

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	01/10/2020
Planning Development Manager authorisation:	TF	01/10/2020
Admin checks / despatch completed	DB	01/10/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	PW	02/10/2020

Application: 20/00814/LBC **Town / Parish:** Manningtree Town Council

Applicant: Wendy Osborne

Address: 20 High Street Manningtree Essex

Development: Proposal to stabilise and secure structural brick wall.

1. Town / Parish Council

No comments received

2. Consultation Responses

Essex County Council
Heritage
26.08.2020

The application is to stabilise and secure structural brick wall. Whilst I have no objection to the principle of this proposal, there are details which require revision before this is permitted. The proposal stipulates hard cement render will be used like-for-like. Given this proposal is to stabilise the wall I recommend this is reconsidered as a lime render which will not result in water/moisture being retained in the wall.

Other elements will also need to be detailed, either as part of this application or by condition. These include:

- Detail of mortar;
- Detail of replacement brick;
- Details of pattress/tie-plates;
- Method statement and further details of repairs; and
- Detail and colour of breathable paint.

26.09.2020

This is all fine and meets the requirements set out in my letter.

3. Planning History

02/00814/FUL	Partial change of use. Art Gallery 75%. Estate Agency 25%	Withdrawn	29.04.2002
15/01014/LBC	Removal of existing roof tiles and underfelt and replace with new clay hand made plain tiles with breathable insulating underfelt (front elevation store only).	Approved	07.10.2015
16/30116/PREAPP	Replacing old wood windows with larger barn wood windows by removing some brick work below sill level.		29.06.2016

17/01145/FUL	Removal of 2 No. large existing windows and replace with 3 No. slightly smaller windows with some removal and replacement to some existing brickwork, removal of existing door and replace with a 'horsebox' design door adjacent to windows and removal of 1 No. large existing window and replace with a larger 'barn design' window with removal of some brickwork below sill level.	Approved	30.08.2017
17/01146/LBC	Removal of 2 No. large existing windows and replace with 3 No. slightly smaller windows with some removal and replacement to some existing brickwork, removal of existing door and replace with a 'horsebox' design door adjacent to windows and removal of 1 No. large existing window and replace with a larger 'barn design' window with removal of some brickwork below sill level.	Approved	30.08.2017
20/00256/FUL	Proposed removal of all asbestos sheeting from studio and insertion of 8 telescopic mole posts (bollards) in yard.	Approved	14.04.2020
20/00257/LBC	Proposed removal of all asbestos sheeting from studio with replacement of windows and door on ground floor west elevation and insertion of 8 telescopic mole posts (bollards) in yard.	Approved	08.07.2020
20/00814/LBC	Proposal to stabilise and secure structural brick wall.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019
National Planning Practice Guidance

Tendring District Local Plan 2007

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

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

SPL3 Sustainable Design

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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities 'Garden Communities' proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector's advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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

Proposal

This application seeks listed building consent to stabilise and secure a length of 8.5 metres of structural brick boundary wall in the yard to the rear of the main property of 20 High Street. The property of 20 High Street is a grade 2 Listed Building within the Conservation Area and the settlement development boundary of Manningtree. The application site also lies within the Suffolk Coasts and Heaths AONB and is within the designated 'Historic Town' area.

Heritage Assessment

The listed description of 20 High Street incorporates the property of number 18 too. The listed description in the main describes the architectural features that are unmistakable at the front of the property, however the rear of the properties can be viewed from Stour Street and bestow much character. Although the section of the wall to be repaired is separated from the main property it is wholly important to ensure that the special character of the listed building and its setting is preserved or enhanced.

The applicant has submitted a Heritage Statement to support the application. Heritage advice was sought from Place Services at Essex County Council and they initially confirmed that they did not object to the works in principle but requested further information pertaining to the materials and method of refurbishment. Further information was submitted by the applicant which Place Services were happy met the additional requirements ensuring that the proposal will not result in any adverse impact on the character, appearance and historic fabric of the listed building or its setting.

Other Considerations

No letters of representation have been received.

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 number SS20167/100 Rev P2, Heritage Statement dated June 2020, materials schedule received 17th September 2020 and method statement received 17th September 2020.

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

8. Informatives

None

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