

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	14/05/2019
Planning Development Manager authorisation:	SCE	15.05.19
Admin checks / despatch completed	AP	15/5/19

WHL

Application: 19/00296/LBC **Town / Parish:** Weeley Parish Council

Applicant: Mr Christopher Townsend

Address: The Ancient House 60 The Street Weeley

Development: Replaced failing guttering and full external redecoration.

1. Town / Parish Council

Weeley Parish Council No comment to make on this application

2. Consultation Responses

Place Services - Heritage The application is for the replacement of failed guttering and the redecoration of the exterior. The buildings is Grade II Listed (List Entry Number 1265109) and the listing description from Historic England is as follows:

The Ancient House. C15/C16. Exposed timber frame. Red plain tiled roof. Right crosswing hipped with gablet to road. 2 red brick chimney stacks to left range. One storey and attics, 2 gabled dormers to left range. Crosswing jettied. 1:1 window range of C20 vari-light mullions. Gabled porch with sidelights to right of left range, nailed and moulded vertically boarded door. Halved and bridled top plate scarf, arched braces to crosswing. RCHM 7.

The like-for-like replacement of guttering and the repair and redecoration of the exterior that are described in the details of repair works accompanying the application, would have no negative impact on the significance designated heritage asset. I therefore have no objection to the work in this case.

3. Planning History

19/00296/LBC Replaced failing guttering and full external redecoration. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Site Description

The application site is The Ancient House, 60 The Street, Weeley, which is a one and a half storey Grade II Listed Building. The application site is located within the settlement development boundary of Weeley.

The listing description is as follows:

House. C15/C16. Exposed timber frame. Red plain tiled roof. Right crosswing hipped with gablet to road. 2 red brick chimney stacks to left range. One storey and attics. 2 gabled dormers to left range. Crosswing jettied. 1:1 window range of C20 vari-light mullions. Gabled porch with sidelights to right of left range, nailed and moulded vertically boarded door. Halved and bridled top plate scarf, arched braces to crosswing. RCHM7.

Proposal

The application seeks retrospective listed building consent for the replacement failing guttering and repair and redecoration including:

- reputtied some windows
- removed crumbling, flaking and blown external plaster and use of lime render to fill all gaps,

-Repaired small sections of timber damaged by damp and replaced small sections of rotten timbers and spliced in replacement oak, to match and fully in keeping with the property. Painted black to match existing timber - including window frames and doors and white for the rendered infill.
- Replaced some old lead sheeting that was protecting the external window ledges of the bottom two left windows and top left window. The old lead was incapable of being re-used and so new lead sheet was used. This was at the gable end of the property, which faces the worst of the weather.

Appraisal

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act imposes a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

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 189 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is reflected by saved policy EN22 of the Tendring District Local Plan (2007) and emerging Policy PPL9 of the Tendring District Council Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Both these policies also confirm that development should be of a scale, design and use that respect the listed building and its setting.

A heritage statement has been provided in accordance with the above requirements.

The like-for-like replacement of guttering and the repair and redecoration of the exterior that are described in the details of repair works accompanying the application, have no negative impact on the significance designated heritage asset. The impact of the proposed works are minor and beneficial, have assisted in the long-term preservation of the asset, and have not detrimentally affect the building's special architectural and historic interest and significance.

Other Considerations

Weeley Parish Council have not comment to make on this application.

No letters of representation have been received.

Conclusion

It is considered that the works have not resulted in any adverse impact on the character, appearance and historic fabric of the listed building. The application is therefore recommended for approval.

6. **Recommendation**

Approval - Listed Building Consent

7. **Conditions / Reasons for Refusal**

1 No Conditions

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.

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