

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	03/10/19
Planning Development Manager authorisation:	TF	04/10/19
Admin checks / despatch completed	SB	04/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	04/10/19

**Application:** 19/01088/LBC **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr & Mrs Derby

**Address:** Lodge Farm Barn Lodge Lane Ardleigh

**Development:** Conversion & linking of former stables & shelter shed to create single dwelling (minor revisions to previous approval 18/01163/LBC)

### 1. Town / Parish Council

Ardleigh Parish Council No comment.

### 2. Consultation Responses

Essex County Council  
Heritage

The application is for the conversion & linking of former stables & shelter shed to create single dwelling (minor revisions to previous approval 18/01163/LBC).

The above concerns Lodge Farm Barn, a curtilage listed structure associated with Lodge Farmhouse, a Grade II Listed (HE Ref: 1322614) building.

Whilst the proposed remains largely unchanged from the scheme approved under 18/0163/LBC and the proposed revisions to fenestration, landscaping and boundary treatments appear acceptable, the impact of the proposed air source heat pump (ASHP) is not fully understood and it is recommended that further details are submitted pertaining to its effect on the traditional setting of the historic group of farm structures.

As noted in Historic England's Energy Efficiency and Historic Buildings: Heat Pumps (2013), ASHPs can produce noise, which can be noticeable in a quiet environment. Guidance also notes potential for visual intrusion, where a grille or louvres can minimize this, noting: Some manufacturers colour the external units so that they blend into their surroundings more easily. It is also possible to screen the unit - providing manufacturers' guidelines are followed - so as not to interfere with the air intake.

In short, whilst the installation of an ASHP is possible, the inclusion concealment solutions decreasing prominence would be needed prior to determination, along with confirmation that pipe or ductwork will not disturb historic fabric/timber frame.

Should this information be forthcoming and appropriate steps be taken, I would have no objections subject to conditions including a schedule of materials used for hardstanding (i.e. the gravel and stone terrace, where natural materials appropriate to the region would be



recommended) samples of materials used on external finished, details of insulation (where studs and plinth are recommended to be exposed), and details of rooflights (conservation range and installed flush with the roof cladding advised). The applicant may wish to submit these at an earlier stage to avoid conditions.

Essex County Council  
Heritage

The heat pump cover looks good, I'd be happy to support subject to conditions as outlined in the original response [details to local planning authority approval: a schedule of materials used for hardstanding (i.e. the gravel and stone terrace, where natural materials appropriate to the region would be recommended) samples of materials used on external finishes, details of insulation (where studs and plinth are recommended to be exposed), and details of rooflights (conservation range and installed flush with the roof cladding advised)].

### 3. Planning History

01/00378/FUL	Proposed conversion and extension of existing cartlodge to form garden room and changing facilities	Approved	27.04.2001
01/00382/LBC	Proposed conversion and extension of existing cartlodge to form garden room and changing facilities	Approved	27.04.2001
97/00806/FUL	Proposed insertion of first floor to form bedroom. Proposed erection of purpose made conservatory with slate roof over	Approved	01.08.1997
97/00807/LBC	Proposed insertion of first floor to form bedroom, proposed erection of purpose made conservatory with slate roof over	Approved	07.08.1997
18/01162/FUL	Conversion & linking of former stables & shelter shed to create single dwelling including erection of 1.8m high walls.	Approved	28.09.2018
18/01163/LBC	Conversion & linking of former stables & shelter shed to create single dwelling including erection of 1.8m high walls.	Approved	28.09.2018
19/01110/FUL	Removal of condition 6 and variation of condition 2 of planning permission 18/01162/FUL to reflect minor material amendments to window sizes, boundary treatments and site subdivision.	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 relates to two buildings to the west of Lodge Farmhouse which are curtilage listed in relation to both the farmhouse and barn at Lodge Farm, both of which are Grade II Listed. The site is situated to the south-eastern section of Lodge Lane within the parish of Ardleigh. The buildings in question are currently separated, although evidence suggests they were once linked until 1897, and are constructed with black timber weatherboarding

The site falls outside of a recognised Settlement Development Boundary within both the Saved Tendring District Local Plan (2007) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft, with the nearest settlement being Ardleigh approximately 0.5 miles to the north-east. The character of the surrounding area beyond the site in question is largely rural, with large areas of grassed and agricultural land to all sides. That notwithstanding, there are examples of residential properties to both the north-east and south-west along Colchester Road.

The two building's listing is as follows;

1. Barn Approx. 40 Metres North West of Lodge Farmhouse

*Barn. C19. Timber framed and weatherboarded, brick plinth, grey slate roof. 2 midstreys. An intact frame incorporating some re-used timber. Side purlin ridge board roof. Through bracing to*



walls. Unusual features are the cast iron hanging knees and bolted halved and bladed top plate scarfs. Included for group value.

