

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	7 th April 2022
Planning Development Manager authorisation:	JJ	07/04/2022
Admin checks / despatch completed	DB	07.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	07.04.2022

Application: 22/00263/LBC **Town / Parish:** Mistley Parish Council

Applicant: Mr and Mrs Arnold

Address: Park Manse 24 New Road Mistley

Development: Proposed alterations and extension to house. Erection of garden building.

1. Town / Parish Council

No comments received

2. Consultation Responses

Essex County Council The application is for proposed alterations and extension to house.
Heritage Erection of garden building.
25.03.2022

The heritage assets for consideration include the listed building (Grade II, List Entry ID: 1261078), and the Site is located in the Manningtree Conservation Area.

There is no objection to this application which would aesthetically improve the rear elevation where there has been previous poor-quality extension.

3. Planning History

TPC/93/52	Eucalyptus	Current	23.12.1993
01/00789/TCA	Reduce height by 30% Eucalyptus tree at bottom left hand corner of garden; reduce height by 30% of tree of heaven to left hand side of garden and remove self-seeded oak saplings from front garden area	Approved	25.06.2001
93/00236/LBC	Proposed new vehicular accessway and car parking area. Precast concrete	Approved	21.04.1993
93/00237/FUL	Proposed new vehicular access way and car parking area	Approved	21.04.1993
10/00376/FUL	Two storey and single storey rear extensions and internal alterations to existing rear extension and	Withdrawn	07.07.2010

	raising and replacing of existing store roof.		
10/00377/LBC	Two storey and single storey rear extensions and internal alterations to existing rear extension and raising and replacing of existing store roof.	Withdrawn	07.07.2010
10/00488/TCA	1 No. Eucalyptus - crown thinning as done in 2001	Approved	24.05.2010
12/01167/TCA	1 No. Spruce - fell	Approved	13.11.2012
22/00262/FULHH	Proposed alterations and extension to house. Erection of garden building.	Current	
22/00263/LBC	Proposed alterations and extension to house. Erection of garden building.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

SP1 Presumption in Favour of Sustainable Development

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

Site Description

Park Manse (Park Villa when originally built) was constructed for the Reverend Thomas Pinchback and his wife Sarah. The house was constructed on parkland formerly associated with the Rigby family estate of Mistley Hall, which was broken up into lots and sold off in 1844.

Park Manse is an early Victorian Regency style villa, lying in a prominent position at the junction of New Road and The Park, Mistley. The property is Grade II Listed, having been included in the National Heritage List in 1987, and lies within the Manningtree and Mistley Conservation Area, being included within the 1981 extension. Other Listed Assets lie in close proximity to Park Manse, including the Grade II Dorset House to the North of The Park, and the Grade II The Hollies just to the South.

The property displays a symmetrical facade to New Road, featuring soft red facing brickwork laid in Flemish bond, with plaster detailing around the sliding sash windows and spoked fanlight adorned front door. A hipped slate roof is flanked with a brickwork chimney to each end. The West (side) elevation, and South (rear) elevation, present white painted brickwork, whilst the East elevation is clad with painted pebbledash render. An asbestos roofed single storey lean to forms an external store, spanning between the East wall and the boundary wall to The Park, and a low, simple, single storey brick and slate range extends out to the South West of the main house. A first floor protrusion to the South elevation is supported on brickwork piers. There is a mixture of original multi-pane sliding sash windows and later replacements. The brickwork bonding, texture and pointing evidence various phases of alteration to the rear of the house. A brickwork boundary wall, predominantly laid in Monk bond, with sections of more contemporary stretcher bond, runs along the entire Southwestern boundary with The Park.

Description of Proposal

There are principally four main elements to the application:-

Alterations to lean to structure to East of house

It is proposed to open up between the kitchen and the outside store, utilising an existing recess/infilled opening. Along with the formation of the opening, the outside wall will be increased in height slightly, and the terminating pier rebuilt. The wall will then be insulated internally. The roof will be raised up at the eaves, insulated, and finished externally with natural slate.

Single storey extension to South of house

A highly glazed extension is proposed; it will clearly be a modern addition, ensuring the evolution of the building can be appreciated. The proposed materials are sympathetic to the external finishes of the existing house, whilst the low eaves and shallow roof demonstrate the subservience of this modern enlargement. A later door and window will be removed, along with previously reconfigured brickwork, to gain access to the extension. A structural beam will be installed over the new opening. An infilled window opening will also be reopened alongside, with original brickwork retained at low level.

Alterations to South West single storey range

Likely originally externally accessed outbuildings and privy, the range is now internally accessed and continuous with the rooms of the main house. It is proposed to insert a studwork partition to subdivide the space, infill an opening in the existing internal wall (a likely former external wall, evidenced by a vertical joint in the external brickwork) and modify two previously altered external openings, with new painted timber joinery to be installed. The existing boarded door will be relocated to the Store at the end of this range. The garden facing plastered external wall will also be insulated internally.

Erection of garden building

A modest garden building is planned for the South East corner of the site. This will present as a simple potting-shed style structure, with a simple material palette of painted weatherboarding to the walls, a natural slate roof, with timber joinery. To create the required space but minimise the height of this building, the roof is asymmetrical and falls away to a low eaves at the rear. The ground levels are rising up towards this part of the garden, so a new hedge is proposed to help screen views of this building from wider aspects.

Assessment

The main planning considerations are:

- Listed Building

Listed Building

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

Development affecting the setting of a Listed Building can have as dramatic, and if not properly controlled, as severe an impact as unacceptable alterations to the building itself. The setting of a Listed Building is a material planning consideration when considering planning applications. Adopted Policy PPL9 states that proposals for development that would adversely affect the setting of a Listed Building, including group value and long distance views will not be permitted, emerging Policy reflects these considerations.

Paragraph 197 of the NPPF requires the Local Planning Authority, when determining applications for development, to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF requires that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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:

House. Mid C19. Red brick. Hipped grey slate roof. 2 chimney stacks to right and left hips. 2 storeys. Central band. 3 window range of small paned vertically sliding sashes, plastered gauged arches with keystones. Central door with top light. Round headed fanlight with glazing bars. Plastered round headed surround with impost and keystone.

The Heritage Officer comments that there is no objection to this application which would aesthetically improve the rear elevation where there has been previous poor-quality extension.

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: 2521 - 04 B, 2521 - 05 B and 2521 - 06A; received 9th February 2022.

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

- 3 No works shall take place on the site in pursuance of this permission until the following details have been submitted to and agreed in writing with the local planning authority:

- (a) details and samples of external materials (e.g. bricks/roof materials) including manufacturer, product name and colour;
(b) details of brick bond and mortar;

The development shall be carried out in accordance with the detail as approved.

Reason - To enable the local planning authority to ensure the satisfactory appearance of the development, the protection of the historic or architectural importance of the building and the preservation of the character and appearance of the Conservation Area.

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.

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO