



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT:	Mr Jim Parker - P&P Architectural LLP 21 Rainsborowe Road Colchester Essex CO2 7JT	APPLICANT:	Gray Jordan - Earwood Ltd 16 Queens Head Chambers St Johns Road Clacton On Sea Essex CO15 4BS
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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NO: 21/00401/LBC **DATE REGISTERED:** 10th May 2021

Proposed Development and Location of Land:

Retention of repairs to all sash windows, temporary retention of repairs and replacement casement window prior to replacement, retention of hardwood external doors and repairs to original items, retention of existing toilet block premises and conversion of boiler room to bin/cycle store, retention of low energy lighting, heating and ventilation and retention of insulated stud walls and ceilings.

The Queens Head 16 St Johns Road Clacton On Sea Essex

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT LISTED BUILDING CONSENT** in accordance with the application form, supporting documents and plans submitted, subject to the following 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:-

Received 10th May 2021

1511/P/02; Ground Floor Plan After Works
1511/P/03; First And Second Floor Plan After Works
1511/P/04; Elevations (Unchanged)
P&P/20/160/01; Floor Plans After Works
P&P/20/160/02; Floor Plans Before Works
P&P/20/160/03; Ceiling Heights
P&P/20/160/04; Replacement And Repair Profiles For Casement Windows

Received 3rd August 2021

1511/P/02; Heritage Key Gf Plan
1511/P/03; Heritage Key Ff Plan

1511/P/04; Elevations Current
 P&P/20/160/01; Plan After Works
 P&P/20/160/02; Plans Approved Before Works
 P&P/20/160/03; Ceiling Heights
 P&P/20/160/05; Window Schedule
 P&P/21/160/04; Casement Profile
 P&P/21/160/06; Sash Detail
 P&P/21/160/07; Window Elevations
 P&P/21/260/08; Window Profile Twin Casement

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

- 3 Within a period of five years from the date of this consent, the existing plastic rainwater goods will be repainted with a Heritage Black textured paint product and permanently retained as such.

Reason - To ensure the use of appropriate detailing on this listed building

- 4 The works indicated on drawing P&P/20/160/05 'Schedule of Windows to be Replaced or Partially Replaced' shall be undertaken with a period of five years from the date of this consent.

Reason - To ensure the use of appropriate materials having regard to the listed building.

- 5 Within a period of one year from the date of this consent, detailed drawings (including sections) of the sash windows drawn at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure the use of appropriate detailing on this listed building.

DATED: 23rd September 2021

SIGNED:



Graham Nourse
 Assistant Director
 Planning Service

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Relevant Section 1 Policies (adopted)

SP1 Presumption in Favour of Sustainable Development

SP3 Spatial Strategy for North Essex

SP7 Place Shaping Principles

Adopted Tendring District Local Plan 2007 (part superseded)

EN22 Extensions or Alterations to a Listed Building

Relevant Section 2 Policies (emerging)

PPL9 Listed Buildings

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.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

ABOUT LISTED BUILDING AND CONSERVATION AREA APPLICATIONS

1. If you are aggrieved by the decision of the local planning authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State for Communities and Local Government in accordance with Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a **Listed Building Appeal Form** which is obtainable from the Planning Inspector, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. The Secretary of State has power to allow a longer period for the giving of a notice appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. **Please note, only the applicant possesses the right of appeal.**
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, a purchase notice requiring that the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (listed Building and conservation areas) Act 1990.
3. In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation areas) act 1990.
4. Identical rights of appeal exist if an applicant is aggrieved by the decision of the local planning authority in relation to an application made on that behalf:-
 - a) To refuse, to vary or to discharge the conditions attached to a Listed Building Consent.
 - or
 - b) To add new conditions consequential upon any such variation or discharge.