## 2. Lodge Farmhouse

*House. Early C19 front range, C15/C16 rear range. Red brick front range and other extensions and alterations. Plaster to rear timber framed range. Red plain tiled roofs. End left chimney stack to front range. Rear left and right stacks to rear range. 2 storeys. Front range. Dentilled eaves cornice, 3 window range of tripartite small paned vertically sliding sashes, gauged brick arches excepting first floor central round headed single light. Central 4 panel 2 light door, reveal panels, moulded surround, flat canopy. Rear left range with roof, hipped and sprocketed to left with gable, 2 window range of vari-light C19 style casements, C20 glazed door to right. Right range, single range of vertically sliding sashes with glazing bars. The early C19 front range has a stick baluster staircase with wreathed handrail. C15/C16 rear range with end chimney stacks, that to ground floor left C16 with repaired inglenook and first floor chamfered brick fireplace, pointed segmental head, semi-circular back. Inglenook fireplace to ground floor right stack. Some brick flooring. Stop Chamfered bridging joists and heavy flat section ceiling beams. One arched brace remains to tie beams. Halved and bridled top plate scarf. Complete roof structure with simple 2 armed crown posts. Farmed by Benjamine Southgate in partnership with Benjamine Day 1796. F H Erith "Ardleigh in 1796", 1978.*

### Site History

Under planning reference 18/01163/LBC listed building consent was granted for works involved to the listed buildings in converting a pair of mid-nineteenth century buildings, located to the south-western corner of the application site, into a single detached residential dwelling that would serve four bedrooms.

The application was in conjunction with 18/01162/FUL, which granted planning permission for the same scheme.

### Description of Proposal

The application also seeks listed building consent for minor revisions to previous permission 18/01163/LBC, with the following amendments:

- Removal of one louvred window from the south elevation;
- Re-siting and larger design of 4 x roof windows to the eastern elevation; and
- Removal of 1 x ground floor window to the south elevation;

The application is in conjunction with 19/01110/FUL, which is separately seeking planning permission for the removal of condition 6 of 18/01162/FUL and to vary the previously approved plans as per the works listed above.

### Appraisal

The only consideration as part of this application is the above mentioned amendments on the character, appearance and historic fabric of the curtilage listed buildings.

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.

In this instance, the proposal seeks a number of minor revisions to that granted consent under reference 18/01163/LBC. However the proposal will only result in the loss of two windows to the south elevation and the re-siting and larger design of four windows to the eastern elevation. These amendments are considered acceptable by the Council's Historic Environment consultant, who has



recommended conditions relating to a schedule of materials used for hardstanding, details of external materials, and details of rooflights. A further condition was requested for details of insulation, however the original planning application was supported by a Design and Access Statement and Schedule of Works which noted "*The existing timber framed walls and roof will be insulated and receive a plain plastered finish internally, with the common structural elements covered up but the principal members, along with the inverted knee braces, remaining exposed.*" Given this, it is not considered reasonable to attach this condition to this decision.

It is therefore considered that the proposed works will not detrimentally harm the character, appearance or historic fabric of the curtilage listed buildings.

### Other Considerations

Ardleigh Parish Council have not commented on the application.

There have been no other letters of representation received.

### Conclusion

The impact of the proposed works will be minor and beneficial, will assist in the long-term preservation of the asset, and will not detrimentally affect the building's special architectural and historic interest and significance.

The scope and strategy of the proposed works are considered commensurate and appropriate to the building's value as a grade II designated heritage asset and in accordance with a sustainable approach to conservation, as outlined within the NPPF and local planning policy.

It is concluded that the works, therefore, accord with national and local planning policies and conservation and wider heritage principles. Approval of this proposal would enhance the listed building and represents compliance with the duty within the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, to protect and enhance the special character and setting of the listed building.

## **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 4717-101, 4717-102, 4717-103, 4717-109 Rev A, 4717-106, 4717-104, 4717-105, 4717-107, 4717-108, 4717-33, 4717-34, 4717-35, 4717-36, 4717-37, 4717-38, 4717-40, 4717-39, 4717-41, and the document titled 'Heritage Impact Assessment'.

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

- 3 Prior to the development of any above groundworks, precise details of the manufacturer and types and colours 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 unless otherwise agreed, in writing, at a later date with the Local Planning Authority.



Reason - To ensure materials are of a very high quality to respect the building and its setting.

- 4 Prior to the development of any above groundworks, precise details of the manufacturer and types and colours of the proposed rooflights 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 unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure materials are of a very high quality to respect the building and its setting.

- 5 No development above slab level shall be commenced until precise details of the manufacturer and types and colours of the hardstanding 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 unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure materials are of a very high quality to respect the building and its setting.

## 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.