

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	21 st Oct 2019
Planning Development Manager authorisation:	TF	23/10/2019
Admin checks / despatch completed	CC	24/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	24/10/19

Application: 19/01198/LBC **Town / Parish:** Bradfield Parish Council

Applicant: Mr John Barrow

Address: St Lawrence Church Harwich Road Bradfield

Development: Proposed addition of two cast iron rainwater pipes with hoppers onto the North elevation of the church tower.

1. Town / Parish Council

Bradfield Council Supports application

2. Consultation Responses

Essex County Council There is no objection to this application.
Heritage

3. Planning History

02/02088/TCA	Fell one Ash tree damaged by bad weather	Approved	05.12.2002
04/02243/FUL	Church annexe	Approved	11.01.2005
04/02245/LBC	Proposed annexe	Approved	11.01.2005
05/01113/TCA	Removal of two western roots and shape remaining roots of Yew.	Approved	25.07.2005
05/01114/TCA	Cut back western side of Yew to leave vertical face from two rootings.	Approved	29.07.2005
07/01618/TCA	2 No. English Yews - pollard. 1 No. Horse chestnut - lop lower branches to lift growth to 6ft	Approved	22.10.2007
09/00391/TCA	1 No. Aspen - fell	Approved	18.05.2009
10/01114/TCA	1 No. Horse Chestnut - churchyard - pollard	Approved	08.11.2010
11/00664/TCA	Fell Aspen growing into wall. 1 No. English Yew - pollarded - cut	Approved	14.07.2011

branches closer to trunk. 1 No.
English Yew - dead - fell

19/01198/LBC

Proposed addition of two cast iron
rainwater pipes with hoppers onto
the North elevation of the church
tower. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN22 Extensions or Alterations to a Listed Building

EN17 Conservation Areas

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

PPL8 Conservation Areas

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)

Proposal

The application seeks consent to install two hoppers leading down in to cast iron rainwater downpipes to the north elevation of the church tower.

Listed Building

The Listing is described as:

Parish church. Probably C13 remnant Nave and Chancel, restored C19, C15/C16 West Tower restored C18 and C19, C14 South Porch restored C19. C19 North and South Transepts, South Vestry and North Organ Chamber. The cement rendered walls are probably of rubble. Stone door and window dressings. Stone quoins to lower stages of West Tower, the upper stages rebuilt in red brick, with stone gargoyles to parapet band. Red plain tiled roofs. Chancel. C19 east window of 3 trefoiled lights with vertical tracery over, 2 centred head and label, chamfered 2 light lancet to south wall. C19 gabled south vestry, north wall 2 light window under a square head, south wall, chamfered 2 centred doorway, 3 graduated lancet windows above. C19 gabled south transept, angle buttresses, south window similar to Chancel east window. Stone plaque below window reads "This Church enlarged 1840 I.H. Randolph, Vicar." The north transept is similar but with 2 light windows under 2 centred heads and labels. Nave, south wall, western 2 light lancet windows, 2 similar windows to those in north wall. Gabled south porch. Chamfered 2 centred doorway, double vertically boarded doors, stone plaque over reads "James Hardy. Benj. Carrington 1840". Return wall windows each of 2 trefoiled lights, pointed quatrefoil over, chamfered 2 centred heads, that to east blocked. C19 north organ chamber, gabled east wall, trefoiled 2 light 2 centred windows under a square head, roundel to apex, chamfered segmental headed window to north wall. West Tower of 3 stages. The lower stages probably early C16 with many repairs, of plastered rubble with limestone quoins. Buttresses to western angles. The upper stage of C18 and C19 red brick with parapet, brick band decorated with gargoyles. Each face of the upper stage has a chamfered 2 centred sounding louvre. West face, second stage window much worn but with cinquefoil tracery, west window of 2 cinquefoiled lights in a 3 centred head, with moulded label. West doorway has double chamfered jambs 2 centred arch and moulded label. Nailed plank and muntin door. Weathervane in form of a gridiron. Interior. South porch. Boarded 5 cant roof. South door moulded 2 centred arch, C19 moulded and panelled door. Chancel. Moulded 7 cant roof, moulded wall plates and purlins. Later carved wall plate over organ. Prayer and Exodus boards, adjacent to east window. 2 C17 carved chairs. Piscina, possibly C13 to south wall with chamfered 2 centred arch, sexfoil drain. Double Piscinae, north wall, double 2 centred arches moulded and enriched with dog tooth ornament, moulded label with stops, central shaft with moulded capitals and bases, restored, possibly C13. Lancet window to west of north wall. Blocked C13 west window in south wall. Chancel arch of unknown date, of 2 chamfered orders, the outer continuous, the inner resting on attached shafts with moulded capitals. The wooden altar rails appear to be made up of 3 types of C18 balusters possibly from elsewhere. Important features of the Church are the floor slabs with brasses and indents relating to the C16/C17 Grimston family and their wives. There were 14 but only 13 were identified and relaid in 1958 when the Chancel was restored by the fifth Earl of Verulam, a descendant. The family adopted the name Harbottle Grimston during this time. The brasses to Joane (Harbottell) wife of Thomas Rysbye, 1598 shows a figure of a woman in an embroidered stomacher, ruff and cap with shield of arms over. John Harbottle 1577, inscription and shield of arms. Jakys Reynford 1520, inscription. Elizabeth, daughter of Edward Grimstone 1604, inscription only. Dr. L. Go Hayne became Vicar in 1871, a musician, composer and collector of antique carvings. He had a passion for organs and installed the organ in 1875 at the same time installing some pipes under the floor q.v. Mistle Church 3/251. It is possible he installed the double piscinae, altar rails and pulpit. Hanging on the south wall is a C16 funeral helm with visor,

