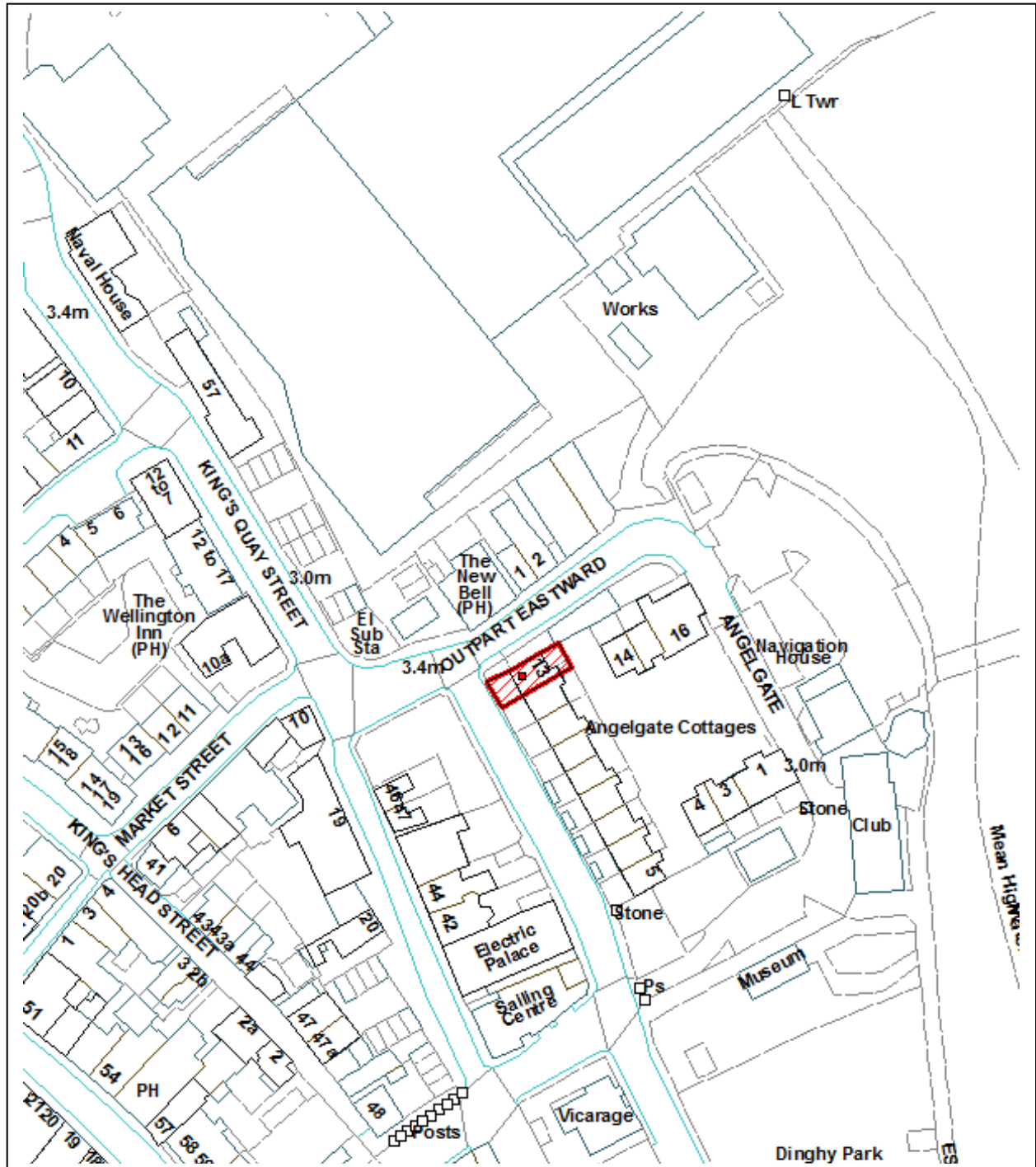


PLANNING COMMITTEE

16th October 2018

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 18/01318/LBC – 13 ANGEL GATE, WELLINGTON ROAD, HARWICH, CO12 3EJ



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Application:	18/01318/LBC	Town / Parish: Harwich Town Council
Applicant:	Mr Barry Eldridge	
Address:	13 Angel Gate, Wellington Road, Harwich, CO12 3EJ	
Development:	Replacement ground floors. Internal damp proofing and re-plastering works. Replacement kitchen and bathrooms, with new electrical ventilation and heating systems. Lowering external ground levels. Overhaul of existing sash windows and replacement front and rear doors. External repointing and replacing eroded bricks and inappropriate OPC pointing.	

