is on the south side of Mill Lane, and backs onto backwaters looking across to St Osyth. There are neighbours to the west, and open farmland to the east. The site is surrounded by mature trees and hedging, and is well screened from the surrounding environment except to the south which has more open view across the backwaters.

Proposal

The application seeks to vary the approved application 16/01298/LBC to allow for the change of materials to add black shiplap weather boarding to match the opposite element. The application is also accompanied by a full planning application under reference 18/00937/FUL to vary the materials.

Heritage Assessment

The listing of East End Green Farm describes the property as follows:

' House. C17 or earlier with later alterations and additions. Timber framed. Exposed frame with brick infill. Plastered returns. Red plain tiled roof. Central red brick chimney stack. 2 storeys and attics. 3 window range of small paned vertically sliding sashes. C20 central gable porch. Attic window to return gable. C20 right single storey extension. Interior features include chamfered bridging joists and ceiling beams. Probably the building known as The Brick House circa 1695'

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.

The materials proposed; weatherboarding for the south eastern element are not considered to result in any overly dominant feature against the listed building and therefore it will not be harmful to the character and due to other examples already imposed on the listed building, it is considered to enhance the overall appearance of the dwelling.

Other Considerations

Brightlingsea Parish Council have no objections to this application.

No letters of representation have been received.

Conclusion

In the absence of any material harm on the historic fabric of the listed building, the application is recommended for approval.

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: Dwg No. 1395/1601 - 1A and Dwg No. 1395/1601 -2B

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

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