

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|----------|
| File completed and officer recommendation: | WC | 3/2/2020 |
| Planning Development Manager authorisation: | AN | 3/2/20 |
| Admin checks / despatch completed | AN | 3/2/20 |
| Technician Final Checks/ Scanned / LC Notified / UU Emails: | AP | 3/2/2020 |

Application: 19/01810/LBC **Town / Parish:** Clacton Non Parished

Applicant: Miss Sarah White

Address: Saddlers Cottage 5 St Johns Road Clacton On Sea

Development: Replacement of fuse board and new wiring.

1. Town / Parish Council

2. Consultation Responses

Essex County Council
Heritage

The application is for replacement of fuse board and new wiring. I have no objection to this application. This is on the assumption that the only physical intervention to fabric of the building is in the placement of wires behind weatherboarding. Should additional interventions to the fabric be required, I recommend additional information is submitted as consent has not been requested for anything beyond what has been specifically referred in the application documents.

3. Planning History

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|--------------|--|----------|------------|
| 18/00234/FUL | Retrospective application for the installation of a new boiler flue. | Approved | |
| 18/00235/LBC | Retrospective application for the installation of a new boiler flue. | Approved | 22.03.2018 |
| 19/01809/FUL | Replacement of fuse board and new wiring. | Approved | |
| 19/01810/LBC | Replacement of fuse board and new wiring. | Current | |

4. Relevant Policies / Government Guidance

National Planning Practice Guidance

EN22 Extensions or Alterations to a Listed Building

PPL9 Listed Buildings

Tendring District Local Plan 2007

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site refers to Saddlers Cottage, 5 St Johns Road, a Grade II Listed Building located within the centre of Great Clacton.

Proposal

The application seeks listed building consent for the installation of a new fuse board located within the interior of the property inside the current housing unit. A new electric cable will be fixed to the exterior of the property, fixed underneath the existing weatherboard cladding.

The listing description is as follows:

CLACTON-ON-SEA ST. JOHN'S ROAD, TM 1716 GREAT CLACTON (south side) 13/29 No. 5. Saddlers Cottage. (Formerly listed as house and shop west of The Maltings) GV sII Cottage, formerly shop and cottage. C18. Timber framed and weatherboarded. Red plain tiled roof. Right red brick chimney stack. 2 storeys. Left outshot below eaves level. 2 window range of small paned vertically sliding sashes. Shop front to left with fascia on brackets over right and left 4 panelled doors and large 6 paned central window. 2 storey weatherboarded rear wing.

Assessment

The only consideration is the impact of the proposal 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.

The works are internal only and necessary for meeting health and safety regulations. There are no objections from ECC Conservation and on this basis the works are considered acceptable, causing no harm to the significance of the listed building, in compliance with Policy EN22 of the adopted Local Plan. As such the application is recommended for approval.

Other Considerations

No letters of representation or parish comments have been received.

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 works hereby permitted shall be carried out in accordance with the following approved document:

Design and Access Statement

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

8. **Informatives**

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| 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 |