renewed crest and tabard. C19 north vestry has a boarded roof and vertically boarded walls. Nave, north and south transept roofs, each with 2 tie beams, queen posts and central arched braces to collars. Plaster above collars. Pulpit, semi-hexagonal with panelled sides C18 with C16 and C17 attached carvings and panels. South transept. Wall memorials to Rev. Charles and Rev. Henry Unfreville 1774 and 1766. Lewis Agassiz 1866. Elizabeth Agassis by Chantrey, undated, wife of Lewis, alabaster kneeling figure of a mourning female. North transept. A wall memorial to Squadron Commander Edwin Harris Dunning DSC., RN., of Jaques Hall gives an Admiralty citation that Sqd. Cmmdr. Dunning was wounded in a fight with German seaplanes, June 1916. He performed a great service for the Navy, landing an aircraft on the deck of a Man-of-War whilst it was underway, he made 2 successful landings but was killed on the third run. This had never been done before and made the aeroplane indispensable to a fleet. 7 August 1917. There is a small brass on the east wall showing the bi-plane landing on the deck of HMS Furious. There are panelled walls to the pews, 2 C20 stained glass windows in the north wall of the Nave by Rosemary Rutherford, given by Miss M.L. Dunning. Over the south doorway are the Royal Arms of George III in iron. There is a memorial removed 1972 from St. Johns Church, Horsley Cross. West Tower arch, 2 centred of 2 chamfered orders, the outer continuous, the inner resting on attached shafts with moulded capitals and bases. Font, C12/C13 octagonal bowl, each face with 2 pointed panels, centre stem with plain circular shafts at each angle, C20 octagonal base. C20 bronze of Christ with the Madonna and 2 cherubs. Said to be a C14 bell with the inscription "I am the Koc of this floc wit Gloria Tibi Domini", it is notable for an inscription partly in English. C. Deedes and H.B. Walters Church Bells of Essex. 1909. Bradfield Church, Essex and notes on the Grimston Family at Bradfield, Denis Bayley, sometime curate of Mistley with Bradfield and President of the Essex Archaeological Society, 1961. Pevsner, Essex, 1976. RCHM 1.

Development affecting the setting of a Listed Building can have as dramatic, and if not properly controlled, as severe an impact as unacceptable alterations to the building itself. The setting of a Listed Building is a material planning consideration when considering planning applications.

Paragraph 192 of the NPPF requires the Local Planning Authority, when determining applications for development, to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196 of the NPPF requires 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, where appropriate, securing its optimum viable use.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The rainwater goods are required to divert the rainwater away from the external fabric of the building which will contribute to sustaining the heritage asset.

6. Recommendation

Approval - Listed Building Consent

7. Conditions / Reasons for Refusal

- 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:- 2019/23/01 and 2019/23/02 received 9th August 2019 and RH42, 4SKTED and R400XE received 4th September 2019.

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

8. Informatives

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.

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO