

**DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
File completed and officer recommendation:	NH	06/08/2019
Planning Development Manager authorisation:	AN	8/8/19
Admin checks / despatch completed	AN	09/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	09/08/19

**Application:** 19/00802/LBC **Town / Parish:** Weeley Parish Council

**Applicant:** Mr Harry Wenden

**Address:** Weeley House 70 The Street Weeley

**Development:** Proposed replacement of upper 3 sash windows on East Side facia.

**1. Town / Parish Council**

Weeley Parish Council Has no objection to this application

**2. Consultation Responses**

Essex County Council Heritage The application is for proposed replacement of upper 3 sash windows on east side facia.  
Weeley House is a Grade II listed building.  
I have no objection to this application on the understanding that these are single glazed replacements.  
I recommend a condition requiring a section of the window/glazing bar profiles for approval, unless this can be provided prior to determination.

**3. Planning History**

94/00688/OUT	(Gardens of Weeley House, The Street, Weeley) Five one-bedroom Retirement Homes	Refused	03.08.1994
94/01254/OUT	(Garden of Weeley House, The Street, Weeley) 5 one bedroom retirement homes	Refused	24.01.1995
16/00021/LUEX	Change of use of shop to residential.		01.03.2016
17/01567/OUT	Proposed detached dwellings & double garage on land to the rear of Weeley House.	Refused	01.12.2017
18/01848/LBC	Proposed replacement of top three sash windows on East Side facia.	Approved	

#### **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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 refers to Weeley House, a Grade II Listed building located within the settlement development boundary of Weeley.

Weeley House is as follows:

House. C18. Red brick, plastered returns. Hipped red plain tiled double range roofs. 2 central red brick chimney stacks. 2 storeys and attics. 2 gabled dormers to rear block. Parapet and moulded brick cornice. 3 window range of small paned vertically sliding sashes, excepting ground floor right which it without glazing bars. Central C20 door with top light, reveal panels, moulded surround, brackets, moulded open pediment.