

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	25/09/19
Planning Development Manager authorisation:	IF	26/09/19
Admin checks / despatch completed	SB	27/09/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	27/9/19

Application: 19/01103/LBC **Town / Parish:** Little Clacton Parish Council

Applicant: Ms Meunier

Address: Stone Hall 55 London Road Little Clacton

Development: Repair south gable and associated sole plate.

1. Town / Parish Council

Little Clacton Parish Council Little Clacton Parish Council recommend approval of this application.

2. Consultation Responses

Essex County Council Heritage The application is for repair or south gable and associated sole plate.

The building is Grade II listed (List Entry: ID 1165889).

I have no in principle objection on the understanding that lime render is used as agreed on the phone with the applicant, this may need to be secured by condition as well as the specification of this render.

With regard to the timbers to be replaced/repair I am confused as to why this can not be confirmed now (with regard to timbers 10-13) as they are exposed. As such a condition will be required for the applicant to confirm (and agree with the local planning authority) the method of repair/replacement of these timbers prior to works commencing.

3. Planning History

15/01561/OUT	Erection of dwellings and minor access way off modified existing highway access.	Approved	07.12.2015
16/01001/FUL	Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	30.11.2016
17/00815/FUL	Variation of conditions 3, 6 and removal of condition 7 of planning permission 16/01001/FUL. Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	24.07.2017

17/00855/DISCON	Discharge of condition 2 (Materials), 5 (Fencing/walls), 15 (Construction Method Statement), 17 (Surface Water Drainage), 18 (Offsite Flooding) and 19 (Maintenance Plan) of approved planning application 17/00815/FUL	Approved	18.08.2017
17/01370/DISCON	Discharge of conditions 4 (landscape management plan) and 14 (details of estate roads and footways) of planning permission 17/00815/FUL.	Approved	27.09.2017
18/01315/FUL	Retention of two static caravans for a twelve month period.	Refused	09.10.2018
18/01316/LBC	Retention of static caravans for a twelve month period.	Approved	
18/02059/LBC	Internal alterations to facilitate the renovations of Grade II listed dwelling.	Approved	08.02.2019
18/02061/FUL	Extension to the rear of existing outbuilding.	Approved	08.02.2019
19/00229/LBC	Proposed extension to existing outbuilding, replacement of existing outbuilding rafters & external door.	Approved	26.04.2019
19/00246/FUL	Proposed construction of a single storey glazed rear extension and detached car port.	Withdrawn	09.04.2019
19/00247/LBC	Proposed construction of a single storey glazed rear extension and detached car port.	Withdrawn	09.04.2019

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 Stone Hall, 55 London Road, which is located within the parish of Little Clacton. Stone Hall is a Grade II Listed Building. The surrounding area is largely urban, with significant residential development to all sides; notably land adjacent to the north and east of the site has been approved for 10 dwellings, which are currently under construction. The site falls within the Settlement Development Boundary for Little Clacton within both the Adopted Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Stone Halls' listing is as follows:

"House. C17 with later alterations and rear additions. Timber framed and plastered. Red plain tiled roof. Left and off centre left red brick chimney stacks. 2 storeys. 4 window range of small paned casements. Off centre left 4 panelled 2 light door, reveal panels, moulded surround moulded frieze, flat canopy on brackets. Some timber frame visible with stop chamfered bridging joists, side girts and top plate. Inglenook fireplace with straight mantel beam over."

Description of Proposal

This application seeks listed building consent for essential repair works to the south gable and associated sole plate.

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.

The supporting Heritage Statement explains that the works will specifically include removing the lath and plaster infill to expose the internal studs. Where possible, the repair of existing timbers within the south gable will be undertaken as opposed to replacement. This will ensure as much of the original structure is retained, helping to preserve the buildings existing character. Therefore, while there will be slight alterations to a listed building, the works are to help the preserve its structural integrity.

The application initially requested an alternative render called Weberend MTsystem, however following advice from the Council's Historic Environment consultant, has amended the details to a lime render finish. The plans also list a total of 13 timbers present in the south gable first floor wall, which includes a number of timbers that will be retained if possible, but are in poor condition so may need to be replaced. Therefore, subject to a condition to ensure the method of repair/replacement of these timbers is submitted to the Local Planning Authority, the works will not detrimentally affect the buildings special architectural and historic interest, and is therefore acceptable.

Other Considerations

Little Clacton Parish Council have recommended approval.

No individual letters of representation have been 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 1.1, 1.2, 1.3 and 9719/SK01.A, the document titled 'Combined Heritage, Design & Access Statement', and the untitled document received 24 September 2019 that lists the timbers present in the south gable first floor wall.

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

- 3 Before any work is commenced, details of the method of repair/replacement of timbers 10-13, as shown on the untitled document received 24 September 2019, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be 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.

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.