

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	19/03/2019
Planning Development Manager authorisation:	SCE	19.03.19
Admin checks / despatch completed	DNE	20/03/19.

JK

Application: 19/00101/LBC **Town / Parish:** Harwich Town Council

Applicant: Jennifer Monks

Address: Dovercourt Hall Hall Lane Dovercourt

Development: Rake out and re-point wall to the south side of the property, repair soldier course above windows and re-point entrance porch on the west side.

1. Town / Parish Council

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

2. Consultation Responses

Not Applicable

3. Planning History

10/00268/LBC	Remedial work to side elevation fronting Low Road including replacement of sash windows and repairs to brickwork, as amended by drawing no. 812.2/2A received on 26/04/10.	Approved	02.06.2010
10/00652/FUL	Installation of 2 new dormers to the rear of the property and the alteration of an existing dormer to the rear of the property.	Approved	
10/00653/LBC	Installation of 2 new dormers to the rear of the property and the alteration of an existing dormer to the rear of the property.	Approved	
14/01264/FUL	Erect fence behind hedge, pair of gates to front entrance. Summerhouse in grounds - pre-fabricated on timber sleepers. 800mm picket fence in front of building on Wick Road frontage	Approved	24.11.2014
19/00101/LBC	Rake out and re-point wall to the south side of the property, repair soldier course above windows and re-point entrance porch on the west side.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site relates to Dovercourt Hall, Hall Lane, Dovercourt which is a two storey Grade II Listed dwelling located within the development boundary of Harwich. The dwelling is located on a corner plot served by Wick Lane and Hall Lane and is situated within a large plot.

The main dwelling is a listed building, the listing for which follows:

House. Early and late C17. Timber-framed and rendered with some black weatherboarding, red brick and exposed framing. Clay plain tile gabled roofs with strips of machine-made clay tile. Two storeys with attics and 'L' plan form.

EXTERIOR: front consists of west elevation of main range and western gable end of an earlier range extending east-west. The roof of main block has 3 hipped dormer, each with 2-light C19 casement with central horizontal glazing bars. This face has an exposed late C17 timber frame and moulded eaves cornice. First floor has 2 square flush C19 double-hung sash window with small panes and small central double-hung sash windows with small panes and small central double-hung sash with plain glass. Ground floor has 2 similar double-hung sashes with small panes. Central C19 red Flemish-bond brick enclosed porch with gabled clay plain tile roof, C19 cusped bargeboards and semicircular-headed arched doorway.

The west elevation of earlier block is rendered with black weatherboarded gable and a C20 small paned 2-light casement on each floor. The south elevation of main range is of principal interest and is of red brick with parapet and tumble-back courses and stumpy finial termination. Base of parapet has moulded brick corbels and raised string band below gable. Flush central C19 double-hung sashes on each floor with small panes and rendered flat heads. North party wall with earlier block is also of brick. Central ridgeline stacks on each block and single-storey rear extension with catslide roof. Northern wing has red brick rear wall and black weatherboarded rear gable.

INTERIOR: main range is of late C17 timber-framing of 5 bays with central stack/baffle entry. Earlier range is of 3 bays with central stack. Framing is exposed within renovated main range.

Proposal

This application seeks listed building consent for the rake out and re-point wall to the south side of the property, repair soldier course above windows and repoint entrance porch on the west side.

Assessment

The only consideration as part of this application is the impact of the proposals 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 including, where appropriate, securing its optimum viable use.

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 Draft Plan which also requires the use of building materials, finishes and building techniques that respect the listed building and its setting.

A design and access statement has been submitted as part of this application. The statement explains that some of the existing brick walls are in extremely poor condition and areas have been patched up over time, which is supported by the onsite photos. Given that the works are all with the intention of maintaining the historic fabric of the dwelling, the works will be beneficial to the

building preservation. The southern brick wall and the west wall serving the porch will be re-pointed using matching materials to those within the host dwelling. The new pointing will be constructed from light colour lime base mortar with a 1:3 lime to sand. 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. Overall, the proposed alterations are acceptable and will preserve the character and appearance of the listed building.

Other Considerations

Harwich Town Council have no objection to make regarding this proposal.

No letters of representation have been received.

Conclusion

The development is therefore considered to be acceptable in terms of design, appearance and it will preserve the historic fabric of the listed building. The application is therefore recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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 and document: Block Plan Scale 1:500, Location Plan Scale 1:1250, Photo - Whole South Wall Scanned 29th Jan 2019, Photo - Current Pointing 1 Scanned 29th Jan 2019, Photo - Mix of Pointing Scanned 29th Jan 2019, Photo -South Facing Wall Scanned 29th Jan 2019, Photo - South Wall Scanned 29th Jan 2019, Photo - Porch Scanned 29th Jan 2019, Photo - Porch Current Pointing 1 Scanned 29th Jan 2019, Photo - Porch Current Pointing 2 Scanned 29th Jan 2019, Photo - Porch Current Pointing 3 Scanned 29th Jan 2019 and Design and Access Statement dated Scanned 29th Jan 2019.

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

8. Informatives

N/A

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