

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/10/2022
Planning Development Manager authorisation:	SCE	05.10.2022
Admin checks / despatch completed	ER	05/10/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	05.10.2022

**Application:** 22/01163/LBC **Town / Parish:** Manningtree Town Council

**Applicant:** Mr Stephen Watchorn

**Address:** 31 South Street Manningtree Essex

**Development:** Proposed repairs to garden wall.

### 1. Town / Parish Council

No comments received.

### 2. Consultation Responses

Essex County Council  
Heritage  
06.09.2022

The application is for proposed repairs to garden wall.

The proposal site is Grade II listed Creffield House, within the Manningtree and Mistley Conservation Area. Proposed repairs would involve the rear garden wall and the junction at the boundary with Grade II Listed Mason's Lodge.

There is no objection to this application.

### 3. Planning History

91/00702/LBC	Conservatory	Approved	06.08.1991
94/00316/LBC	Widening of access to provide parking area in extended garden curtilage (including demolition and relocation of boundary wall)	Refused	22.06.1994
94/00317/FUL	(31 and 33 South Street, Manningtree) Widening of access to provide parking area in extended garden curtilage (including demolition and relocation of boundary wall)	Refused	22.06.1994
99/00383/FUL	Replacement of existing roof covering to conservatory (polypropylene) with new roof (grey slate)		15.09.2006
99/00384/LBC	Replacement of existing roof covering to conservatory (polypropylene) with new roof (slate grey)	Approved	02.08.1999

14/00434/TCA	1 No. Gleditsia - crown reduce by 30%	Approved	07.05.2014
18/01674/TCA	1 No. Cotoneaster - reduce by 1.5m and thin, 1 No. Gelditsia - reduce to previous cutting points	Approved	29.10.2018
19/30046/PREAPP	Minor like for like repairs to four existing sash windows & like for like replacement of lower box assembly & sill of one single glazed six pane sash window.		14.06.2019
20/00571/FUL	Minor like for like repairs to four existing sash windows and like for like replacement of lower box assembly and sill of one single glazed six pane sash window.	Approved	
20/00572/LBC	Minor like for like repairs to four existing sash windows and like for like replacement of lower box assembly and sill of one single glazed six pane sash window.	Approved	27.08.2020
20/01312/TCA	1 Gleditsia - Re reduce back to previous cut point, same to be carried out in the Autumn/Winter every 3 years.	Approved	02.11.2020
22/00981/TCA	1 No. Gleditsia - fell and remove roots.	Approved	01.07.2022
22/01163/LBC	Proposed repairs to garden wall.	Current	

#### **4. Relevant Policies / Government Guidance**

National:

National Planning Policy Framework July 2021 (NPPF)

National Planning Practice Guidance (NPPG)

Local:

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

SP7 Place Shaping Principles

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

SPL3 Sustainable Design

PPL8 Conservation Areas

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**

### Proposal

The application seeks listed building consent for repairs to the garden wall of Creffield House, 51 South Street in Manningtree following the consented removal of the Gleditsia tree under reference 22/00981/TCA and a smaller tree which does not require consent to remove. Creffield House is a grade 2 listed building in the centre of Manningtree which also lies within the conservation area, within the boundary of the historic town and within the settlement development boundary of Lawford and Manningtree.

### Heritage Assessment

The listing description is brief and mainly describes the architectural features of the main house that are unmistakable when viewed from the outside. The rear garden wall is considered to be curtilage listed as part of the boundary of the listed building therefore it is wholly important to ensure that the character of the listed building is preserved.

Paragraph 189 of the National Planning Policy Framework identifies that heritage 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.

Policy PPL9 of the Tendring District Local Plan 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'.

The proposed repairs are detailed in the engineers report and schedule of works provided by Ed Morton from The Morton Partnership. Ed Morton is an Engineer accredited in Conservation (CARE). The report provides relevant justification for the proposed works highlighting the importance of the restoration to the heritage asset.

Heritage advice was sought from Place Services at Essex County Council and they confirmed that they do not object to the proposal.

The repair of the garden wall at Creffield House would not adversely impact upon the historic fabric of the listed building but will conserve the building for its future use and enjoyment. It is considered that the proposal will not significantly harm the listed building.

## **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 particulars:

Block Plan

Engineers Report and schedule of repair works dated 2nd July 2022

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

**8. Informatives**

n/a

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO