

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	21/12/2020
Planning Development Manager authorisation:	TC	21/12/2020
Admin checks / despatch completed	CC	22.12.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	22/12/2020

Application: 20/01358/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: SPS Building Company Ltd

Address: Walton Hall Old Hall Lane Walton On The Naze

Development: Proposed rear single storey extension.

1. Town / Parish Council

FRINTON & WALTON TOWN COUNCIL
02.11.2020

Recommends APPROVAL

2. Consultation Responses

Essex County Council Heritage

Accompanied site visit on 11th November 2020 with amendments to the proposal discussed on site.

3. Planning History

01/01132/FUL	Restoration, refurbishment and extension to existing dilapidated tower dwelling and adjoining buildings to form new dwelling house	Approved	22.08.2001
01/01133/LBC	Restoration, refurbishment and extension to dilapidated dwelling/shooting lodge, including part demolition of dangerous structures. Stock red brick plinths, rendered walls, homemade clay plain tiles, natural slate and leadwork to roof area	Approved	22.08.2001
96/00199/FUL	(The Granary, Walton Hall Farm, Old Hall Lane, Walton on the Naze) Conversion of redundant farm building into holiday accommodation	Withdrawn	07.05.1996
96/00200/LBC	(The Granary, Walton Hall Farm, Old Hall Lane, Walton on the Naze) Conversion of redundant farm building into holiday accommodation	Withdrawn	07.05.1996

96/00852/LBC	(The Granary, Walton Hall Farm, Old Hall Lane, Walton on the Naze) Repair and replacement of defective materials and structure	Approved	23.08.1996
04/01378/FUL	Conversion of barns into a heritage visitor centre to interpret the ecology, history and natural environment of the Naze.	Withdrawn	03.03.2008
04/01379/LBC	Conversion of barns into a heritage visitor centre to interpret the ecology, history and natural environment of the Naze.	Withdrawn	03.03.2008
04/02353/LBC	Structural repairs to stabilise existing structure.		07.03.2005
90/00199/FUL	Restoration of farm buildings and conversion to a museum open to the public with pedestrian access to the Naze public open space.	Refused	25.04.1990
16/01066/FUL	Proposed car port and snooker room.	Approved	21.09.2016
17/00339/FUL	Installation of ground mounted 8.5 kilowatt panel photovoltaic array.	Approved	17.08.2018
17/00340/LBC	Installation of ground mounted 8.5 kilowatt panel photovoltaic array.	Withdrawn	17.03.2017
18/02030/FUL	Installation of ground mounted 20 Kw 64 panel photovoltaic array.	Approved	07.02.2019
20/01358/FUL	Proposed rear single storey extension.	Current	
20/01359/LBC	Proposed rear single storey extension.	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

EN3 Coastal Protection Belt

EN22 Extensions or Alterations to a Listed Building

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26th January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal

Proposal

Walton Hall is a Grade 2 listed building, standing alone in an elevated position close to the North Sea coast to the east and overlooking the Hamford estuary to the west. This application seeks a single storey rear extension joining the navigation tower on the western elevation and joining the south elevation of a later part of the building. The application site lies outside of any settlement development boundaries, but within the coastal protection belt for Pennyhole Bay and The Naze. The application is being considered alongside application 20/01359/LBC.

Design and Appearance

A raised patio area and steps up to the patio exist in the space where the proposal will be sited. The single storey extension will square off part of the L shape created by the navigation tower and the later extension which projects westward. The extension will be raised from ground level given the sloping nature of the application site and new steps up to a new terrace and the extension will be formed on the south and west sides. The extension will take on a contemporary design with bi-folding glazed doors, a smooth render finish and a roof light all which will bring light into the new living area and beyond. Internally, the existing external doors, which are in need of restoration or repair and which lead out to the patio will be removed to allow open plan living. The contemporary design of the extension will bring with it features that help the new blend with the old. The brickwork creating the raised area and steps will match the existing brick plinth, the render finish

will match the existing building in texture and colour, while an appropriate coping stone will be chosen to finish the parapet wall.

