

3. Planning History

00/00231/TPO	T.11 - Oak - deadwood and balance crown if required when deadwood is removed (TPO 3/89)	Approved	21.03.2000
00/00262/FUL	Additional car parking spaces for existing sheltered housing and bungalow development	Approved	19.05.2000
00/01621/FUL	Formation of covered link way from nursing home to residential home by-passing the kitchen	Approved	23.11.2000
TRE/10/89	Reduce crown within G.23 by 25%	Current	16.05.1989
TRE/14/89	Fell 5 storm damaged Oaks	Current	07.07.1989
02/00393/FUL	To retain existing access driveway to Michaelstowe Hall (variation of terms of original planning consent)	Approved	24.04.2002
94/00736/FUL	(Michaelstowe Hall, Ramsey) Formation of covered way link from nursing home to residential home	Approved	07.09.1994
94/00748/LBC	Conversion of coach house into four units and erection of ten further units - all to be used as self-contained dwellings for the elderly (Renewal of permission TEN/1403/89)	Approved	23.11.1994
94/00773/OUT	(Michaelstowe Hall, Ramsey) Conversion of Coach House into 4 No. flats and erection of 10 No. flats adjoining for the elderly (renewal of permission TEN/1403/89)	Approved	15.11.1994
94/01174/FUL	(Michaelstowe Hall, Ramsey) Alterations and change of use of Chafford Suite from banqueting to nursing units	Approved	06.12.1994
94/01175/LBC	(Michaelstowe Hall, Ramsey) Alterations and change of use of Chafford Suite from Banqueting to nursing units	Approved	06.12.1994
94/01284/FUL	(Michaelstowe Hall, Ramsey) Replacement fire escape stair and elevational alterations	Approved	06.01.1995
94/01335/LBC	(Michaelstowe Hall, Ramsey)	Approved	06.01.1995

	Replacement fire escape stair and elevational alterations		
95/00724/OUT	(Coach House and adjoining land, Michaelstowe Hall,) Demolish existing stores and replace with new store at rear of car park: Conversion of Coach House into two dwellings together with eight No. single storey houses	Refused	13.12.1995
95/00728/LBC	(Coach House, Michaelstowe Hall, Ramsey) Conversion of Coach House into two semi-detached dwellings	Approved	21.11.1995
96/00155/FUL	(Coach House, Michaelstowe Hall, Ramsey) Conversion of coach house into two domestic units	Approved	26.03.1996
96/00350/FUL	(Land at Michaelstowe Hall, Ramsey) Erection of replacement store	Approved	16.09.1996
96/00351/LBC	(Land adjoining The Coach House, Michaelstowe Hall, Ramsey) Demolition of storage buildings	Approved	01.10.1996
96/00352/OUT	(Land adjoining The Coach House, Michaelstowe Hall, Ramsey) Demolish existing stores and erection of 8 single storey houses	Approved	01.10.1996
96/01067/LBC	(Michaelstowe Hall, Michaelstowe Drive, Ramsey) Alterations external/internal to residential care home	Approved	20.01.1997
96/01068/FUL	(Michaelstowe Hall, Michaelstowe Drive, Ramsey) Alterations to residential care home	Approved	20.01.1997
98/00270/FUL	(The Old Coach House, Michaelstowe Drive, Ramsey) Change of use to single residential unit and erection of brick wall	Approved	27.04.1998
98/00271/LBC	(The Old Coach House, Michaelstowe Drive, Ramsey) Removal of window; install new doorway and erect boundary wall	Approved	27.04.1998
03/01913/LBC	Alterations to reception office to provide reception counter - all materials to match existing	Refused	11.02.2004
05/01664/FUL	Change of use of workshop to staff accommodation.	Refused	14.11.2005

06/01159/FUL	Change of use from outbuilding to staff accommodation.	Refused	19.09.2006
16/00834/FUL	Proposed use of land as a riding school to include an outdoor riding arena/surface, and conversion of derelict barn to stables and room in bungalow to store tack and facilities.	Approved	24.11.2016
17/00274/DISCON	Discharge of condition 3 (surface water disposal) of planning permission 16/00834/FUL.	Approved	24.04.2017
18/30139/PREAPP	Proposal to build 8 detached, 2 bedroom bungalows for elderly and disabled people.	Refused	03.09.2018
19/01286/LBC	Proposed repairs to roof lantern and decorative cornice.	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 (including Site Description and Proposal)

Site Description

The application site is situated at the western tip of Dovercourt but within the Ramsey & Parkeston Parish boundary. The site contains Ramsey Manor and its associated grounds. The building is neo-Georgian in style and was originally constructed as a house but more recently utilised as a school. The property is currently vacant. The building is Grade II listed and its listing is as follows;

House, now special school. 1903, in Neo-Georgian style. Red brick in Flemish bond with limestone dressings, roofed with slate and lead.

Complex plan comprising main range facing SE, longer parallel range to rear, billiard room in left front corner projecting forwards, and service range to right, with 6 internal stacks in main part of house. 2-storey flat-roofed extensions to right and rear right, c.1920.

Single-storey flat-roofed extension to rear of main block, c.1960. Covered corridor from left rear corner connecting with smaller house to NW. The main building is of 2 storeys with attics, the billiard room of one storey, parts of the service range of one storey. The central part of the SE (entrance) elevation is set back, with a balcony in front forming a recessed porch. 2:3:2 window arrangement, the outer windows being sashes of 24 lights on the ground floor, 16 lights on the first floor, the 2 inner windows on the ground floor being sashes of 24 lights, the 3 inner windows on the first floor being French windows opening on to the balcony. All the windows have near-flat arches of rubbed brick; the outer ground-floor windows have aprons of rubbed brick.

