



## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	16/05/2019
Planning Development Manager authorisation:	SCE	17.05.19
Admin checks / despatch completed	 	17/05/19 17/05/19.

**Application:** 18/02022/LBC **Town / Parish:** Harwich Town Council

**Applicant:** Mr J Shaw - The Church & Poorlands Trust C/o

**Address:** 505 - 511A Main Road Harwich Essex

**Development:** Reconfiguration of kitchens & associated minor works to partitions, acoustic upgrade & extension of party walls into loft space, remove existing electric heating & hot water installation - replace with gas central heating, removal of asbestos roofs to all bathrooms & ceilings of ground floor of 505, refurb all bathrooms to include :- insulation & render finish to external walls also new insulated metal profile roofs, replace or repair windows & doors to bathrooms & lobby areas, repair areas of damp, make good defective areas of render, strip & replace plain tile roof slopes to principle elevations & repair & draft seal historic timber windows.

### 1. Town / Parish Council

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

### 2. Consultation Responses

Essex County Council  
Heritage

The building is Grade II listed (List Entry ID: 1205044). There is no objection to this application. A number of investigative works will be going ahead as part of this application. A condition should be attached to any permission requiring the submission, and approval, of a repair schedule as a result of investigations/opening up works. This should include the repairs to the sole plate if required. A detailed drawing should be required, by condition, pertaining to the covering of the early door at first floor. This will show how the acoustic system is being applied in this instance. A condition should be attached requiring details/samples of new fixtures and fittings to be installed to the building, including doors. Details/samples should also be required of any new roof finishes (such as tiles).

Essex County Council  
Heritage (Amended  
Comments)

After discussions with the agent, the following was concluded:  
  
Happy to leave the detail for insulation over the door, The agent has informed me that other than very minor cosmetic upgrades there is no deviation from the submitted information so there is no need for the schedule of fixtures and fittings. So (relating to heritage) there is only a need for two conditions: Requirement for sample of tile; and Requirement for repair schedule after investigative works.

### 3. Planning History

17/01047/LBC	Replacement windows to the front elevation where necessary.	Approved
18/02022/LBC	Reconfiguration of kitchens & associated minor works to partitions, acoustic upgrade & extension of party walls into loft space, remove existing electric heating & hot water installation - replace with gas central heating, removal of asbestos roofs to all bathrooms & ceilings of ground floor of 505, refurb all bathrooms to include :- insulation & render finish to external walls also new insulated metal profile roofs, replace or repair windows & doors to bathrooms & lobby areas, repair areas of damp, make good defective areas of render, strip & replace plain tile roof slopes to principle elevations & repair & draft seal historic timber windows.	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 505 - 511A, Main Road, Dovercourt, Essex, which is a terrace of five Grade II Listed dwellings, located within the settlement development boundary of Harwich.

The listing description is as follows;

Also known as: The Monks' Houses MAIN ROAD, Dovercourt. Terrace of 5 cottages. Early C16 and C19. Timber-framed with rendered brick front and brick exposed on west flank. Gambrel roof of clay plain tiles. 2 storeys with 3 brick stacks one on gable.

EXTERIOR: first floor has 6 small square windows, 3 having 6 square panes and being deeply recessed and the others are 2-light casement with cross glazing pattern. Ground floor, 5 large recessed windows with 16 panes and top hung night vents. 3 open gabled porches with machine-made clay plain tile roofs, ornamental raking brackets and foliated sandrels. Plain C20 boarded door with strap hinges.

INTERIOR: high quality early C16 timber frame, jowled posts, chamfered and stopped spine beam and bridging joists and cranked partition wall bracing. The front was without a jetty. No. 505 is a later extension. Possible former public building.

### Description of Proposal

This application seeks listed building consent for the following;

- o Reconfiguration of kitchens & associated minor works to partitions,
- o Acoustic upgrade & extension of party walls into loft space
- o Removal of existing electric heating & hot water installation with replacement gas central heating
- o Removal of asbestos roof to all bathrooms & ceilings of ground floor of 505,
- o Refurbishment of bathrooms; insulation and refer finish to external walls, insulated metal profile roofs
- o Replace or repair windows & doors to bathrooms and lobby areas,
- o Repair areas of damp
- o Make good defective areas of render
- o Strip and replace plain tile roof slopes to principle elevations
- o Repair and draft historic timber windows

### 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.

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

Essex County Council Heritage Team has been consulted on this application. They have no objection to the application subject to conditions relating to the applicant supplying a sample of the roof tiles prior to any works to the roof and a condition for the applicant to provide a repair schedule after investigative works have been undertaken and agreed in writing by the Local Planning Authority. It is therefore considered that the proposed works will not cause any significant harm to the historic fabric or character of the Listed Building, and the proposal is therefore acceptable against this criteria.

#### Other Considerations

Harwich Town Council have no objection to this application.

No individual letters of representation have been received.

#### Conclusion

It is considered that the proposal will not result 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 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 No development shall be commenced on the roof until a sample of the proposed roof tile has 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 – To ensure that the proposal does not prejudice the character and appearance of the Listed Building.

- 3 Following the completion of investigative works a repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing No. A-1820-PL-06 - Proposed Roof/Loft Plan,  
Drawing No. A-1820-PL-08 -Proposed Section,  
Drawing No. A-1820-PL-02 A - Amended Existing Floor Plans,  
Drawing No. A-1820-PL-05 C - Amended Proposed Floor Plans,  
Drawing No. A-1820-PL 07 B - Amended Proposed Elevations,  
Drawing No. A-1820-PL-09 A - Amended Existing and Proposed Window Schedule,  
Drawing No. A-1820-PL 10A - Amended Existing and Proposed Window Schedule and Door Details  
Design and Access Statement dated December 2018.

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

## 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.

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