

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	27/09/2018
Planning Development Manager authorisation:	AN	21/10/18
Admin checks / despatch completed	ER AP	21/10/18

**Application:** 18/01183/LBC **Town / Parish:** Thorpe Le Soken Parish Council

**Applicant:** Mr & Mrs S Mina

**Address:** The Abbey Abbey Street Thorpe Le Soken

**Development:** Retrospective application for felt roof to car port.

### 1. Town / Parish Council

Thorpe-le-Soken Parish Council      No comments.

### 2. Consultation Responses

National Amenity Societies      No comments received.

Historic England      No objections.

### 3. Planning History

00/01500/TPO	Reduce 9 Lime Trees on frontage and side boundary by 30% and raise crowns over the road. Prune Oak Tree to the rear of property to remove deadwood, reduce away from property and raise crown.	Approved	05.10.2000
01/00428/FUL	Demolition of existing outbuilding and erection of replacement building together with garages and new vehicular & pedestrian access	Approved	04.07.2002
01/00624/LBC	Demolish existing outbuilding, demolish section of garden wall	Approved	04.07.2002
02/00796/TPO	Lop dead and dangerous branches off of an Oak tree	Approved	07.05.2002
02/01371/TPO	Fell oak tree to ground level and remove stump	Refused	03.09.2002
97/00840/FUL	Construction of two storey domestic dwelling	Refused	09.09.1997
05/00084/LBC	Retention of 'A' frame support	Approved	15.09.2005



structure to roof section and access to roof.

10/01444/TPO	G1 - Oak - cut back by 50%. G2 - Cedar - trim to encourage growth. G2 - Yew trees - cut back as too tall.	Approved	10.01.2011
18/00170/TPO	4 No Lime trees - pollard back to previous points. 1 No. Holm Oak - reduce by 40%	Approved	27.02.2018
18/01182/LBC	Painting of timber window frames, doors and plaster plinth from black gloss to dark grey Farrow and Ball Moles Breath No 276 (retrospective).	Current	
18/01184/LBC	Retrospective application for conservatory.	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

The application relates to The Abbey, a Grade II\* listed building located on the corner of Abbey Street and Landeremere Road, Thorpe-le-Soken. The building is set in large grounds and is mostly well screened from the Landeremere Road by established vegetation along its side and rear boundaries. The grand front elevation addresses the junction. The original property is mid-16C and further extended in C18 and C19. Various alterations undertaken before the listing have resulted in an interesting building with ample character.

The listing description describes the property as follows;

House. Mid-C16, extended in C18 and C19. Timber framed and brick, mainly plastered, roofed with handmade red clay tiles. Main range facing SW, with an internal stack at each end, of 2 storeys and attics, and 2-storey porch of plastered brick to centre front. Complex series of C18 and C19 2-storey rear extensions, the whole forming an approximately square plan. Ground floor, 2 C18 splayed bays of casements, altered in C20, with dentilled cornices. First floor, 2 C18 3-light casements with rectangular leading, altered in C20. 6-panel door with panelled reveals and fanlight, inside 2-storey porch with diagonal buttresses and crenellated parapet. The outer archway has jambs and 4-centred arch chamfered in 2 orders, with a moulded label, and attached shafts with moulded bases and capitals. At each side is a segmental arch chamfered in 2 orders. On the first floor is an original window of 2 round-headed lights with hollow-chamfered jambs and semi-circular arch, the mullion removed, converted to an C18 2-light window with one wrought iron casement and rectangular leading. Truncated diagonal pinnacle. The left stack has 2 diagonal shafts. The right stack has 2 octagonal shafts with a recessed panel at the side. The right return is of plastered brick with a crow-stepped gable. The left return has on the first floor 3 c18 3-light windows each with a wrought iron casement. Modern wrought iron sign with date 1583. Jowled posts, close studding. Underbuilt jetty at front. Richly carved beam, in various foliate patterns; the rear side of the right axial beam is of spiral-leaf pattern with an unusual branched stem throughout. Chamfered joists of horizontal section with step stops. Original carved beams above first floor. In the right first-floor room one jowl is carved to form a cowled head, defaced. Side-purlin roof, only partly visible. RCHM 3. First recorded in 1567 as Borowes; then as Gadlers in 1612, Brickhouse in 1690, Cage Farm in 1779, probably named The Abbey in 1795 (E.A. Wood, A History of Thorpe-le-Soken to the year 1890, 1975, 152-3).

### Description of Proposal

This application relates specifically to the car port sited on the northern, rear side of the house adjacent to the vehicular access off Landeremere Road.

The application seeks retrospective listed building consent for the replacement of the roofing of the car port from plastic/Perspex to felt.

### 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.

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 PPL9 of the emerging Tendring District Local Plan Publication Draft 2017 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 car port is timber framed and light weight in appearance with decorative timber posts painted black. The felt roofing is considered a much more appropriate and sympathetic roofing material than the original plastic sheeting. The car port and new roof does not diminish the overall appearance of the listed building.

Therefore, having regard to the aims of the NPPF and local plan policies, the works satisfactorily preserve the character and historic integrity of the listed building.

English Heritage raise no objection.

#### Conclusion

It is not considered that the special character of the building has been compromised and the application is therefore recommended for approval.

No conditions are necessary in this instance as the works have already been undertaken. It is not considered necessary to impose any other conditions in this instance.

#### **6. Recommendation**

Approval - Listed Building Consent

#### **7. Conditions**

- 1 No conditions.