

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	19/09/18
Planning Development Manager authorisation:	AN	27/9/18
Admin checks / despatch completed	dne	28/09/18

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**Application:** 18/01163/LBC **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr & Mrs Derby

**Address:** Lodge Farm Barn Lodge Lane Ardleigh

**Development:** Conversion & linking of former stables & shelter shed to create single dwelling including erection of 1.8m high walls.

### 1. Town / Parish Council

Ardleigh Parish Council      Ardleigh Parish Council objects to this planning application as it proposes a site that falls outside of the settlement development boundary and the parish and Tendring does not need further detached housing.

Additionally the site is located down a very narrow single track land (Lodge Lane) and traffic meeting would constitute congestion. The lane is one way in and the same way out.

Furthermore Lodge Lane empties only onto the busy A137.

### 2. Consultation Responses

N/A

### 3. Planning History

01/00378/FUL	Proposed conversion and extension of existing cartlodge to form garden room and changing facilities	Approved	27.04.2001
01/00382/LBC	Proposed conversion and extension of existing cartlodge to form garden room and changing facilities	Approved	27.04.2001
97/00806/FUL	Proposed insertion of first floor to form bedroom. Proposed erection of purpose made conservatory with slate roof over	Approved	01.08.1997
97/00807/LBC	Proposed insertion of first floor to form bedroom, proposed erection of purpose made conservatory with slate roof over	Approved	07.08.1997
18/01162/FUL	Conversion & linking of former stables & shelter shed to create	Current	

single dwelling.

#### **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 relates to two buildings to the west of Lodge Farmhouse which are curtilage listed in relation to both the farmhouse and barn at Lodge Farm, both of which are Grade II Listed. The site is situated to the south-eastern section of Lodge Lane within the parish of Ardleigh. The buildings in question are currently separated, although evidence suggests they were once linked until 1897, and are constructed with black timber weatherboarding

The site falls outside of a recognised Settlement Development Boundary within both the Saved Tendring District Local Plan (2007) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft, with the nearest settlement being Ardleigh approximately 0.5 miles to the north-east. The character of the surrounding area beyond the site in question is largely rural, with large areas of grassed and agricultural land to all sides. That notwithstanding, there are examples of residential properties to both the north-east and south-west along Colchester Road.

The two building's listing is as follows;

1. Barn Approx. 40 Metres North West of Lodge Farmhouse

Barn. C19. Timber framed and weatherboarded, brick plinth, grey slate roof. 2 midstreys. An intact frame incorporating some re-used timber. Side purlin ridge board roof. Through bracing to walls. Unusual features are the cast iron hanging knees and bolted halved and bladed top plate scarfs. Included for group value.

2. Lodge Farmhouse

House. Early C19 front range, C15/C16 rear range. Red brick front range and other extensions and alterations. Plaster to rear timber framed range. Red plain tiled roofs. End left chimney stack to front range. Rear left and right stacks to rear range. 2 storeys. Front range. Dentilled eaves cornice, 3 window range of tripartite small paned vertically sliding sashes, gauged brick arches excepting first floor central round headed single light. Central 4 panel 2 light door, reveal panels, moulded surround, flat canopy. Rear left range with roof, hipped and sprocketed to left with gable, 2 window range of vari-light C19 style casements, C20 glazed door to right. Right range, single range of vertically sliding sashes with glazing bars. The early C19 front range has a stick baluster staircase with wreathed handrail. C15/C16 rear range with end chimney stacks, that to ground floor left C16 with repaired inglenook and first floor chamfered brick fireplace, pointed segmental head, semi-circular back. Inglenook fireplace to ground floor right stack. Some brick flooring. Stop Chamfered bridging joists and heavy flat section ceiling beams. One arched brace remains to tie beams. Halved and bridled top plate scarf. Complete roof structure with simple 2 armed crown posts. Farmed by Benjamine Southgate in partnership with Benjamine Day 1796. F H Erith "Ardleigh in 1796", 1978.

Proposal

This application seeks Listed Building Consent to convert a pair of mid-nineteenth century buildings, located to the south-western corner of the application site, into a single detached residential dwelling. The works involved are as follows:

- o The removal of the lean-to element of the stable and the infill framing from the former open truss at the southern end of the stable to reinstate the range to its original footprint and form;
- o Removal of 2 modern studs to the southern elevation of the stable;
- o Relocation of modern rafter and new roof light to be installed in its place along the eastern elevation of the stable;
- o Inserted tie to the southern elevation of the stable to be raised, with later infill studwork truncated to suit in order to create a first floor area;
- o Concrete removed, with brickwork and studs repaired/replaced as required to the southern elevation of the shed;
- o Infill post removed and new post introduced to the middle of the shed;
- o Construction of independent wall to create a party structure to the northern elevation of the shed; and
- o The introduction of an extension to link the stable and shed together.

The application is in conjunction with 18/01162/FUL which will assess the principle of development and other material planning considerations.

Appraisal

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

Paragraph 189 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.

In this instance, the proposal seeks various alterations to the two curtilage listed properties, as explained in further detail above. Most works are minor in nature, with elements being removed being to more modern additions, whilst it is clear from the detailed Heritage Statement that the works will see a restoration to the buildings original composition. These changes, as demonstrated within the Heritage Statement will close the existing gap between the buildings, which adversely affect the character of the group value of the buildings currently, and would see the modern external block-work wall removed. The proposed link building will not only aid in the existing buildings renaissance but with materials being used in-keeping, will result in a visual improvement to views of the listed buildings.

It is therefore considered that the proposed works will not detrimentally harm the character, appearance or historic fabric of the curtilage listed buildings.

#### Other Considerations

Ardleigh Parish Council have objected to the application on the grounds the site falls outside of a recognised Settlement Development Boundary and additional traffic issues.

In answer to this, these points are not relevant to a Listed Building Consent application and will instead be addressed within the application for planning consent (reference number 18/01162/FUL).

#### Conclusion

The impact of the proposed works will be minor and beneficial, will assist in the long-term preservation of the asset, and will not detrimentally affect the building's special architectural and historic interest and significance.

The scope and strategy of the proposed works are considered commensurate and appropriate to the building's value as a grade II designated heritage asset and in accordance with a sustainable approach to conservation, as outlined within the NPPF and local planning policy.

It is concluded that the works, therefore, accord with national and local planning policies and conservation and wider heritage principles. Approval of this proposal would enhance the listed building and 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.

### **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 4717-01, 4717-02, 4717-03, 4717-04, 4717-05, 4717-06, 4717-07, 4717-08, 4717-09 and the document titled 'Heritage Impact Assessment'.

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

- 3 No development shall be commenced until precise details of the manufacturer and types and colours 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 - To ensure materials are of a very high quality to respect the building and its setting.

- 4 No development shall take place until precise details of the siting, design and materials of replacement boundary walls have been submitted to and approved in writing by the Local Planning Authority. The approved boundary walls shall be erected prior to the dwelling to which they relate being first occupied and thereafter be retained in the approved form.

Reason - To ensure materials are of a very high quality to respect the building and its setting.

- 5 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new or replacement windows and doors to be used and indicating materials 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 - To protect the special character and architectural interests and integrity of the listed 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.