

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	26/07/2022
Planning Development Manager authorisation:	AN	26/07/22
Admin checks / despatch completed	SH	26.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	26.07.2022

Application: 22/00896/LBC **Town / Parish:** Weeley Parish Council

Applicant: Mr Geoffrey Looser

Address: 8 The Street Weeley Clacton On Sea

Development: Proposed internal secondary glazing to single glazed first floor windows.

1. Town / Parish Council

Weeley Parish Council
19.07.2022

Weeley PC considered this application at its meeting on 18 July 2022. The Parish Council concluded that it has no comment or objection to make.

2. Consultation Responses

Essex County Council
Heritage
11.07.2022

The application is for proposed internal secondary glazing to single glazed first floor windows.

The proposal site is Grade II Listed The Elms.

There is no objection to this application.

3. Planning History

05/02148/LBC	Demolish chimney to kitchen and remove external wooden shutters to front elevation	Approved	14.02.2006
06/00299/LBC	Internal alterations to first & ground floor to improve internal layout, replace defective metal windows, french doors & provide 2 new windows.	Approved	18.04.2006
21/01726/LBC	Proposed work to provide EV Charging Point.	Approved	20.12.2021

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

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 site is 8 The Street, Weeley, a two storey detached dwelling located within the settlement boundary of Weeley.

The Listing Description is as follows:

House. C18/C19. Painted brick. Hipped red tiled roof. Right and left red brick chimney stacks. 2 storeys. Dentilled eaves cornice. 5 window range of small paned vertically sliding sashes, segmental arches. Central 4 panelled 2 light door, reveal panels, fluted pilasters and columns with capitals and bases, triglyphs and guttae to frieze, flat canopy.

Proposal

This application seeks listed building consent for internal secondary glazing to single glazed first floor windows.

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.

The Council's Historic Environment officer has been consulted on this application and has stated that there are no objections to the proposal.

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

Weeley Parish Council have concluded that it has no comment or objection to make.

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:

- FIRST FLOOR PLAN INDICATING WINDOWS - Scanned 10 June 2022
- SERIES 20 VERTICAL SLIDING - Scanned 24 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.