

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	Withdrawn	29.01.2009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	Withdrawn	01.02.2018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