

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	JR	22.09.2021
Planning Development Manager authorisation:	JJ	22/09/2021
Admin checks / despatch completed	DB	22.09.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	22.09.2021

Application: 21/01062/LBC **Town / Parish:** Alresford Parish Council

Applicant: Mrs Sarah Wright - PAS Surveying

Address: Brook Farmhouse Colchester Main Road Alresford

Development: Proposed subsidence repairs and rebuilding of a collapsed brick arch to a boundary wall.

1. Town / Parish Council

Alresford Parish Council No objection to this application.

2. Consultation Responses

Essex County Council Heritage
06.09.2021

The development concerns the Grade II listed Brook Farmhouse (List UID: 1306749).

Supportive of sympathetic repairs using sympathetic and like-for-like materials, however an initial objection was received regarding the use of epoxy resin and use of polysulphide sealant as it is not a viable or sympathetic long-term solution for the separation of the stack shown in the application, or to the cracked render to the front elevation.

These two items were removed from the application and a revised scheme was submitted for further comments which has been found to be acceptable, subject to a condition regarding the specification of all new bricks for repairs to the house and boundary walls, to matching existing, and be provided on site for inspection and approval by the Local Planning Authority prior to their use.

3. Planning History

91/00379/FUL	Continued use of land for grazing and retention of stables for livery and riding school purposes	Approved	13.01.1993
93/00563/FUL	(Brook Farm Livery & Riding Stables, St Osyth Road, Alresford) Proposed mobile home for stables manager	Refused	12.10.1993
03/02144/FUL	Erection of agricultural store	Approved	01.06.2004
06/01489/FUL	Proposed stables block and re-positioning of existing stable block.	Approved	04.12.2006
12/01256/FUL	Raised decking and other external alterations to facilitate the conversion of the garage to an annexe.	Approved	10.01.2013

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

EN22 Extensions or Alterations to a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)

Relevant Section 2 Policies (emerging)

PPL9 Listed Buildings

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework 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 the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29th June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16th July 2021. The consultation closed at 5pm on 31st August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

5. Officer Appraisal

Site Description

The application site is located on the north eastern side of Colchester Main Road at the junction with Heath Road and opposite the Village Maid Pub. The site is just outside the defined settlement development boundary of Alresford. The property itself is a Grade II Listed Building. The surrounding area is rural in nature, comprising of open farmland and the village of Alresford to the north west.

The Buildings list description is:

House. C15/C16 or earlier origin with later alterations and additions. Timber framed, red brick and plaster faced. Red plain tiled roofs. Hall House with gabled crosswings to right and left. Red brick chimney stack to right outshot gable. 2 storeys. 1:1:1 window range of vari-light leaded casements, some C17/C18 metal with original hinges and hooks. Crosswings with band to gables. C20 glazed red tiled infill porch between crosswings. Said to contain some exposed timber frame, a doorway with 4 centred head and cambered tie beams. RCHM 3.

Proposal

The application seeks listed building consent to make subsidence repairs both internally and externally to the main house and chimney and the rebuilding of the collapsed brick arch to the existing boundary wall fronting Colchester Main Road.

Assessment

This application considers only the impact of the proposed works on the character, appearance and historic fabric of the Listed Building.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act imposes a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Paragraph 194 of the National Planning Policy Framework ("the Framework") requires applicants 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.

These requirements are reflected in Saved Policy EN22 of the Tendring District Local Plan (2007) and Emerging Policy PPL9 of the Tendring District Council Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Both these policies also confirm that development should be of a scale, design and use that respects the listed building and its setting.

Paragraph 202 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.

A revised heritage statement, method statement and a design and access statement have been submitted with the application in accordance with the above requirements and in light of the Heritage Officer's initial objection.

The proposal constitutes restoration work to the Grade II Listed Building due to subsidence on site to the main building and the front boundary wall. The restoration works proposed to uses sympathetic materials and methods of construction works which seeks to replicate the original building with the use of traditional materials and methods. Therefore the works proposed are considered to preserve the character and appearance of the Listed Building.

Essex County Council Heritage have been consulted with regards to this application and following an initial objection and the submission of a revised method statement have provided the following comments;

The new method statement is supportable. The documents proposing the resin sealant and invasive works must not be referenced in the decision notice and is to be replaced by the new method statement. The method statement supplied removes the need for the second condition recommended in my previous letter of 6th September 2021. The first condition is still required in regard to the bricks.

Consultation Responses

No representations have been received following a public consultation which included a site notice posted at the site, press notice and neighbour consultation letters sent out to the adjacent properties.

Conclusion

In the absence of material harm resulting from the proposed works, the application is recommended for Listed Building Consent Approval.

6. Recommendation

Approve – 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 plan(s): TQRQM21161070825582, TQRQM21183093251925, method statement heritage statement dated 21st September 2021 and design and access statement dated 21st September 2021 submitted with the application

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

3. Prior to their use on site the specification of all new bricks to be used in the repairs for the house and boundary wall, which should match the existing, shall be submitted to and approved in writing by the Local Planning Authority. The proposed bricks should be made available for inspection on site if required. The approved works shall be carried out in complete accordance with the approved details.

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.

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? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO