

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	22/05/19
Planning Development Manager authorisation:	AN	23/5/19
Admin checks / despatch completed	EN SB	23/5/19 23/05/19

Application: 19/00501/LBC **Town / Parish:** Ardleigh Parish Council

Applicant: Dr Kristoff & Mr Giles Thorpe

Address: Blue Barns Cottage Old Ipswich Road Ardleigh

Development: Proposed new roof & associated remedial works following fire damage.

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

Essex County Council
Heritage

The application is for a proposed new roof & associated remedial works following fire damage.

The heritage asset for consideration is Grade II listed Blue Barn Cottage (List Entry ID: 1147610) The list entry for the building states: Cottage. Probably C18. Timber framed. C20 parget plastered. Thatched roof. Off centre left red brick chimney stack. One storey and attics. 2 C20 small paned casements to left. Left flat roof extension with C20 door to return.

I have no objection to this application.

I recommend the following conditions are attached to an application:

- All rainwater goods are to be powder coated metal rather than UPVC as proposed. Prior to commencement, details of rainwater goods should be provided to the local planning authority for approval.
- Prior to commencement a scheme of archaeological building recording shall be completed and archived. This shall be commensurate with a 'Level 3 Record' as outlined in Historic England guidance Understanding Historic Buildings. A brief for this scheme of recording can be obtained from Place Services.
- Prior to commencement details of all new windows should be provided.
- Prior to commencement the locations of services and external vents to be provided.
- Prior to commencement details of how fire damaged timbers (to be retained) will be treated.
- Prior to commencement sections and elevations should be provided showing timbers to be replaced. This should be annotated with a repair schedule where relevant.
- Prior to commencement the details of new timber are to be provided. It has been assumed that all other repairs are completed on a like-for-like basis. Any deviation from this should be agreed in advance with the local planning authority.

3. Planning History

02/00322/FUL	Garage	Approved	16.04.2002
02/00323/LBC	Timber framed and clad garage with pantiles to roof	Current	11.03.2002
05/00728/LBC	Replacement entrance door on existing flat roof extension	Approved	15.09.2005
08/01431/LBC	Replacement windows.	Withdrawn	29.01.2009
18/00115/FUL	Removal of fencing and replacement with fencing and latticing, and the addition of timber gravel boards.	Approved	13.03.2018
18/00116/LBC	Removal of fencing and replacement with fencing and latticing, and the addition of timber gravel boards.	Withdrawn	01.02.2018
18/01127/FUL	Proposal to change roof on garage from asbestos corrugated sheets to terracotta clay peg tiles.	Approved	30.08.2018
19/00500/FUL	Proposed new roof & associated remedial works following fire damage.	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

Site Description

The application site is Blue Barns Cottage, Old Ipswich Road, Ardleigh, which is a north facing detached Grade II Listed Building. The surrounding area is characterised as relatively rural, however there are examples of urban built form to the south and east. The site is not situated in a recognised Settlement Development Boundary in both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

The building, which originated in the 18th Century, was previously a timber-framed, thatched and rendered structure. However, in January 2019 the property was damaged during a fire. While the property was still standing upon undertaking a site visit, the roof in particular was heavily damaged.

Blue Barns Cottage's listing is as follows:

"Cottage. Probably C18. timber framed. C20 parget plastered. Thatched roof. Off centre left red brick chimney stack. One storey and attics. 2 C20 small paned casements to left. Left flat roof extension with C20 door to return."

Description of Proposal

This application seeks listed building consent for a number of works relating to improvements to the Grade II Listed Building following a recent fire. The specific works involved are as follows:

External:

- o A replacement roof to be constructed of long straw thatch, which will incorporate an eye brow dormer to the front elevation, replacement wall plates to the side and rear elevations;
- o Code 5 lead flashing to the chimney abutment;
- o Replacement single ply membrane roof to the single storey side extension;
- o Replacement sand/cement render to areas to the front and rear elevations;
- o Replacement hardwood window and lime render to the eastern side elevation gable;
- o Installation of black metal gutters and downpipe to the eastern side elevation;

Internal:

- o Repair wattle and daub partition to bedrooms 1, 2 and 3;
- o Reconstruct timber partitions to bedroom 2;
- o Replacement built in cupboard to bedroom 3;
- o Reconstruction of gable above first floor wall plate in bedroom 3 using 150mm x 150mm oak studs at 600mm centres;
- o Install 150mm x 150mm oak timber rafters into new oak plate to the roof; and
- o Provide 150mm x 32mm ridge board through main principal rafters to the roof.

This application is in conjunction with planning reference 19/000500/FUL. This application is with regards to the works involved that also require planning permission, notably the replacement roof and alterations to the chimney flue.

Assessment

The only consideration as part of this application is the above mentioned amendments on the character, appearance and historic fabric of the 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 proposal will see a significant number of internal and external alterations to the Grade II Listed Building. However the changes all relate to a recent fire that has caused significant damage to the building, and seek to replicate the original building in terms of both design and use of materials. Given this, and that in some areas such as the installation of black metal rainwater goods there are slight improvements to the previous design, the works are considered to preserve the character and appearance of the listed building.

The Council's Historic Environment consultant has confirmed that, subject to conditions relating to window details, locations of services and external vents, details of how fire damaged timbers will be treated, details of new timber, details of timber to be replaced, and a scheme of archaeological building recording, they have no objections. A further condition was requested for all rainwater goods to be powder coated metal, however amended plans show the proposed goods to be black metal and therefore this condition is not required.

It is therefore concluded that while the proposal results in a large number of internal and external alterations to the Grade II Listed Building, the works are all with the intention of restoring the buildings special architectural and historic interest. Given this, it is considered the works will secure considerable heritage benefits, helping to protect the buildings long-term future.

Other Considerations

Ardleigh Parish Council have not commented on the application.

There have been no other letters of representation received.

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 numbers 52825/B/02, 52825/B/01, 52825/B/05, 52825/B/03 Revision A, 52825/B/04 and the documents titled 'Schedule of Works' and 'Heritage Asset Assessment'.

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

- 3 No development or preliminary ground-works can commence until a programme of historic building recording has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the local planning authority. The building record shall be undertaken with a Level 3 Record as outlined in Historic England Guidance Understanding Historic Buildings.

Reason - To preserve the record of an important Listed Building.

- 4 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows, rooflights, doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete 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.

- 5 Full details of the locations of services and external vents shall be submitted to, and agreed in writing by, the Local Planning Authority. 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.

- 6 Full details of timbers to be replaced, details of new timber and how the fire damaged timbers to be retained are to be treated, shall be submitted to, and agreed in writing by, the Local Planning Authority. 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.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.