1. **Executive Summary**

- 1.1 This listed building consent application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The listed building consent seeks permission for external and internal changes to 13 Angel Gate in line with proposed works to renovate the property, including; replacement internal ground flooring, re-render the rear elevation, de-bonding of the side and rear boundary walls, replacement front and rear external doors and two additional extraction fans to the rear elevation.
- 1.3 Having regard to the supporting documents and the submitted heritage statement it is evident that the works do not harm the special character, fabric and appearance of the listed building, with the majority of the works seeking to repair or replace like for like.
- 1.4 The proposed alterations are therefore considered to meet the requirements of the Council's saved and draft planning policies relating to the protection of listed buildings and the relevant paragraphs of the National Planning Policy Framework (2018).

Recommendation: Approval

Conditions:

- 1). Time Limit – Listed Buildings
- 2). Approved Plans

2. **Planning Policy**

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)

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.

3. Relevant Planning History

N/A

4. Consultations

N/A

5. Representations

- 5.1 Harwich Town Council has no objection to the application.
- 5.2 There have been no other letters of representation received.

6. Assessment

- 6.1 The main planning considerations are:
 - Site Context;
 - Proposal; and
 - The impact upon the character, fabric and appearance of the listed building.

Site Context

- 6.2 The application site is 13 Angel Gate, which is located to the north-eastern section of Wellington Road within the parish of Harwich. The property is end of terrace and forms part of 16 houses, all of which are Grade II Listed. The site also falls within the Harwich Conservation Area, whilst there are numerous other listed buildings within the surrounding area.

The buildings' listing is as follows;

"16 houses, former coastguard cottages. 1858. Red Flemish-bond brickwork with Gault dressings and large storey-height diaper patterns of black headers. Roofs are of C20 imitation slate with hipped ends. PLAN: U-plan form, 2-storey courtyard group with long NW-SW terrace of 9 units, shorter detached terrace to NE of 3 units and terrace of 4 units to east. EXTERIOR: standard unit has eaves cornice of paired brick dentils, a raised Gault brick band at first-floor level and projecting contemporary porch with lean-to roof, shared by pair of adjoining units. First floors have 2 grouped double-hung sash windows with 2 vertical glazing bars with segmental-arched brick heads and keystones. The ground floors have 2 similar but narrower windows, each with a central vertical glazing bar and stone sills with rectangular corbels. Each porch has semicircular arch-headed door, on each flank and 2 grouped semicircular-headed, cross pattern glazing bar casements with decorative brick aprons and false sills below. All arches have brick keystones and the spandrels rendered. Very large ridgeline stacks, one for each 2 units. No.16 at NE corner is larger unit with similar detail but a pyramidal roofed main block. SUBSIDIARY FEATURES: walled yards to rear each with contemporary outhouse."

Proposal

- 6.3 This listed building consent proposes the following changes;
- Rebuild lower 6 no. course to door jambs;
 - Replace 12 stretchers and headers to front porch;
 - New airtech extract fan for ground floor kitchen and first floor bathroom following installation of new ventilation system;
 - A reduction to the ground floor levels which will also incorporate replacement front and rear external doors and frames to match;
 - Replacement of south-west elevation sashes and decaying timber;
 - Strip and recover hip slope with new artificial slate to the north-west side elevation and replace lead flashings;
 - Replacement/re-pointing to external brickwork to those eroded like for like;
 - Re-render rear elevation with sand/lime mix; and
 - De-bond the side and rear boundary walls from the main elevations with hidden stainless steel ties for lateral support.

The works are in relation to a wider project to address dampness and condensation concerns within the property. The works are to involve a replacement kitchen and bathroom, and a new heating system.

Impact upon Listed Building

- 6.4 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 includes that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 6.5 Paragraph 194 of the National Planning Policy Framework 2018 ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is retained by saved policy EN22 of the Tendring District Local Plan (2007) 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.
- 6.6 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, in conjunction with the submitted Design and Access Statement, outlines the history of the Listed Building, the proposed works involved and the impact they would have to the Listed Building.
- 6.7 As stated above the sole planning issue is whether the proposals have appropriate regard to the preservation or enhancement of the special character, fabric and appearance of the listed building.
- 6.8 The proposed works will see a number of internal and external alterations. The external alterations will predominantly involve replacement works, for example like for like front and rear external doors, or repair works in the case of the repointing of the chimney stack and replacement slates to the north-west elevation hipped roof. The works are minor in nature and are seeking to preserve or enhance the building and are therefore acceptable. The two proposed extraction fans and covers to the rear elevation do not enhance the building, however are minor in nature, are easily removable and will therefore not be a significantly harmful addition to the buildings historic character. Other alterations include rebuilding six courses to door jambs to the front porch area and an overhaul of existing sash windows to the rear elevation in order to replace decaying timber; all works are to be like for like, thereby maintaining the character of the building.
- 6.9 The main internal alteration is the replacement flooring at ground level, which will see the existing levels reduced 100mm to allow for insulation provision and to revert to its original levels upon construction. Given that the works are replacement only and will see the ground level reduced to the size it was originally, and that the existing floor is predominantly concrete and of no historic merit, there is not significant identifiable harm to the historic character of the building.

Conclusion

- 6.10 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.
- 6.11 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.
- 6.12 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.

Background Papers
None