



The application is to replace existing windows with hardwood heritage units, remove entrance porch and reinstate small entrance canopy, replace homemade front and back doors with hardwood units, remove external cement render and reinstate lime render, alteration to second floor bedroom with removal and insertion of new internal partition to form bathroom and insertion of skylight to rear elevation of property.

Brockets Hall is Grade II Listed (List Entry ID: 1112121)

I have no objection to the reconfiguration of the bathroom.

I have no objection to the new entrance canopy, I recommend a condition is attached requiring details of this fixture.

I have no objection to the proposed doors, I recommend a condition is attached requiring details of these fixtures.

I have no objection to the application of lime render in replace of cement render.

With regard to the rooflight, more information is required. The applicant has described the age of this timber frame. Confirmation is required of the impact on the roof structure and in particular timber structural members of significance. If this insertion is found to have an impact on historic/significant fabric, I recommend this item is omitted from the application as it would cause harm to the significance of the designated heritage asset.

The application is for removing of 1970 entrance porch and reinstatement of a small entrance canopy, replacement of homemade entrance door and back door with hardwood units, removing of the external cement render and reinstatement of a lime render product, internal alteration to the second floor bedroom with the removal and insertion of a new internal partition forming a new bathroom, insertion of a skylight to the back elevation of the property.

Brockets Hall is Grade II Listed (List Entry ID: 1112121)

The only element of the application which requires consultation, further to my previous letter, is the proposed rooflights and ventilation.

I do not support the new rooflights based on the information provided. Drawings should be provided showing the existing frame, the fixture and also that they are of a conservation type. This is not an item which can be conditioned given it is not know whether they can be installed in this location without causing harm.

Given the rooflights are the only contentious element of the proposal, I recommend further information is provided or they are omitted.

In its current form I consider the application to cause less than substantial harm and therefore paragraph 196 of the NPPF is relevant.

### **3. Planning History**

04/01487/OHL

Proposed 11kv overhead line  
modifications

Determinati  
on 30.12.2004

#### **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 relates to Brockett's Hall, Stones Green Road, Tendring. The property lies outside of the settlement development boundary for the area on the southern side of Stones Green Road set back from the highway by over 140 metres. The property is a Grade II Listed Building. The listing description describes the building as follows;

House. C18 front range, circa 1600 rear wing with later alterations. Front range probably of plastered brick. Rear range timber framed and plastered. Red plain tiled roofs. Right and left chimney stacks to front range, that to left external. 2 storeys. 3 window range of C20 casements. Central C20 gabled porch and door. Interior features include, moulded bridging joists, jowled storey posts, vertically boarded doors, some doors with original ironmongery. Rear roof pegged at ridge, front roof with ridge board.

### Description of Proposal

The application seeks listed building consent for the removal of the existing circa 1970s entrance porch addition and the reinstatement of a small entrance canopy, the replacement of homemade entrance door and back door with hardwood units, the removal of the external cement render and reinstatement of a lime render product, internal alterations to the second floor bedroom with the removal and insertion of a new internal partition to form a new bathroom and the insertion of 2 custom made rooflight windows to the rear roofslope.

The replacement windows originally proposed have been removed from the proposals following advice from Essex County Council Place Services Historic Environment.

### Assessment

The only consideration as part of this application is the impact upon on the character, appearance and historic fabric of the listed building.

Paragraph 189 of the National Planning Policy Framework 2019 (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. It goes on to say that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. 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.

The application is accompanied by a 'Conservation and Impact Statement' in line with Paragraph 189 of the NPPF.

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.

During the application further discussions have been undertaken, amendments negotiated and additional information provided. The replacement windows have been removed and the rear rooflight proposal has been amended. The proposal is now for the insertion of 2 no. smaller, bespoke rooflights of a conservation style to be inserted between the existing roof trusses to ensure that no historic fabric is cut away/lost. The proposals will remove a later porch addition and replace it with a more subtle and sympathetic entrance door canopy addition together with replacement doors of a suitable hardwood design. Details of which will be secured by condition in line with the recommendations received from Essex County Council Place Services.

Overall, the proposed works, including the reinstatement of lime render, are considered to reinstate more sympathetic additions and finishes and will not result in the loss or harm to historic fabric or result in any harm to the historic integrity of the building.

### Conclusion

The application is considered acceptable in heritage terms and is therefore recommended for approval subject to conditions.

## **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: Drg. No. 5062-03, 5062-03 Revision: 001 and additional information received from the Agent via email dated 8th November 2019.

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

- 3 No development shall commence until full details of the construction materials and colour finish to be used in the entrance canopy, doors and lime render 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 and permanently maintained as such.

Reason - The property is a Listed Building where quality, sympathetic materials and colour finishes are an essential requirement.

## **8. Informatives**

Not applicable.