

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	08/02/2019
Planning Development Manager authorisation:	SCE	08.02.19
Admin checks / despatch completed	LNE Cayer	08/02/19. 08/02/19

Application: 18/02059/LBC

Town / Parish: Little Clacton Parish Council

Applicant: Ms Meunier

Address: Stone Hall 55 London Road Little Clacton

Development: Internal alterations to facilitate the renovations of Grade II listed dwelling.

1. Town / Parish Council

Little Clacton Parish Council have stated that the application is to be left to decision by the LBC Officer.

2. Consultation Responses

None required.

3. Planning History

15/01561/OUT	Erection of dwellings and minor access way off modified existing highway access.	Approved	07.12.2015
16/01001/FUL	Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	30.11.2016
17/00815/FUL	Variation of conditions 3, 6 and removal of condition 7 of planning permission 16/01001/FUL. Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	24.07.2017
17/00855/DISCON	Discharge of condition 2 (Materials), 5 (Fencing/walls), 15 (Construction Method Statement), 17 (Surface Water Drainage), 18 (Offsite Flooding) and 19 (Maintenance Plan) of approved planning application 17/00815/FUL	Approved	18.08.2017
17/01370/DISCON	Discharge of conditions 4 (landscape management plan) and 14 (details of estate roads and footways) of planning permission 17/00815/FUL.	Approved	27.09.2017
18/01315/FUL	Retention of two static caravans for	Refused	09.10.2018

a twelve month period.

18/01316/LBC

Retention of static caravans for a
twelve month period.

Approved

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 site is Stone Hall, 55 London Road, which is located within the parish of Little Clacton. Stone Hall is a Grade II Listed Building. The surrounding area is largely urban, with significant residential development to all sides; notably land adjacent to the north and east of the site has been approved for 10 dwellings, which are currently under construction. The site falls within the Settlement Development Boundary for Little Clacton within both the Adopted Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

The listing description for the property is detailed below;

LITTLE CLACTON LONDON ROAD TM 11 NE 7/112 Stone Hall - II House. C17 with later alterations and rear additions. Timber framed and plastered. Red plain tiled roof. Left and off centre

left red brick chimney stacks. 2 storeys. 4 window range of small paned casements. Off centre left 4 panelled 2 light door, reveal panels, moulded surround, moulded frieze, flat canopy on brackets. Some timber frame visible with stop chamfered bridging joists, side girts and top plate. Inglenook fireplace with straight mantel beam over.

Description of Proposal

The application seeks listed building consent for various internal and external alterations as listed below;

Ground Floor

- Remove lath and plaster infill between wall timber studs and door frame between the living room area and kitchen
- Remove existing 20th century staircase in living room area

First Floor

- Remove lath and plaster infill between wall timber studs between the existing bathroom and bedroom 2 to create larger bathroom
- New waste pipes utilising existing holes and new 10mm diameter waste pipe to facilitate larger bathroom and new bathroom layout
- Build stud wall between new bathroom and bedroom 2
- Build stud wall in bedroom 1 and create new hallway
- Build stud wall in bedroom 3 to create ensuite together with associated 110mm diameter hole through timber stud wall to for soil pipe
- New balusters and handrail to staircase

Second Floor (roof space)

- Build new stud wall and new insulated wall to create ensuite to bedroom 4
- New 40mm diameter waste pipe, new 42mm diameter hole through 20th century stud wall and ceiling mounted extractor fan to facilitate new ensuite
- Insulate cold side of loft hatch

External

- Soil vent pipe and rainwater downpipe to north elevation
- Soil vent pipe to south elevation

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 and Assessment of Various Dates of Construction Report have been provided in accordance with the above requirements.

The existing building has been subject of various alterations without the benefit of listed building consent many of which have been done unsympathetically. In general terms, the proposals form part of an overall refurbishment project to include structural repairs and enhancements (necessary applications to follow) which will ensure the preservation of the heritage asset.

Within the ground floor area, the wall and door frame to be removed show evidence of being non-original due to the thickness of the wall in comparison to other original internal and external walls. The works propose to retain the timber studs. It is uncertain if these will be original or will show evidence of being replaced similar to the wall itself. If original, the retention of the timber studs is a positive feature the works. The stair case to be removed is 20th century and of no historic or architectural merit.

Similarly on the first floor, the removal of the small section of wall between the bathroom and bedroom 2 is not significant and the timber studs are to be retained. The new waste pipes will utilise existing holes where possible and the new pipes are minimal and do not amount to any significant loss of historic fabric. The new stud walls to the first and second floors will result in minimal impact upon the adjoining original walls and are easily reversible. Again the new pipes to the second floor are minimal and do not amount to any significant loss of historic fabric.

The external soil vent pipes and rainwater downpipes to the north and south elevations are not excessive and/or sit alongside existing pipe work. The overall character and appearance of the listed building will be preserved.

For the reasons set out above, the works satisfactorily preserve the character and historic integrity of the listed building and contribute to its longevity. The impact of the development on the heritage asset is less than substantial and the application therefore complies with the aims of national and local plan policy.

Representations

Little Clacton Parish Council consider that the application should be left to the LBC officer.

The Council does not have a Conservation Officer or Listed Building Officer and the report and assessment above has been made by the Planning Officer assigned 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: DRAWING NUMBER 2.0 REV 00, DRAWING NUMBER 2.1 REV 00, DRAWING NUMBER 2.2 REV 00 and DRAWING NUMBER 1.1 REV 00.

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

- 3 All new external soil and vent pipes and rainwater goods hereby approved shall match in colour, texture, form and finish those on the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of the character and appearance of the listed building as insufficient information has been provided with the application.

8. **Informatives**

Not applicable.