

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	13/12/18
Planning Development Manager authorisation:	AN	13/12/18
Admin checks / despatch completed	AN	18/12/18

ER

Application: 18/01817/LBC **Town / Parish:** Ardleigh Parish Council

Applicant: Mr & Mrs Halfhide

Address: Good Hall Coggeshall Road Ardleigh

Development: External and internal amendments following conversion of existing outbuilding into a single 2-bedroom dwelling.

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

N/A

3. Planning History

00/01518/AGRIC	Farm Building		31.12.2002
93/00813/FUL	Close off existing front gate on dangerous bend. Createnew front entrance away from bend.	Approved	31.08.1993
13/00081/FUL	Single storey extension & alterations.	Approved	17.05.2013
13/00082/LBC	Single storey extension & alterations.	Approved	17.05.2013
13/00945/FUL	New vehicular access, removal of a section of garden wall and construction of new boundary wall.	Approved	
13/00946/LBC	New vehicular access, removal of a section of garden wall and construction of new boundary wall.	Approved	
13/01054/FUL	New vehicular access, removal of a section of garden wall and construction of new boundary wall.	Approved	14.11.2013
13/01055/LBC	New vehicular access, removal of a section of garden wall and construction of new boundary wall.	Approved	14.11.2013
14/01035/DISCON	Discharge of Conditions 03 (Materials) and 04 (Brickwork) of	Approved	06.08.2014

	approved planning application 13/01054/FUL.		
14/01036/DISCON	Discharge of Conditions 03 (Materials) and 04 (Brickwork) of approved Listed Building Consent 13/01055/LBC.	Approved	08.08.2014
14/01616/NMA	Non material amendment to planning permission 13/01054/FUL to allow alterations to section of wall.		30.10.2014
15/00225/FUL	Alterations to boundary wall.	Approved	17.04.2015
15/00226/LBC	Alterations to boundary wall	Approved	01.04.2015
18/01816/FUL	Conversion of existing outbuilding into a single 2-bedroom dwelling, including 1.2m high boundary fencing.	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

Site Description

The application site is an outbuilding within the curtilage of Good Hall, which is located to the eastern section of Coggeshall Road, within the parish of Ardeleigh. Good Hall is a Grade II Listed Building. The immediate character is one of a semi-rural appearance; with residential development to the south and west. Further out are large areas of agricultural and paddock land. The site falls outside of a recognised Settlement Development Boundary within both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Good Halls listing is as follows:

House. C18/C19. Gault brick, Hipped grey slate roof. Right rear and left chimney stacks. 2 storeys. Of 3 bays with end and 2 central pilasters. 3 first floor small paned vertically sliding sashes. Ground floor left and right French windows with fanlights, gauged brick arches and shutters. Central 4 panel 2 light door, reveal panels, circular columns with capitals and bases support the flat canopy, frieze and cornice. Lucy Fenn lived here 1796. F.H. Erith "Ardeleigh in 1796" 1978.

Proposal

This application seeks Listed Building Consent for alterations involved in relation to the conversion of the existing outbuilding within the curtilage of Good Hall, which is itself curtilage listed, into a new dwelling.

The specific works involved are as follows:

- Installation of PPC aluminium dark grey doors and windows to the front (south) elevation;
- Installation of 1 x Schwegler bat box to the two side elevations; and
- 7 x internal partition walls to sub-divide the rooms.
- Works to facilitate the conversion, including bathrooms and kitchen/utility equipment.

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 only a limited number of amendments, all of which would be expected following a conversion into a residential dwelling. The new glazing panels will be inserted within the original openings, whilst the only internal alterations are the addition of several partition walls; all of these works are entirely reversible and the overall works will help to bring the building back into use.

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

Other Considerations

Ardleigh Parish Council have not commented on the application.

There have been no other letters of representation received.

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 PW965_PL01, PW965_PL02 and the document titled 'Design & Access Statement & Heritage Impact Assessment for the Conversion of an Outbuilding at Good Hall, Ardleigh to form a few dwelling October 2018'.

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

- 3 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.