

A.2 APPENDIX A

PLANNING POLICY AND LOCAL PLAN COMMITTEE

11 MAY 2022

REPORT OF THE ACTING DIRECTOR (PLANNING)

A.1. CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS FOR THE FOLLOWING AREAS: HARWICH OLD TOWN; MANNINGTREE AND MISTLEY; FRINTON AND WALTON; BRIGHTLINGSEA; AND GREAT BENTLEY

(Report prepared by William Fuller)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
<p>To report to Planning Policy and Local Plan Committee the second five 'Conservation Area Appraisal and Management Plans' prepared for the Council by Essex Place Services, and for the Committee to agree a recommendation to Cabinet that they be published for consultation.</p>
EXECUTIVE SUMMARY
<p>As Members will recall, the first five Conservation Area Appraisals were considered at this Committee on 19 October 2021 where a decision was made to progress these appraisals to Cabinet and then to public consultation. Those first five Conservation Area Appraisals were: Clacton Seafront, Dovercourt, St Osyth, Thorpe-le-Soken and Thorpe Maltings.</p> <p>This report asks Members to consider the next five Conservation Area Appraisals. These are:</p> <ul style="list-style-type: none">• Harwich Old Town Conservation Area,• Manningtree and Mistley Conservation Area,• Frinton and Walton Conservation Area,• Brightlingsea Conservation Area, and,• Great Bentley Conservation Area <p>When these are adopted by the Council later this year, we will be half way to adopting all of the District's Conservation Area Appraisals.</p> <p>The Committee is asked to consider these and to agree a recommendation to Cabinet to publish them for consultation.</p>
RECOMMENDATIONS
<p>That the Planning Policy and Local Plan Committee:</p>

A.2 APPENDIX A

1. considers the new Conservation Area Appraisal and Management Plans for Harwich Old Town (Appendix 1), Manningtree and Mistley (Appendix 2), Frinton and Walton (Appendix 3), Brightlingsea (Appendix 4) and, Great Bentley Conservation Area (Appendix 5).
2. recommends to Cabinet that the above documents (forming Appendices 1-5) be published for consultation with the public and other interested parties;
3. notes that Conservation Area Appraisal and Management Plans for the district's other Conservation Areas will be brought before the Committee in due course over the next 9 months.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Conservation Area Appraisals will support the Corporate Plan 2020-24 (aligned with the core themes of Tendring4Growth and Community Leadership) through delivery of interventions aimed at:

- Delivering High Quality Services
- Community Leadership Through Partnerships
- Building Sustainable Communities for the Future
- Strong Finances and Governance
- A Growing and Inclusive Economy

RESOURCES AND RISK

Resources: TDC Officers are leading on this project with the input of Essex County Council Place Services under a service level agreement.

Adoption of the Conservation Area Appraisals will assist in attracting external funding for heritage related activity in the District. Potential sources of funding include:

- National Heritage Lottery Fund
- Section 106 Agreements
- Partnership Schemes in Conservation Areas with Historic England

Risks: The adoption of the Conservation Area Appraisals supports the Council's duties to maintain and enhance heritage assets and so reduces the risk of the district's heritage assets being diminished or lost.

LEGAL

National Planning Policy Framework (February 2019), paragraph 185 states:

A.2 APPENDIX A

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Consideration of any legal implications of actions proposed in the strategy will be needed in due course.

OTHER IMPLICATIONS

Crime and Disorder: Heritage assets are, unfortunately, vulnerable to crime. Having a strategy for promoting heritage assets in the district should contribute positively to their maintenance.

Equality and Diversity: The recommendations in this report are aimed at benefitting all who live, shop, work and visit the District.

Health Inequalities: There is a growing wealth of evidence that demonstrates the role heritage plays in improving mental wellbeing and physical health. People who visit heritage sites reported higher life satisfaction and happiness scores, as well as lower anxiety (Department for Culture Media and Sport 2015). Across Essex there are a number of schemes and organisations to encourage and support healthy activity, such as Active Essex and Healthy Life Essex. Tendring's heritage provides a positive platform to encourage people to enjoy the outdoors and take positive steps for their personal health and wellbeing. Heritage Trails, for example, are already established in Harwich and Dovercourt, Frinton-on-Sea, Clacton-on-Sea, Jaywick Sands and Walton-on-the-Naze, they encourage walkers to take routes through the historic environment. Promoting these to new groups and partnering with healthy organisations can open heritage to new audiences and increase wellbeing.

Area or Ward affected: All, with a focus on those where Conservation Areas are being reassessed.

Consultation/Public Engagement: Members will recall that it was agreed at the October Committee meeting to send the first five Conservation Area Appraisals (those classed as 'at risk') to public consultation. Officers are in negotiation with Place Services on the exact arrangements for this. It is anticipated that this will commence in May now that consultation on the Tendring Colchester Borders Garden Community Garden Community Development Plan Document has been completed.

A.2 APPENDIX A

Consultation on the next round of documents will take place once consultation on the first five is completed. The consultation on the Conservation Area work and the period for comments will be six weeks.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Members will recall that the Council's Heritage Strategy was considered by the Local Plan and Planning Policy Committee on 29th October 2019. At that meeting it was resolved that the Committee noted the Strategy and comments made by Members at the meeting.

On the 20th March 2020 Cabinet agreed to formally adopt the Council's Heritage Strategy. This Strategy contained a number of actions which were envisaged to be carried out by the Council and its partners throughout the lifetime of the Strategy. Two of these actions were for Officers to update Conservation Area Appraisals and prepare a 'Local List' of non-designated heritage assets within the District.

After identifying the first five Conservation Areas to be assessed in October 2021, Members are now presented with the next five draft Conservation Area Appraisals, these are:

- Harwich Old Town Conservation Area,
- Manningtree and Mistley Conservation Area,
- Frinton and Walton Conservation Area,
- Brightlingsea Conservation Area, and ,
- Great Bentley Conservation Area

These Conservation Areas were prioritised as they are either at risk of inappropriate development or have suffered inappropriate alterations such as replacement doors and windows.

Officers intend to review all of the Council's Conservation Areas and the next set have already been commissioned from Place Services. These will follow in due course.

CONSERVATION AREA APPRAISALS

Each of the five Conservation Area Appraisals share a broadly similar structure. At the start of each Appraisal a section detailing the context and general character of the Conservation Area and the evolution of the Conservation Area is given.

The following areas of assessment are specific to each Conservation Area so have their own section headings.

A.2 APPENDIX A

For Harwich, it is considered that reduction of the Conservation Area to the north and east to exclude areas of sea is necessary to conform to Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management, where the contribution that the sea can make to the setting of a conservation area is highlighted in paragraph 59.

There is a strong visual and historic relationship between Harwich and the sea; it is surrounded by water to the west, north and east, and still functions today as a working dock. Due to this proximity and association, the sea forms an important part of the setting of the Conservation Area. It contributes to our understanding of the development of Harwich, its character, and positively influences how we experience the heritage asset. The contribution this land makes to the setting of the Conservation Area will not be diminished through its removal from the boundary.

A small length of road, which makes no contribution to the significance of the Conservation Area at the southern edge of the boundary is also proposed for removal in order to rationalise the boundary.

At Manningtree and Mistley it is proposed that the area north of Long Road, comprising agricultural land and allotments, is excluded from the Conservation Area. This area of land has little intrinsic historic significance or special interest and is therefore not considered appropriate to include within the Conservation Area, however, this area contributes to the setting and significance of the Conservation Area.

Modern development, including Foundry Court west of Colchester Road and Elmdale Drive, is proposed for removal from the Conservation Area. Mistley Village Hall, which was built in the 1990s, is also recommended for exclusion. These areas lack special architectural or historic interest, and do not enhance the Conservation Area.

The following areas have been recommended for inclusion within the Frinton and Walton Conservation Area boundary:

- Extension east along the High Street to include Numbers 123-127. A row of three-storey terraced shops along Walton High Street (see Figure 18).
- Extension to the east side of Connaught Avenue, Frinton to include the Catholic Church. The Church appears on the 1922 Ordnance Survey map, labelled as 'Hall'.
- Extension at the junction of Queen's Road and Connaught Avenue, Frinton, to include a small area of public realm. This space provides symmetry to the area of public realm opposite and comprises high quality street furniture and planting, which makes a positive contribution to the character and appearance of the area.

It is proposed that the area to the south-west of Frinton Station be slightly reduced, to omit the terrace of modern housing on Witton Wood Road. These houses are red brick, with functional and simple architectural style, set back from the road behind a generous lawn. They make a neutral contribution to the area; therefore, they do not merit inclusion within the boundary.

For Brightlingsea there are a number of additions suggested: there are areas to the north along Regent Road which appear by the Ordnance Survey Map of 1925 and hold buildings of architectural merit. Many of these are large villas with notable architectural detailing. Also, along John Street are buildings which appear on the first edition Ordnance Survey map, along with the Congregational Chapel (now converted to residential use). This street has retained its historic character and appearance and would make a positive contribution to the Conservation Area. The small row of

A.2 APPENDIX A

terraced houses opposite the Methodist Chapel also appear on early Ordnance Survey maps and make a positive contribution, so are recommended for inclusion. They have had window and door replacements and porch extensions; however, their inclusion may allow for future enhancement schemes and targeted funding to reinstate features. To the south on Station Road, it is recommended the boundary is extended to include the Railway Tavern, a former Railway Hotel, which is likely a candidate for local listing and a non-designated heritage asset. The small triangle of green opposite is also recommended for inclusion as it makes a positive contribution as green space, and functions as a gateway to the Conservation Area.

The area along Colne Road and Tower Street comprised of terraced residential buildings which are similar to those on New Street and Sidney Street. They were laid out slightly later, as New Street and Sidney Street appear on the first edition Ordnance Survey map of 1881. Tower Street, Colne Road and Silcotts Street however were laid out between 1881 to 1897, and subsequently appeared on the second edition of the Ordnance Survey map of 1897. Although many of them have had window and door replacements and unsympathetic extensions, these streets are similar in character and condition to New Street and Sidney Street. Therefore, they may be worthy of inclusion within the Conservation Area. This would mean that the majority of the Victorian residential expansion of Brightlingsea was included within the Conservation Area and allow for greater holistic preservation of character and appearance going forward.

Also a single reduction: Some small areas of new development which currently make a neutral or negative contribution due to architectural style, material, mass or orientation are recommended for exclusion. This includes the new development along Chapel Road and Mews, on Brightlingsea Harbour.

It is proposed that the boundary of the Great Bentley Conservation Area shall be expanded westward along Thorrington Road to include the row of buildings (Nos. 1-8) south of the road, up to Police House. Together these buildings form a pleasing and uniform group with generous plots on the approach to the village green and centre of Great Bentley. The buildings are of special historic interest and some architectural interest, representing a period of time when social housing was expanded in response to a national housing crisis post-war.

The boundary shall be revised to exclude the modern development of Cherrywoods, as the buildings are not considered to be of special architectural or historic interest contributing to the character or appearance of the area or contribute the significance of the Conservation Area. No other reductions are proposed.

Designated Heritage Assets

The appraisals make note of the listed buildings, scheduled monuments and registered parks and gardens in each Conservation Area.

Proposed Non-designated heritage assets

Members will note that there is some overlap between these appraisals and the Local List project which came before Members in October last year. Each of the Conservation Area Appraisals proposes a number of buildings to be considered on the Council's Local List.

A.2 APPENDIX A

These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

For Harwich

- The Harwich Mural
- Harwich Station
- The Salvation Army Citadel
- Shakers Bar
- The Vicarage
- The former Fire Station
- Lifeboat Museum
- The New Bell Inn
- The Ha'Penny Pier
- Merchant Navy Memorial

At Manningtree

- 5 A and B North Street
- Rear of De'aths Bakery
- 67 High Street
- 10 Quay Street, Stour Sailing Club
- CMS Carpets Ltd, Stour Street
- The Old Maltings, Stour Street
- 38 South Street
- 44 and 46 South Street
- 39, 41, 43, 58, 62 South Street
- 1-12 Regent Street
- 10-16 York Street
- 9-15 Oxford Street
- 4, 6,8, 10, 12, 21-37 and 39, 43 Oxford Street
- The Bungalow and Waterworks, Lawford (Mill Hill)
- The Skinners Arms, Station Road
- The Swan, Brook Street
- Tide Clock Tower opp. Sailing Club, Quay Street
- 30, 32, 34, 36, Oxford Road
- Trinity Farm Cottage,
- 1-4 Elm Terrace, South Street
- Elm House, South Street
- White Lodge, South Street
- St Michaels Cemetery, Trinity Road
- 62 and 64 Colchester Road

For Mistley

A.2 APPENDIX A

- 1-10 Park Cottages
- 1,3,5,7 The Park
- Mistley Lodge, New Road
- 16, 18, 19, 21, 22 New Road
- 1-3 Croft Cottages, Primrose Cottage,
- The Chase, Chase Cottage, The Chase
- 1,2, Barnfield Cottage, Barnfield
- 1-8 Railway Terrace, Oxford Road
- Nos. 20-58 California Road
- Wiltshire Terrace, 5-7 California Road
- Denman House, California Road
- Methodist Chapel, Chapel Cut
- James Terrace, Beckford/Harwich Road
- Norman Memorial Hall
- Norman Schools (Old School and schoolhouse)
- The EDME Malt Extract Factory, High Street (S)
- Mistley Quay Workshop, High Street (N)
- The Brooks Malting, High Street (N)
- Seafield House (Robert Frees House)
- Alma House, Harwich Road
- Stour Cottages, Beckford Road
- 1-4 Armagh Terrace, Beckford Road
- 1-4 Rigby Terrace, Beckford Road
- 1-2 Pleasant Place, Beckford Road
- Ladysmith Villas, Beckford Road
- Maltings buildings south of the Railway line
- The Abbey, High Street
- Waterworks House, High Street
- 2 Waterworks House, High Street
- EDME Ouse, House, High Street
- Chimney EDME LTD
- Anchor Inn, Harwich Road
- Portishead House, The Walls
- War Memorial
- The Wagon, New Road
- Trinity Free Church, Trinity Road
- 1-5 Norman Road
- Albert House and Beech House, Norman Road
- 27, 29, 31, 34-46, New Road

At Frinton and Walton

- 24 to 20, Second Avenue
- 47 Second Avenue
- 9 Third Avenue (The Studio)
- 48 Third Avenue

A.2 APPENDIX A

- The Methodist Church, Ashlyn's Road
- The Station, Station Approach
- 90 Connaught Avenue
- Catholic Church, Connaught Avenue
- 125-129, Connaught Avenue
- The Post Office, Connaught Avenue
- The Barclays Bank, Connaught Avenue
- 53 and 55 Connaught Avenue
- 21 – 33 Connaught Avenue
- Frinton Free Church, Connaught Avenue
- 1 Connaught Avenue
- McGrigor Hall, 85 Fourth Avenue
- The Frinton War Memorial Club, 88 Fourth Avenue
- St Mary Magdalene Church, Old Road
- Former Grand Hotel, Esplanade
- Shelter opposite the Grand Hotel on The Greensward
- Astell Lodge, The Crescent
- 2 Cambridge Road
- 6 Cambridge Road
- 36 and 37 Esplanade
- The beach huts
- 3 and 6 Cliff Way
- The Leas House, The Lea
- 57 Quendon Way
- Graces Walk
- 1 and 3 Audley Way
- Willingale, 16 Warley Way
- Easton Way
- The Royal Albion, The Parade
- Numbers 1- 15 Great Eastern Court
- 3 Woodberry Way
- Number 25-29 The Parade
- Walton Pier
- The Beach Huts between Frinton and Walton
- 36 Station Street
- Olive Villa, New Gate Street
- 1 Portobello Road
- YMCA Red Triangle Club, Portebello Road
- Walton Public Library
- 61 High Street
- 63 High Street
- Old Post Office 99-101 High Street
- Portobello Buildings, High Street
- Queens Head Public House
- Barnfield House, 119 High Street, Walton
- 23-27 Saville Street

A.2 APPENDIX A

- 12-20 Saville Street

Within Brightlingsea

- The former Royal Hotel, New Street
- Cockleshell House, Wellington Street
- The Co-op building, Station Road
- The Railway Tavern, Station Road
- The YMCA, High Street
- The United Church, Chapel Road
- Florence Cottages, Black Waterside Lane
- The Royal British Legion Club, Sydney Street
- Ancient Order of Foresters Society, Sydney Street
- The Freemasons Arms, Sydney Street
- Former Chapel of the Church of New Jerusalem, New Street

At Great Bentley

- The Methodist Church
- The Old Mill House
- Nos. 1-6 The Green
- No.6 Chapel Terrace
- The Red Lion Inn
- The Old Mill House
- Moorlands
- Newmays House

Heritage at Risk

Whilst none of the conservation area themselves are at risk there are a number of buildings within each conservation area which are on the statutory list.

There are currently two buildings within the Harwich Conservation Area which are included on the Historic England Heritage at Risk Register:

- The Harwich Treadwheel Crane - This structure is recorded as declining in its current condition, and as being in 'generally satisfactory condition, but with significant localised problems'. It is believed to be the earliest surviving example of this type of structure in England and is designated as a Scheduled Monument.
- The Electric Palace Cinema, King's Quay Street - This building is recorded as being vacant and in very bad condition, however is currently undergoing a repair scheme.

Also in Harwich, as a non-designated heritage asset, the old School House is not included on the national Heritage at Risk Register, however, it appears vacant and in a poor state of repair, at risk of neglect and further deterioration. Number 8 Church Street is also considered to be at risk, as it is a vacant property at risk of further deterioration and loss of historic fabric.

A.2 APPENDIX A

There is one statutory listed building within Frinton and Walton on Historic England's at Risk Register. The Grade II* listed Church of St Michael (list entry: 1111500), which is a late medieval church, restored in the nineteenth century. According to the at Risk register: *The building suffers from subsidence at the east end of the chancel, resulting in substantial cracks in the walls and at the junction of the chancel roof and the east gable. Structural movement continues, with previously repaired areas cracking again. Monitoring, soil investigation and analysis have been carried out for repair options to be considered by the PCC.*

There are no buildings or features which are on Historic England's at-risk register within the Manningtree, Brightlingsea or Great Bentley Conservation Areas.

Archaeology

Throughout these Conservation Areas there is the potential for a multitude of below-ground heritage assets yet to be discovered. In general the appraisals promote a cautious approach to development which might disturb or destroy these assets.

Assessment of significance

A detailed assessment of significance of each of the Conservation Areas is then presented. Many of the Conservation Areas are split into distinct character areas. Each assessment considers the following features:

- Layout
- Building materials and boundary treatments
- Listed buildings and non-designated heritage assets
- Other buildings
- Landscaping and open spaces
- Views

Opportunities for Enhancement

This section of each appraisal identifies the issues facing the Conservation Areas which have been reviewed. A large number of the issues are common to all of the Conservation Areas, but where they are unique, that is also highlighted.

Many of the Conservation Areas could benefit from enhancement to car parking including planting trees and a review of hard landscaping to ensure its historic appropriateness.

For Manningtree, Frinton, Brightlingsea and Great Bentley, on-street parking detracts from the historic character of the Conservation Area. In Great Bentley this is particularly true for parking on The Green.

All of the Conservation Areas apart from Frinton and Great Bentley suffer from inappropriate shop frontages, signage and design.

Harwich and Walton suffer from empty properties which can have a detrimental impact the character of a place over time. Also most of the Conservation Areas had buildings on Historic England's at risk register or non-designated buildings which were seen to be at risk locally.

A.2 APPENDIX A

With the exception of Harwich and Frinton, the Conservation Areas suffer from the loss of or inappropriate use of architectural detailing such as UPVC windows and doors, rainwater goods and external paintwork.

The public realm in general was noted as being an issue for all of the Conservation Areas. An inconsistency to street furniture such as benches, bins and street lighting was noted. Many of the Conservation areas could use improvements to areas of public open space, tree planting and management.

In all of the Conservation Areas modern development usually resulted in a negative or neutral impact on the area as a whole.

Many of the Conservation Areas suffered from poor interpretation and lack of wayfinding. This is particularly true for Harwich from the station to the old town, at Manningtree around Mistley Place Park, at Walton between the town centre and pier, At Frinton Park estate and at Brightlingsea between the Core of the Conservation Area and the waterfront.

Management Proposals

As outlined above, there are a wide range of issues facing each of the five Conservation Areas, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

- The preparation a Local Heritage List of non-designated heritage assets is suggested for all Conservation Areas.
- With the exception of Frinton, each of the Conservation Areas would benefit from bespoke shopfront design guidance
- The Council is encouraged to use its enforcement powers to prevent inappropriate development within each of the Conservation Areas.
- Joint working between different Council departments to promote public realm improvements is also suggested.
- The monitoring of trees and additions to tree planting within public open space is recommended.
- Publishing guidance for homeowners and businesses in Conservation Areas could help owners identify appropriate alterations to their properties within Conservation Areas.
- At vacant shops, the introduction of information boards and QR codes could show the past of an area in a more immersive manner.
- The timely renewal of these Conservation Area Appraisals could help to monitor change within the Conservation Areas more accurately.
- Wayfinding, particularly in Harwich, Frinton and Brightlingsea between the station, town centre and seafront could help with legibility.

There are also a number of Conservation Area-specific proposals given:

At Mistley, given the parkland's important contribution to the significance of the Conservation Area, its attractive landscape setting and its inherent historical and archaeological value, there is an opportunity to improve interpretation of the landscape shaped by Mistley Old Hall and parkland,

A.2 APPENDIX A

Mistley New Hall and Mistley Place Park. Creating a large-scale programme of subtle interpretation, which does not detract from the landscape character, could be beneficial to the long-term interpretation and understanding of both settlements. The Walls themselves are visited by a substantial number of tourists and locals every year and this interpretation, including a signposted walking route, may encourage a greater experience of the parkland landscape and an awareness of its importance.

Enhancements should be considered to create a stronger understanding of Mistley's industrial heritage and the influence of the Rigby family. This would bring about a greater appreciation of the importance of the quayside and maltings to the settlement especially for visitors. The maltings industry was a significant part of Manningtree and Mistley's past but due to the limited remaining buildings is not immediately evident. Signposted pedestrian and tourist routes throughout the Character Areas within the Conservation Area, or interpretation schemes which promote key features within the Conservation Area could improve awareness. It would also encourage a more comprehensive understanding of the Conservation Area.

Within Frinton tall buildings have been introduced to the Esplanade which are inappropriate in height. Blocks of flats are often over four storeys, with Frinton Court reaching up to twelve storeys. These buildings are prominent in views along the historic Esplanade and from The Greensward; Frinton Court is also visible from areas of the Avenues as well, particularly from Holland Road, and encloses the churchyard of the old Church of St Mary's. It is important that future development does not exceed an appropriate height of four storeys within the Conservation Area, where buildings are rarely over this height. This will prevent cumulative harm within the area.

Walton has had some modern tall buildings introduced which are between four to five storeys, particularly along the seafront; it is considered that buildings over three to four storeys would be uncharacteristic of the area, resulting in a negative impact to the character and appearance of the Conservation Area. The same is true for Brightlingsea, where it is recommended to keep buildings to two or three storeys.

Frinton and Walton are distinctly separate places with their own identities. It is suggested that the Conservation Area should be divided, in recognition of their respective characters, into separate conservation areas: one for Walton and one for Frinton and the Frinton Park Estate. This division has already been acknowledged in the approach to the 2007 and 2009 management plans and should be considered going forward.

Funding Opportunities

- Heritage lottery fund
- S106 Agreements
- Partnership Schemes in Conservation Areas

Consideration of Article 4 Directions

Members will recall that a report considering Article 4 Directions in the District was considered at the January Planning Policy and Local Plan Committee. At that meeting Officers were asked to consider how Article 4 Directions might better protect areas (including Conservation Areas) in the District from inappropriate development granted by nationally permitted development (such as the replacement

A.2 APPENDIX A

of windows and doors and alternations to the exterior of buildings which would usually be permitted development).

Officers have approached Essex County Council Place Services to establish how the use of Article 4 Directs is best considered as part of the ongoing Conservation Area appraisal work. It is advised that such assessment would best take place once any revisions to the boundaries of each Conservation Area are agreed. This is because the Article 4 Direction boundary and the Conservation Area boundary ought to align.

CONCLUSION

Taking into account the discussion had at this meeting, Members of the Planning Policy and Local Plan Committee are asked to recommend to Cabinet that the five Conservation Areas to be put to a six week public consultation.

APPENDICES

Appendix 1 – Harwich Old Town Conservation Area Appraisal
Appendix 2 – Manningtree and Mistley Conservation Area Appraisal
Appendix 3 – Frinton and Walton Conservation Area Appraisal
Appendix 4 – Brightlingsea Conservation Area Appraisal
Appendix 5 – Great Bentley Conservation Area Appraisal

BACKGROUND DOCUMENTS

None