

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	01/08/2022
Planning Development Manager authorisation:	AN	01/08/22
Admin checks / despatch completed	SH	01/08/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	01.08.2022

Application: 22/00794/LBC **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr and Mrs Jones

Address: The Abbey Abbey Street Thorpe Le Soken

Development: Proposed repairs to existing pitched roofs and chimney.

1. Town / Parish Council

Thorpe Le Soken Parish Council Not Commented on this application

2. Consultation Responses

Essex County Council Heritage
20.06.2022 The application is for proposed repairs to existing pitched roofs and chimney to Grade II* Listed The Abbey within the Thorpe Le Soken Conservation Area.

There is no objection to the proposed sympathetic repairs to the existing roof and chimney subject to the following conditions:

- Allow for protecting the historic building at all time during building works, providing cover while roof repairs are carried out and the existing roof structure is exposed. Where high level access is required, ensure proposed scaffolding is independent from the existing structure and designed to minimise the impact of temporary works on the historic fabric. Make good after the removal of temporary works;
- Existing roof tiles and pegs to be carefully removed and set aside to be reused wherever possible and preferably to the main elevation and the external slopes. Reclaimed roof tiles to match existing, as proposed, to be preferably fitted to the internal slopes of existing roof;
- Lead works to be carried out according to Rolled Lead Sheet Association standard;

Historic England
21.07.2022 Thank you for your letter of 7 July 2022 regarding the above application for listed building consent for proposed repairs to existing pitched roofs and chimney.

Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

3. Planning History

00/01500/TPO	Reduce 9 Lime Trees on frontage and side boundary by 30% and raise crowns over the road. Prune Oak Tree to the rear of property to remove deadwood, reduce away from property and raise crown.	Approved	05.10.2000
01/00428/FUL	Demolition of existing outbuilding and erection of replacement building together with garages and new vehicular & pedestrian access	Approved	04.07.2002
01/00624/LBC	Demolish existing outbuilding, demolish section of garden wall	Approved	04.07.2002
02/00796/TPO	Lop dead and dangerous branches off of an Oak tree	Approved	07.05.2002
02/01371/TPO	Fell oak tree to ground level and remove stump	Refused	03.09.2002
97/00840/FUL	Construction of two storey domestic dwelling	Refused	09.09.1997
05/00084/LBC	Retention of 'A' frame support structure to roof section and access to roof.	Approved	15.09.2005
10/01444/TPO	G1 - Oak - cut back by 50%. G2 - Cedar - trim to encourage growth. G2 - Yew trees - cut back as too tall.	Approved	10.01.2011
18/00170/TPO	4 No Lime trees - pollard back to previous points. 1 No. Holm Oak - reduce by 40%	Approved	27.02.2018
18/01182/LBC	Painting of timber window frames, doors and plaster plinth from black gloss to dark grey Farrow and Ball Moles Breath No 276 (retrospective).	Approved	02.10.2018
18/01183/LBC	Retrospective application for felt roof to car port.	Approved	02.10.2018
18/01184/LBC	Retrospective application for conservatory.	Approved	02.10.2018

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

PPL9 Listed Buildings

Status of the Local Plan

Planning law requires that decisions on 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 (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to The Abbey, a Grade II* listed building located on the corner of Abbey Street and Landeremere Road, Thorpe-le-Soken. The building is set in large grounds and is mostly well screened from the Landeremere Road by established vegetation along its side and rear boundaries. The grand front elevation addresses the junction. The original property is mid-16C and further extended in C18 and C19. Various alterations undertaken before the listing have resulted in an interesting building with ample character.

The listing description describes the property as follows;

House. Mid-C16, extended in C18 and C19. Timber framed and brick, mainly plastered, roofed with handmade red clay tiles. Main range facing SW, with an internal stack at each end, of 2 storeys and attics, and 2-storey porch of plastered brick to centre front. Complex series of C18 and C19 2-storey rear extensions, the whole forming an approximately square plan. Ground floor, 2 C18 splayed bays of casements, altered in C20, with dentilled cornices. First floor, 2 C18 3-light casements with rectangular leading, altered in C20. 6-panel door with panelled reveals and fanlight, inside 2-storey porch with diagonal buttresses and crenellated parapet. The outer archway has jambs and 4-centred arch chamfered in 2 orders, with a moulded label, and attached shafts with moulded bases and capitals. At each side is a segmental arch chamfered in 2 orders. On the first floor is an original window of 2 round-headed lights with hollow-chamfered jambs and semi-circular arch, the mullion removed, converted to an C18 2-light window with one wrought iron casement and rectangular leading. Truncated diagonal pinnacle. The left stack has 2 diagonal shafts. The right stack has 2 octagonal shafts with a recessed panel at the side. The right return is of plastered brick with a crow-stepped gable. The left return has on the first floor 3 c18 3-light windows each with a wrought iron casement. Modern wrought iron sign with date 1583. Jowled posts, close studding. Underbuilt jetty at front. Richly carved beam, in various foliate patterns; the rear side of the right axial beam is of spiral-leaf pattern with an unusual branched stem throughout. Chamfered joists of horizontal section with step stops. Original carved beams above first floor. In the right first-floor room one jowl is carved to form a cowled head, defaced. Side-purlin roof, only partly visible. RCHM 3. First recorded in 1567 as Borowes; then as Gadlers in 1612, Brickhouse

in 1690, Cage Farm in 1779, probably named The Abbey in 1795 (E.A. Wood, A History of Thorpe-le-Soken to the year 1890, 1975, 152-3).

Proposal

This application seeks listed building consent for repairs to existing pitched roofs and chimney.

Assessment

The only consideration as part of this application is the above mentioned amendments on the character, appearance and historic fabric of the listed building.

Paragraph 199 of the National Planning Policy Framework ("the Framework") states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 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.

A design and access and heritage statement has been submitted in support of the application which provides justification for the works involved and why they would be sympathetic in respect of the character of the Grade II* Listed Building.

Historic England have been consulted on this application and have stated that they do not wish to comment on this application.

The Council's Historic Environment officer has been consulted on this application and have stated that this application is for proposed repairs to existing pitched roofs and chimney to Grade II* Listed The Abbey within the Thorpe Le Soken Conservation Area.

There is no objection to the proposed sympathetic repairs to the existing roof and chimney subject to conditions relating to the roof repair, roof tiles and pegs carefully removed and reused where possible and lead works to be carried out according to Rolled Lead Sheet Association standards.

It is therefore considered that the proposed works will not cause any harm to the historic fabric or character of the Listed Building, and the proposal is therefore acceptable against this criteria.

Other Considerations

Thorpe Le Soken Parish Council have not commented on this application.

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 and documents:

- Drawing No. 02
- Site Photographs - Scanned 04 May 2022
- Design and Access Statement - Scanned 04 May 2022

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

- 3 During construction, at all times the historic building shall be protected, providing cover while roof repairs are carried out and the existing roof structure is repaired. Where high level access is required, scaffolding should be independent from the existing structure and designed to minimise the impact of temporary works on the historic fabric.

Reason - To protect the fabric of the Grade II* Listed Building

- 4 The existing roof tiles and pegs shall be carefully removed and reused wherever possible to the main elevation and the external roof slopes. Reclaimed roof tiles to match existing shall be fitted to the internal slopes of the existing roof.

Reason - To protect the fabric of the

8. Informatives

Positive and Proactive Statement

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.

Heritage

The lead works are to be carried out in accordance with Rolled Lead Sheet Association Standards.

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?	YES	NO

If so, please specify:

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