

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	09/10/2018
Planning Development Manager authorisation:	AJ	9/10/18
Admin checks / despatch completed	AP	10/10/18

Application: 18/01362/LBC **Town / Parish:** Harwich Town Council

Applicant: Ms Kay Hughes

Address: 15 Church Street Harwich Essex

Development: Raise lead flashing connection by 120mm to gable wall of No 15 Church Street over a length of 3.5m to gable of No 15 Church Street.

1. Town / Parish Council

Harwich Town Council Harwich Town Council has no objection to this application.

2. Consultation Responses

None required.

3. Planning History

92/00378/LBC	Renovation works to Listed Building	Approved	15.05.1992
92/01172/LBC	Rebuild chimney stack	Approved	25.11.1992
18/00252/LBC	Professional installation of lining to chimney flue ground floor living room and first floor bedroom for wood burning stoves. Terracotta coloured stainless steel bird cowl to chimney pot.	Approved	04.05.2018

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application relates to 15 Church Street, Harwich a terraced dwelling on the western side of the Church Street situated within the Dovercourt Conservation Area. The property is a Grade II listed building. The listing description relates to numbers 14, 15 and 16 Church Street and describes these properties as follows;

'House, now 2 dwellings. Late medieval, C17 and early C19. Timber-framed and plastered with clay plain tile roof. Two storeys with attics and cellars. EXTERIOR: front has 2 hipped dormers with double-hung sash windows and small panes. Projecting painted timber cornice concealing gutter with frieze of little arches. First floor has 4 irregularly spaced flush double-hung sash windows with small panes and panelled treatment of plaster. Ground floor has 3 shop-like windows (one curved and recessed) all with small panes. 2 entrance doors with early C19 and flat hoods and have 2 flush panels above 4 raised-and-fielded panels. On the rear 2 linked extensions of 2 storeys with attics gabled in clay plain tiles, one a further extension of an earlier projection. The gables of these are of black weatherboarding. Large brick stack rises from junction of northernmost and main roof. INTERIOR: some late medieval framing exposed inside, probably an open hall house with formerly jettied cross wing to NW. This had central partition and doors in outer edges of partition as parlour/service combined. Eaves height raised in early C17 and large room part in No.14 and part in No.15 was given trabeated plaster ceiling with roses, fleurs-de-lys, circular pendants and foliage decorations. The north-western extension is contemporary and of two-and-a-half storey format and has similar ceiling. Southern flank wall has remnants of former 4-light window with mullion mortices composed of a circular hole and a small rectangular hole. Unpainted Chinese Chippendale dogleg staircase and some C17 panelling in both units. On the ground floor of No.14 is a reused C17 bressumer with quadrant profile and decorated with continuous foliage pattern. In centre is shield-like motif with date 1606 with initial 'S' superimposed and initials 'TE' below. Probably a former jetty bressumer.'

Description of Proposal

The application seeks listed building consent to raise the lead flashing connection by 120mm to gable end wall of No 15 Church Street over a length of 3.5m attached to number 17 Church Street.

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 physical alterations to the building are minimal and will not result in the loss of any significant historic fabric.

No. 15 -16 and No 17 Church Street do not share a party wall and have a gap between the two. The proposed works are to raise the existing lead flashing at roof level on one gable of No.15-16 by 120mm to connect the roofing of 17 Church Street to No. 15 -16 Church Street. There is only one location for attachment. There are no other works that directly affect No.15 -16.

In this condition the lead flashing on the gable wall which is lime render will be raised by 120mm, taking care not to damage any of the existing and a new lead flashing will be cut in. Any finishing repairs will be carried out in matching render and the render painted to match the existing.

The proposed works are intended to protect the integrity of the building by preventing the ingress of water thereby protecting the fabric long term.

The appearance of the side gable of No.15 -16 will not be affected as the lead flashing will be raised by only 120mm. As this area is two storeys up it will not be visually perceptible.

The alterations are minor and are not considered to detract from the special character and appearance of the building and its setting would therefore be preserved.

Other Considerations

Harwich Town Council raise no objection to the application.

Conclusion

It is considered that the proposal will not result in any adverse impact on the character, appearance or historic fabric of the listed building. The application is therefore recommended for approval.

6. Recommendation

Approval - 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: HARWICH - A -12 - Rev A, HARWICH - A - 16 - Rev A and HARWICH - A - 56 - Rev A.

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