

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	24/04/19
Planning Development Manager authorisation:	AN	25/4/19
Admin checks / despatch completed	RUE SB	26/04/19. 26/04/19.

Application: 19/00229/LBC **Town / Parish:** Little Clacton Parish Council

Applicant: Ms Meunier

Address: Stone Hall 55 London Road Little Clacton

Development: Proposed extension to existing outbuilding, replacement of existing outbuilding rafters & external door.

1. Town / Parish Council

Little Clacton Parish Council No comment.

2. Consultation Responses

Essex County Council Heritage The application is for a proposed extension to an existing outbuilding and replacement of existing rafters and door to the existing outbuilding.

The building is Grade II listed (List Entry ID:1165889). The listing description states: 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.

There is no objection to this application. I recommend conditions are attached requiring samples of new materials such as brick, weatherboard and roof tile as well as details of new windows and doors. Rainwater goods should also be metal rather than UPVC/Plastic.

No information has been provided pertaining to the existing building to be refurbished; this should be supplied either pre-determination or as part of a condition.

Essex County Council Heritage (following submission of amended plans and method statement)

This looks good although I think we still condition samples and also a condition to state exactly how much of the roof will be repair - this condition would be for an itemised repair schedule.

3. Planning History

18/01315/FUL Retention of two static caravans for a twelve month period. Refused 09.10.2018

18/01316/LBC	Retention of static caravans for a twelve month period.	Approved	
18/02059/LBC	Internal alterations to facilitate the renovations of Grade II listed dwelling.	Approved	08.02.2019
18/02061/FUL	Extension to the rear of existing outbuilding.	Approved	08.02.2019

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

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.

Stone Halls' listing is as follows:

"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

This application seeks listed building consent for a small extension to a curtilage listed outbuilding to the rear of Stone Hall, to be used as an additional store. The extension will measure 3.5m height, 3.6m width and 3.5m depth, and will be constructed of black weatherboarding with a red brick plinth, Redland clay pantile and red clay ridge tile.

The works will also involve the replacement of existing rafters that show signs of rot on a like-for-like basis.

There were initial concerns with the rain water goods to the proposed extension being constructed from plastic. Therefore amended plans have been provided that have amended this to a black metal finish.

History

Under planning reference 18/02061/FUL, planning permission for the same works was granted for a small extension which connects onto the existing outbuilding structure.

Assessment

The only consideration as part of this application is the above mentioned amendments on the character, appearance and historic fabric of the curtilage listed building.

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.

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 Publication Draft (June 2017) which also requires the use of building materials, finishes and building techniques that respect the listed building and its setting.

The supporting Heritage Statement details the age of the outbuilding to be late Victorian construction most likely around the 1890's. The outbuilding is connected to the listed dwelling by a wall, the construction of which is believed to be around the 1980's. The age of the wall has been determined by the brick gauge along with evidence of the use of metal wall ties which were introduced around this period.

The extension adjoins the eastern elevation of the outbuilding farthest away from the listed property itself with no openings or features. This elevation is currently mostly covered by overgrown vegetation. The extension measures 3.5 metres by 3.6 metres with an overall height of 3.5 metres. The proposed extension is smaller in length, depth and width than the existing

outbuilding and also incorporates a drop in ridge height. The extension appears subservient and is of an appropriate and sympathetic scale and design.

The existing outbuilding, although constructed from brick and clay pantiles, has been painted with a black plinth and white wash finish to all elevations. The extension will be finished in contrasting but complementary and sympathetic materials comprising Ibstock Dorset Red Stock brick plinth, stained black weatherboarding and a clay pantile roof. Following the submission of amended plans, the proposed rain water goods will be finished in a black metal.

The works also involve the replacement of the existing external door with a door of similar design, while the existing rafters which show signs of rot will be replaced with like-for-like timbers prior to the existing roof covering being reinstated.

Therefore, subject to conditions requesting samples of materials and how much of the existing roof is to be repaired, the works will not detrimentally affect the buildings special architectural and historic interest and is therefore acceptable

Other Considerations

Little Clacton Parish Council have not commented.

No individual letters of representation have been 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 1.4, 2.1 Rev A, 2.2 Rev A, 2.3, 2.4, 3.0, and the documents 'Heritage Statement' and 'Method Statement'.

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

- 3 No development shall be commenced until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The building is an important curtilage listed property, and it is important that the materials used are of a high quality.

- 4 Prior to the commencement of the hereby approved works a schedule of repairs to the roof structure shall be submitted to, and agreed in writing by, the Local Planning Authority.

Reason: To ensure no fabric, which contributes to the significance of the heritage asset, is adversely impacted.

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.

