

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	18/10/2018
Planning Development Manager authorisation:	AN	18/10/18
Admin checks / despatch completed	SB	22/10/18

Application: 18/01443/LBC **Town / Parish:** Frinton & Walton Town Council

Applicant: Aviadale Ltd

Address: Manor Farmhouse 2 Manor Road Great Holland

Development: Installation of balanced flue for new gas boiler on north elevation.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

n/a

3. Planning History

18/01443/LBC	Installation of balanced flue for new gas boiler on north elevation.	Current
18/01444/LBC	Replacement of existing timber windows and aluminium patio doors with new double glazed timber windows and wooden patio doors.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located on the southern side of Manor Road within the settlement of Great Holland. The site accommodates a large two-storey grade II listed dwelling known as Manor Farmhouse. The building has been significantly altered and extended over the years by virtue of two-storey rear and side extensions along with several flat roof side and rear additions. The building's listing is as follows;

House. C18. Red brick, ashlar line plastered. Red plain tiled roofs of 2 levels. 2 red brick chimney stacks to left main range, external stack to right. Modillion eaves cornice. Central band. Pilasters to porch and main range angles. 2 storeys and attics, 3 dormers to rear. Off centre right 2 storey flat roofed porch, cornice and band following through. 3:1:1 window range of vertically sliding sashes with glazed margins excepting 3 light casement to ground floor right. C20 panelled door. Rusticated reveals, moulded capitals and bases to plain columns, moulded frieze, dentilled soffit to flat canopy.

Proposal

This listed building consent proposes the installation of a balanced flue for a new gas boiler. The flue would be sited within the north elevation of the building within a flat roof side addition to the property.

The flue will be approx. 150 mm diameter with two smaller concentric pipes.

Appraisal

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.

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.

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 is brief but it outlines the building's listing and a clarification for the proposed flue. The statement is therefore considered proportionate to the minor nature of the proposal.

The statement clarifies that the flue is required in conjunction with a new gas boiler to be installed at the property and confirms that the flue would punch through a wall located within a more recent flat roof addition to the property. Consequently the proposal would not harm the historic fabric of the building as it would be located within a modern addition and, due to its small size, would not cause any visual harm to the principle elevation of the listed building.

Overall the proposal is considered to accord with the requirements of local and national planning policies which seek to safeguard the special nature of listed buildings.

Other Considerations

Frinton & Walton Town Council recommends approval of the listed building consent.

6. Recommendation

Approval

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: J0011469A - 01

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

8. Informatives

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO