

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	28/08/18
Planning Development Manager authorisation:	SCE	29.08.18
Admin checks / despatch completed	ER SB	30/08/18 30/08/18

Application: 18/01129/LBC **Town / Parish:** Ardleigh Parish Council

Applicant: Mr David Cox

Address: Plains Farm Plains Farm Close Ardleigh

Development: Erection of residential annexe on partial footprint of previously demolished stable block. (Proposed additional window to office to existing approved application 18/00404/LBC).

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

N/A

3. Planning History

00/00571/FUL	Swimming pool and enclosure	Withdrawn	27.02.2001
00/00709/LBC	Swimming pool and enclosure. Red brick, black feather edge boarding and glazed link red plain tile roof	Withdrawn	27.02.2001
01/00830/FUL	Retention of two portacabins used for office accommodation and mess room facilities permitted under TEN/97/1072 for a further five years additional to condition 01.	Approved	01.08.2001
01/00831/FUL	Stationing of additional portacabin for office purposes adjacent to existing office buildings	Approved	01.08.2001
02/00437/FUL	Change of use of former timber storage barn to workshop, garage and dispatching, partial external recladding and timber entrance doors	Approved	20.06.2002
02/00438/FUL	Extension/conversion of existing workshop to office for Cox Landscapes Limited	Approved	19.06.2002
96/01109/FUL	(Plains Farm, Ipswich Road, Ardleigh) Change of use from	Approved	12.11.1996

	farming to premises and land for horticultural/landscaping contractor including production of fencing.		
97/01072/FUL	Retention of two portakabins used for office accommodation and mess room facilities	Approved	17.10.1997
99/00143/FUL	Change of use agricultural to landscape contractors use	Refused	05.11.1999
99/00654/LBC	Alterations to windows - painted softwood to replace Crittal metal windows	Approved	26.07.1999
99/01692/FUL	Change of use agricultural to landscape contractors use	Refused	27.01.2000
87/00051/LBC	Erection of 6 det dwelling houses and garages	Approved	14.04.1987
87/01641/LBC	5 New houses with garages and resitting road	Approved	10.11.1987
90/00139/FUL	Two pairs of semi detached houses with integral garages.	Refused	20.03.1990
82/00463/LBC	Change of use of old farm buildings to self contained flats	Refused	15.06.1982
07/01485/FUL	Proposed demolition and replacement of existing outbuilding.	Withdrawn	18.01.2008
08/00668/LBC	Demolition of outbuilding within curtilage of listed building.	Approved	23.06.2008
08/01620/FUL	Change of use of former timber storage barn to workshop, garage and dispatching, partial external recladding and timber entrance doors. Removal of Condition 02 attached to planning permission 02/00437/FUL.	Approved	28.01.2009
08/01621/FUL	Extension / conversion of existing workshop to office. Removal of Condition 02 attached to planning permission 02/00438/FUL.	Approved	28.01.2009
08/01622/FUL	Removal of Condition 03 attached to planning permission TEN/96/1109 for change of use from farming to premises and land for horticultural / landscaping contractor including production of fencing.	Approved	28.01.2009
12/00977/FUL	Replacement outbuilding, following demolition of outbuilding within the	Withdrawn	14.08.2015

	curtilage of a listed building.		
12/01096/LBC	Replacement outbuilding, following demolition of outbuilding within the curtilage of a listed building.	Withdrawn	14.08.2015
18/00403/FUL	Erection of residential annexe on partial footprint of previously demolished stable block.	Approved	27.06.2018
18/00404/LBC	Erection of residential annexe on partial footprint of previously demolished stable block.	Approved	27.06.2018

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

Site Description

The application site is Plains Farm, Plains Farm Close, Ardleigh. The site contains a Grade II Listed Building to the southern end, with numerous other outbuildings throughout. The immediate character is one of a semi-rural appearance, Whilst the site has an open character, there are numerous buildings throughout giving it a semi-rural feel. Further out to the west sees numerous residential and commercial development; further out to the south and east are large areas of grassed and agricultural land. The site falls outside of a recognised Settlement Development Boundary within both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Building Listing

House, former farmhouse, early C17. timber framed and rendered with red brick, gabled, south wall and some red brick in rear wall. Roof is gabled in plain tiles. Of two storeys with attics with extensive single storey extensions. Single storey red brick brewhouse with gabled plain tile roof and gable end stack, attached to front (former rear) elevation. Two storey red brick C19 extension to present rear (east) with gabled roof. Present front (west) elevation has off centre rectangular ridge line stack and gabled porch of red brick with arched entrance and bargeboards. First floor has a 20 pane double hung sash window either side of a narrower double hung sash window with central vertical glazing bar. Ground floor has a similar 20 pane double hung sash either side of the porch. Brewhouse has mixture of casements and sash windows. Rear roof of main block has 2 three light C20 small paned sash and a tripartite small paned double hung sash on ground floor. Rear extension has mixture of C19 small paned casements and sash windows. Extensive C20 rear and side extensions with flat roofs.

Proposal

This application requires Listed Building Consent as the construction of a residential annexe will result in an amendment to the wall of an outbuilding located to the north of the Grade II Listed Building, which is a curtilage listed building.

History

Under planning reference 18/00404/LBC, Listed Building Consent was granted for a similar proposal, whereby the construction of a residential annexe resulted in an amendment to the wall of an outbuilding located to the north of the Grade II Listed Building, which is a curtilage listed building.

The only difference between the two applications is the current application proposes an additional window to the rear courtyard elevation.

Appraisal

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

Paragraph 194 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is retained by draft Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Paragraph 196 of the Framework adds that 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 securing its optimum viable use.

Paragraph 194 of the Framework also requires the submission of a Heritage Statement, or any other means of describing the significance of the heritage asset, including any contribution made by their setting. The Heritage Statement should be of a level of detail proportionate to the asset's importance. A Heritage Statement has been submitted with the application. The Heritage

Statement outlines the history of the Listed Building, the proposed works involved and the impact they would have to the Listed Building.

Within the granting of Listed Building Consent previously under planning reference 18/00404/LBC, the impacts of the proposal were summarised as follows:

"In this instance, the proposal seeks only a minor amendment, with the west facing wall of a curtilage listed building being covered with the proposed annexe. This replicates the previous design prior to the demolition of the stable block in 1987, whilst the existing door being lost is of a modern UPVC design and holds no heritage value. Accordingly, the proposal will not result in significant material harm to a curtilage listed building, whilst ensuring its main historic features, namely to its southern elevation, are retained."

The only additional impact of this application to the curtilage listed building is through the inclusion of one additional window to the rear elevation. However, given its minor nature and that it will be in-keeping with other windows already granted consent, there is not considered to be any identifiable harm to the curtilage listed building.

Conclusion

The impact of the proposed works will be minor and will not detrimentally affect the building's special architectural and historic interest and significance.

It is concluded that the works, therefore, accord with national and local planning policies and conservation and wider heritage principles. Approval of this proposal represents compliance with the duty within the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, to protect and enhance the special character and setting of the listed building.

Other Considerations

Ardleigh Parish Council has not commented.

There have been no other letters of representation received.

6. Recommendation

Grant 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 numbers 9 Revision A, 10 and 21.

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

- 3 No development shall be commenced until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - Insufficient information has been included within the application for consideration of these details and to ensure materials are of a very high quality to respect the building and its setting.

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.