The central first-floor window has a canopy or blind-box on scrolled brackets. In the attic storey, 5 sashes of 12 lights in dormers with moulded heads, alternately segmental and pedimental. All the sashes have ovolo-moulded glazing bars. Central double half-glazed doors with sidelights and overlight. Moulded brick plinth. Ionic columns and 2 Ionic pilasters, the balcony forming the entablature with balustrade. Lightly moulded stone band at first-floor level on side blocks. Moulded cornice with egg-and-dart ornament on plain brackets. Quoins of alternate blocks of stone and rubbed brick. Hipped roofs. The billiard room has a Venetian window with heads and piers of rubbed brick and a projecting triple keystone, similar quoins and similar cornice to the gable, and a rectangular lantern with hipped glass roof on pilasters with a moulded cornice. Moulded cast-iron gutters. Moulded cornices on the stacks. An added water tank on the main roof has displaced a bell-turret, which is now on brick piers on the ground one metre NE of the main block; it has 4 wooden piers, a zinc domed roof, wooden finial, and a hung bell marked 'J. Warner and Sons Ltd., 1903'.

The NW (garden) elevation is of similar style and detail, the central part set back, with some differences - a central Venetian window on the first floor with 2 round lights above and a shallow balcony with balustrade, and below it a small 6-light sash with projecting triple keystone. In the left block is a doorway, now enclosed by a covered corridor to the singlestorey extension; its windows are tripartite sashes, with bullseye glass on the ground floor. Most of the interior features and finishes are original. The house was built for a Mr. Garland, architect unknown, and was sold to Essex County Council in 1919 for use as a special school; at the time of survey, October 1985, it was standing empty, offered for sale. 'In the comfortably Neo-Georgian style of the day, similar to houses by Ernest Newton (Sir N. Pevsner, *The Buildings of England - Essex*, 1965, 320). The garden elevation is adversely affected by the single-storey extension.

Proposal

This listed building consent seeks permission for the following repair work;

- Repairs to the Billiard room Lantern light and associated structures.
- Repairs to the Cornice at the right-hand front Crosswing elevation.
- Repairs to the Cornice at the front right-hand side of the Billiard room.

This application and the repairs indicated have been instigated by the Tendring District Council Planning Enforcement team.

Appraisal

The only consideration as part of this application is the above mentioned repair works upon on the character, appearance and historic fabric of the 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.

A detailed heritage statement has been provided in accordance with the above requirements. The heritage statement clarifies that the repairs are required due to the result of material failure and ill-informed repairs that are common to older buildings. The statement goes on to add that the once recommended use of cements and waterproof paints have reduced the building's ability to breath as designed and have resulted in moisture being trapped in the structural fabric that has resulted in further damage.

There are two areas of repair work identified. These relate to the billiard room lantern which is no longer watertight and a failed cornice at the right hand Crosswing and lower right hand side of the billiard room.

In respect of the lantern the repair work consists of replacing the lead that has worn away, replacing the glass sealant, sanding of timbers and repainting, repair or replacement of Georgian-wire glass which will be re-installed with linseed putty, investigation of base rails to check on extent of decay and replacement where necessary, repair/replacement of timber pillars and interior cills, lower mouldings to be replaced and removal of decayed cill and repair to purlins.

The cornice repairs consist of the following works; replacement of timber bearers where they have failed, replication of the Egg & Dart mouldings and replacement of decorative rather feet.

ECC-Place Services has reviewed the information provided and have no objections to the proposals as the repairs are largely like for like in nature. The one area of concern they raise in respect of the glazing of the lantern. They confirm that the original glass should be reinstated if possible. As such they recommend a condition to confirm the number of panes to be replaced and the replacement glass type as part of an on-site meeting/inspection process. A further condition is recommended to secure details if the repairs outlined in the heritage statement differ from those stated. A condition is therefore proposed to secure the repair/materials listed and to secure further details if any deviation is required.

Overall the proposals are considered to accord with the requirements of local and national planning policies which seek to safeguard the special nature of listed buildings.

Other Considerations

Ramsey & Parkeston Parish Council has no objections to the application. No further letters of representation have been received.

6. Recommendation

Approval

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 Local Planning Authority shall be notified a minimum of fourteen days before any works commence on site of the date when it is intended that site works shall start and reasonable facilities shall be afforded to a person or persons nominated and authorised by the Local Planning Authority to attend a site inspection to review the level of existing glazing to the lantern that requires replacing. Full details of the number of glazing panels to be replaced and the replacement glass type should then be submitted to and approved, in writing, by the Local Planning Authority. The details approved shall be adhered to at all times.

Reason - To ensure that as much of the original fabric to the glass lantern is retained as possible.

- 3 The proposed works shall take place in full accordance with the details outlined on pages 10 and 11 (Recommended Repairs of Lantern Light above Billiard Room) and on page 14 (Recommended Repairs to the Failed Cornice) of the submitted document titled 'Initial Heritage Report' dated August 2019 and prepared by James Parker of P&P Architectural LLP. Any deviation from the details outlined will require, prior to commencement, the submission of a revised schedule of works document to be approved in writing by the Local Planning Authority. The revised approved details shall then be adhered to at all times.

Reason - To safeguard the special character and historic fabric of the building.

8. Informatives

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO