

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	ER	16/11/2022
Planning Manager / Team Leader authorisation:	ML	21/11/2022
Planning Technician final checks and despatch:	CC	21.11.2022

Application: 22/01473/LBC **Town / Parish:** Manningtree Town Council

Applicant: Miss Penelope Hughes-Stanton - North House Gallery

Address: North House The Walls Mistley

Development: Proposed removal of chimney stack on east side of building down to ridge and reinstating like for like red brick with reinstatement of internal degraded feather courses.

1. Town / Parish Council

Mistley Parish Council No Objections

2. Consultation Responses

Essex County Council The application is for proposed removal of chimney stack on east side of building down to ridge and reinstating like for like red brick with reinstatement of internal degraded feather courses.
Heritage
09.11.2022

The proposal site is Grade II Listed North House within the Manningtree and Mistley Conservation Area.

There is no objection to this application providing this is implemented in accordance with the supporting Design and access statement and Heritage Statement (including method statement and specification of the materials), and proposed drawings.

3. Planning History

01/00386/FUL	Change of use - two rooms downstairs. Occasional use as art gallery	Approved	24.04.2001
98/00273/LBC	Removal of dormer window and reinstatement of roof slope	Approved	28.04.1998
03/00598/FUL	Renewal of consent 01/00386/FUL to use two rooms for occasional use as art gallery.	Approved	08.05.2003
13/00878/TCA	Cherry - reduce by 30%. Fig - tidy by 30%. Portuguese Laurel - pollard at 3m. Hollies and Pittosporum (south side) reduce by 50%. Single Holly (north side and south side) reduce by 30%.	Approved	03.09.2013
18/00629/TCA	1 No. Bay Tree - Reduce to shed height	Approved	14.05.2018
19/01064/TCA	1 No. Portuguese Laurel - reduce to 3.5 m, 1 No. Wild Cherry - reduce by one third, multiple Hollies -	Approved	16.08.2019

reshape, 1 No. Alder Blackthorn -
remove, and 1 No. Fig - prune.

22/01473/LBC

Proposed removal of chimney
stack on east side of building down
to ridge and reinstating like for like
red brick with reinstatement of
internal degraded feather courses.

Current

4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (NPPF)

National Planning Practice Guidance (NPPG)

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)

Application Site

The proposal site is Grade II Listed North House within the Manningtree and Mistley Conservation Area.

Proposal

This application seeks Listed Building Consent for the proposed removal of chimney stack on east side of building down to ridge and reinstating like for like red brick with reinstatement of internal degraded feather courses.

Assessment

Heritage Impact

The existing chimney is visible within the streetscene and a noticeable feature when viewing the house.

The proposal will result in a like for like change to the chimney of the existing house and will be finished in materials which match those on the existing dwelling.

The proposed change is suitable in relation to the existing house and local area and would not result in a significant harmful impact to the historic fabric of the host dwelling.

The ECC Heritage team have been consulted as part of the application and have provided "no objection."

Conclusion

In the absence of harm resulting from the proposed development the application for Listed Building Consent is recommended for approval.

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;

Proposed East Elevations (Received 3rd October 2022)
Proposed Front Elevations (Received 3rd October 2022)
Proposed South Elevations (Received 3rd October 2022)
Proposed West Elevations (Received 3rd October 2022)
Design and Access Statement (Received 3rd October 2022)
Heritage Statement (Received 3rd October 2022)

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

8. Informatives

Not applicable