

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	09/08/19
Planning Development Manager authorisation:	AN	12/8/19
Admin checks / despatch completed	SB	13/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	13/08/19

Application: 19/00903/LBC **Town / Parish:** Ardleigh Parish Council

Applicant: Dr Kristoff & Mr Giles Thorpe

Address: Blue Barns Cottage Old Ipswich Road Ardleigh

Development: Proposed first floor pitched roof extension, create new first floor door opening through existing fire damaged gable wall and beam, and new thatched dormer to bedroom 3.

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

Essex County Council
Heritage

The application is for proposed first floor pitched roof extension, create new first floor door opening through existing fire damaged gable wall and beam, and new thatched dormer to bedroom 3.

I have no objection to the principle of this development although there may need to be some procedural checks considering the last application has not been constructed making it difficult to consider the 'as existing' situation in this application.

Should this application be approved I recommend conditions are attached pertaining to:

- Requirement for samples of wall and roof materials;
- All rain water goods should be metallic;
- Details of all windows and doors; and
- Details/samples of floor/surface treatment.

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	Withdrawn	29.01.2009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 laticing, and the addition of timber	Approved	13.03.2018

	gravel boards.		
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	Withdrawn	01.02.2018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.	Approved	23.05.2019
19/00501/LBC	Proposed new roof & associated remedial works following fire damage.	Approved	23.05.2019
19/00871/DISCON	Discharge of conditions 3 (Historic Building Recording), 4 (Window Details), 5 (External Vents) and 6 (Timber Frames) of approved application 19/00501/LBC.	Current	
19/00902/FUL	Proposed first floor pitched roof extension, create new first floor door opening through existing fire damaged gable wall and beam, and new thatched dormer to bedroom 3.	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 (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

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 the works associated with the construction of a first floor pitched roof side extension. The extension will create a new first floor door opening through the existing fire damaged gable wall, and will include a thatched dormer which will be served by a dressing room and en-suite.

Additional works include a single hardwood window to the first floor eastern elevation of the new extension, a thatched dormer to the front elevation, and the removal of damaged/rotten wall plates to create a new opening in Bedroom 3.

This application is in conjunction with 19/00902/FUL. This application is required as the proposed extension fails to meet the requirements of Class A of the General Permitted Development Order (2015).

Assessment

The only consideration as part of a Listed Building Consent application is the impact of the described amendments above on the character, appearance and historic fabric of the listed building.

The NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal to their significance. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and necessary expertise. They should take this assessment into account when

considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm of loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional.

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 application site is a Grade II Listed Building, and as such a detailed Heritage Statement has been supplied. This outlines the history of the building and details that a recent fire has caused damage to the property - this application, along with other previous applications (19/00500/FUL & 19/00501/LBC) are seeking to aid in the buildings restoration.

The proposal will see a number of alterations to the property, predominantly externally in the form of the side extension and additional dormer. There are slight internal works by creating an opening from the host dwelling to the proposed side extension; however this will only result in the removal of a damaged/rotten wall plate. The proposed extension will be replacing an existing single storey extension that is of no special merit; the proposal therefore does not detract from the character and appearance of the listed building. The dormer is also of a design and appearance in-keeping with the existing dormer, and will be an acceptable addition. Given this 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, details of external materials, details of floor/surface treatment and that all rainwater goods shall be metallic, they have no objections.

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

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 52825/B/202 Revision A, 52825/B/200, 52825/B/201 Revision A, and the document titled 'Design and Access 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 listed property, and it is important that the materials used are of a high quality.

- 4 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows 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 All new rainwater goods should be black and constructed of metal unless otherwise agreed in writing by the Local Planning Authority.

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 No development shall be commenced until details of the floor/surface treatment 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 listed property, and it is important that the materials used are of a high quality.

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.