



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/COUNOT	Proposed conversion of agricultural buildings into two dwellings.	Determination	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 stable block, with the lean-to car port.	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)**

##### 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**

- 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 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. Informatives**

Not applicable