Saved Policy HG12 of the Tendring District Local Plan 2007 permits extensions to an existing dwelling outside of Settlement Development Boundaries however the development must satisfy the general criteria set out in Policies QL9 and QL10 and, in addition, that it is of a size, scale and height in keeping with the character of the locality and is well related and in proportion to the original dwelling. In this case the single storey extension will replace and revive the existing tired and worn patio area, offering accommodation that is in proportion to the existing dwelling ensuring its acceptability in this regard.

The extension will be visible from Old Hall Lane due to the prominent position of Walton Hall, however as a result of the way the extension has been set in from the south side elevation of the navigation tower will ensure that there is no significant impact to the character of the immediate area. The subservient extension ensures the overall character and appearance of the existing dwelling is retained. The proposals are considered to complement the appearance of the listed building.

Impact upon Residential Amenity

There are no immediate neighbouring properties due to the isolated position of Walton Hall ensuring there will be no significant impact on neighbouring residential amenity.

The space currently used for off road car parking and turning will remain unchanged. The private amenity space and wider garden is considered more than adequate for the use by the occupiers of Walton Hall as a single dwelling.

Heritage

The listed description of Walton Hall notes that it is not of special architectural interest, built in the 18th century and clearly visible on the Chapman and Andre map of 1777. The tower was formerly used as a lead light to guide vessels through the Goldmer Gap. It is however wholly important to ensure that the character of the listed building is preserved albeit the alterations are to the rear and refurbishment inside.

The applicant has submitted a heritage statement to support their application which details the restoration of the building and the nature and justification of the proposed development. Heritage advice was sought from Place Services at Essex County Council. A site visit was conducted on 11th November 2020 where they confirmed that they were unopposed to the application subject to amendments to make the extension smaller, bringing it in from the southern elevation, creating a more sympathetic join where the parapet meets the eaves of the later addition and other minor alterations. The amendments have been put forward and are acceptable subject to conditions relating to:

1. Submission of details pertaining to the windows, doors and roof light for approval
2. Details of the coping stone material and mortar
3. Matching colour render

Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) states that 'Proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric' although the Plan recognises that the scope for a listed building to adapt to modern life and requirements will itself depend upon a number of considerations and it will not always be possible to incorporate modern design solutions without also causing harm to its special character fabric, or appearance.

In this case, the external appearance of the brickwork and render will match the existing, while a coping stone that completes the parapet wall takes its cue from the coping of the tower. The bi-fold glazed doors are a modern alternative and do not detract from the listed building. The combination of materials will enhance the listed building, proving that modern design can link with old.

Coastal Protection Belt

Saved Policy EN3 of the Tendring District Local Plan 2007 and Draft Policy PPL2 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to protect the unique and irreplaceable character of the Essex coastline from inappropriate forms of development as well as seeking to improve public access to and enjoyment of the coast in accordance with the National Planning Policy Framework.

The proposal will not have a substantial impact on the Coastal Protection Belt due to its minor single storey nature within the realms of the existing Walton Hall curtilage. The proposal does not constitute over development of the modest application site which is able to accommodate the extension.

Other Considerations

Frinton and Walton Town Council recommend approval of the application.

No other letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning 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 plan: Drawing no. DB20114/003c.

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

- 3 Prior to above ground works, drawings to a scale of not less than 1: 20 fully detailing the new windows, roof lights, doors and their surrounds shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include materials, cross sections for glazing bars, sills, heads (as applicable), method of opening and method of glazing. The approved works shall be installed/carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

- 4 Prior to above ground works taking place, a sample of the coping stone demonstrating the colour, size and texture and details of the mortar shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building.

- 5 All new external render finishes shall match the existing original adjacent work in respect of colour and finished appearance unless otherwise agreed in writing by the Local Planning Authority.

Reason - To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO