

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	26 th July 2022
Planning Development Manager authorisation:	AN	26/07/22
Admin checks / despatch completed	SH	27.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	27.07.2022

Application: 22/00833/VOC **Town / Parish:** Frinton & Walton Town Council

Applicant: Mrs Sandra Oxley

Address: Regency House 45 The Parade Walton On The Naze

Development: Variation of condition 2 (Approved plans barrier spec) of application 20/01394/FUL to replace the current Blue Gate Barrier from the original application with Demountable Aluminium Slimline Flood Barrier to the ingress point at the back of the property to the basement flat.

1. Town / Parish Council

Frinton & Walton Town
Council
18.07.2022

Recommend approval

2. Consultation Responses

Essex County Council
Heritage
30.06.2022

The application is for variation of condition 2 (Approved plans barrier spec) of application 20/01394/FUL to replace the current Blue Gate Barrier from the original application with Demountable Aluminium Slimline Flood Barrier to the ingress point at the back of the property to the basement flat.

The proposal site is Grade II Listed Regency House, listed as Gun Fleet, within the Frinton and Walton Conservation Area.

There is no objection to this application.

Environment Agency

No comments received.

3. Planning History

00/01469/LBC	Put toilets in bedrooms (8) W.C. Tile	Withdrawn	22.01.2001
00/01480/LBC	To remove ground floor lounge wall. To move bar from dining room into the lounge.	Withdrawn	22.09.2000
00/01616/LBC	Alterations to ground floor combining lounge with bedroom to create larger lounge	Approved	26.10.2000
92/01304/LBC	(Gunfleet Hotel, 45 The Parade, Walton on the Naze) Underpinning,	Approved	05.01.1993

	internal alteration and upgrading for Fire Regulations		
96/00291/LBC	(Regency Hotel, 45 The Parade, Walton on the Naze) To paint front and rear elevations with Snowcem Brilliant White Paint	Approved	07.05.1996
96/00618/FUL	Change of use of lower ground floor to self-contained flat. Removal of WC and installation of a shower	Approved	09.07.1996
97/00696/LBC	Installation of en suite shower rooms - alteration/repair to fire damaged stairs	Approved	08.07.1997
04/00951/LBC	Fitment of seven up/down lighting units on front elevation	Approved	29.06.2004
11/60085/HOUENQ	Exterior flue to wood burner in dining room and pitched roof with velux windows to replace existing flat roof on kitchen		07.03.2011
14/30166/PREAPP	To paint window ledges black.		15.04.2014
20/01394/FUL	Insertion of temporary flood barriers to the rear access door and associated remedial works to level the existing door reveals and step.	Approved	20.04.2021
20/01395/LBC	Insertion of temporary flood barriers to the rear access door and associated remedial works to level the existing door reveals and step.	Approved	20.04.2021
22/00833/VOC	Variation of condition 2 (Approved plans barrier spec) of application 20/01394/FUL to replace the current Blue Gate Barrier from the original application with Demountable Aluminium Slimline Flood Barrier to the ingress point at the back of the property to the basement flat.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP3 Spatial Strategy for North Essex

SP7 Place Shaping Principles

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

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

PPL1 Development and Flood Risk

PPL8 Conservation Areas

PPL9 Listed Buildings

Local Planning Guidance

Conservation Area Character Appraisals

Essex Design Guide

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

Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge, nearby residents and a Parish or Town Council where there is one.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

Overview

The property is a Grade II listed brick and stuccoed three storey dwelling which dates to around 1860, the site is located within the Settlement Boundary of Walton on the Naze. The works comprise a removable floodgate barrier (in blue) to the rear entrance door of the basement flat. Although this is a fully removable barrier levelling of the concrete step and the door reveals is required. The proposed scheme is almost identical to the approved scheme 20/01394/FUL; the primary difference between the two applications is the design of the barrier.

As approved, the one solid barrier was found to be quite a substantial weight to lift (circa 14kg), the application proposes a different type of barrier where two separate boards (circa 5kg each) slot in to the posts.

The works required remain minimal and have no greater impact on either the host building or wider streetscene in general to the previously approved scheme.

Not only are the proposed works to the rear of the property, but the rear entrance door is below ground level and, for this reason, the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Conservation Area

Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The character of an area is made up not only by individual buildings but also their relationship to each other and the sense of place that they create. The setting of a building is therefore a material consideration when assessing the suitability of development proposals in Conservation Areas.

The proposed works are to the rear of the property and are similar enough to the approved scheme that the proposal would still have a neutral impact on the character and appearance of Walton Conservation Area.

Listed Building

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Listing is described as:

FRINTON AND WALTON THE PARADE, TM 22 SE WALTON-ON-THE-NAZE 4/98 No. 4 5 (Gun Fleet) 30.7.75 GV II House. Circa 1860. Brick built and stuccoed. 3 storeys and basement. Cornice, heavy brackets, band under. 6 narrow round headed windows to second floor. Right and left 2 storey angled 3 round headed light bays with moulded cornices, brackets supporting projecting cills, twisted iron cill railings and ornate vase with handle balusters. Pargetted spandrels and moulded surrounds to windows. 2 central tall round headed windows to first floor, all vertically sliding sashes. Central 6 panelled door with round headed fanlight, moulded surround, pargetted spandrels, frieze, moulded flat canopy. Step approach with stucco panels to low side walls. Basement window to right.

The Historic Environment team are unopposed to the scheme.

Representations

Frinton & Walton Town Council recommend approval for the application and the Local Planning Authority agree with this recommendation.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from 20.04.2021 (being 20th April 2024).

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 plans:- LFS STAINLESS STEEL SLIMLINE SIDE POSTS DETAILS, PRODUCT INFORMATION, REGENCY HOUSE DETAILS, LFS DEMOUNTABLE FLOOD BARRIER SPECIFICATION SHEET (received 10th May 2022).

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

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.