DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	ER	04/01/2023
Planning Manager / Team Leader authorisation:	ML	04/01/2023
Planning Technician final checks and despatch:	ER	05/01/2023

Town / Parish: Tendring Parish Council Application: 22/01703/LBC

Applicant: Mr Nick Irven

Address: **Brockets Hall Stones Green Road Tendring**

Development: Proposed installation of EV charging point on exterior wall of stable block,

within the lean-to car port.

1. Town / Parish Council

Tendring Parish Council No comments received

2. Consultation Responses

Essex County Council

Heritage 23.12.2022 The application is for proposed installation of EV charging point on

exterior wall of stable block, with the lean-to car port.

There is no objection to this application.

3. Planning History

17/00814/COUNO

19/01356/FUL

04/01487/OHL Proposed 11kv overhead line Determinati 30.12.2004

> modifications on

Determinati 10.07.2017

14.11.2019

on

barn to dwelling house.

Change of use from agricultural

Removing of 1970 entrance porch

and reinstatement of a small entrance canopy, replacement of homemade entrance door and back door with hardwood units, removing of the external cement render and reinstatement of a lime render product, internal alteration to the second floor bedroom with the removal and insertion of a new internal partition forming a new bathroom, insertion of a skylight to the back elevation of the property.

19/01357/LBC Removing of 1970 entrance porch Approved 07.02.2020

> and reinstatement of a small entrance canopy, replacement of homemade entrance door and back door with hardwood units, removing of the external cement render and reinstatement of a lime render product, internal alteration to the second floor bedroom with

the removal and insertion of a new internal partition forming a new bathroom and the insertion of 2 custom made rooflight windows to the rear roofslope.

20/00270/COUNO T	Proposed conversion of agricultural buildings into two dwellings.	Determinati on	16.04.2020
20/00467/LBC	Replacement of the existing windows with new hardwood timber units.	Approved	21.10.2020
20/01156/FUL	Replacement of 2no. agricultural buildings with a three bed dwelling (in lieu of prior approval for 2no. dwellings subject of application 20/00270/COUNOT).	Approved	06.12.2021
21/00176/LBC	Proposed reinstatement of single flue brick chimney stack (existing chimney flue is intact below the roof tiles).	Approved	25.05.2021
22/00331/DISCON	Discharge of conditions 9, (Vehicular turning area) 12 (Historic building record) and 14 (Biodiversity enhancement layout) of application 20/01156/FUL.	Approved	04.05.2022
22/01703/LBC	Proposed installation of EV charging point on exterior wall of	Current	

4. Relevant Policies / Government Guidance

port.

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

stable block, with the lean-to car

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)

Proposal

This application seeks Listed Building Consent for the installation of EV charging point on exterior wall of stable block, with the lean-to car port.

The site itself comprises of a Grade II listed building with associated outbuildings which are all set back from the main highway and accessed via a long driveway.

Assessment

The proposal will be fitted to the side wall of the existing modern stable block and within the existing car port allowing it to be in the most appropriate place to serve the applicant vehicles.

The building is well set back from Tendring Green Road which will reduce any views of the proposal from Tendring Green Road. As a result of the set-back of the building, together with the small scale nature of the proposal, it is considered that the introduction of such a feature would not adversely impact to the overall setting or character of the listed building.

The Essex County Council Heritage Team have also been consulted on the above works and have confirmed that they do not wish to object to the scheme.

The proposal would therefore enhance the sustainable credentials of the property whilst not diminishing its historic character or appearance.

Other Considerations

Tendring Parish Council have not objected.

There have been no letters of representation received.

Conclusion

The proposal is therefore considered in accordance with local and national policy and in the absence of material harm resulting from the proposed development this application is recommended for approval.

6. Recommendation

Approval - Listed Building Consent

7. Conditions

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.

The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Brocketts Hall Site Plan - TQRQM21052091315541 P01 - Proposed Elevations and Floor Plans Design and Access Statement

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

8. <u>Informatives</u>

Not applicable