

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	17/05/2023
Planning Manager / Team Leader authorisation:	SCE	22.05.2023
Planning Technician final checks and despatch:	CC	23.05.2023

Application: 22/01902/LBC **Town / Parish:** Little Clacton Parish Council
Applicant: Mr Jeb Erswell
Address: Reedlands Cottage Holland Road Little Clacton
Development: Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.

1. Town / Parish Council

Little Clacton Parish Council No objections

2. Consultation Responses

Essex County Council Heritage
10.05.2023 The application is for proposed conversion and alteration of existing garage/store to form annex.

Alteration and extension to conservatory located to the rear of existing property.

The proposal site is grade II Listed Reedlands Farmhouse, List Entry Number: 1165880

Dated 1746 of possibly earlier origin. Timber framed and rough rendered. Red plain tiled roofs. 2 red brick chimney stacks. 2 storey main range, one storey and attics forward left wing, this with upper 3 light and lower 2 light casements to gable and 2 small 2 light casements to right return. Main range 2 window range of 3 light casements with transoms. Vertically boarded door with top light, central to windows, moulded surround flat canopy. Oval plaque over gives a date of 1746.

Please note I have commented separately on the associated planning application (22/01903/FULHH) which has considered the design of the new garden room.

I support this application with exception of one item. I do not support the new attic window. This is not architecturally appropriate to the building and the impact on the internal frame is not understood, I recommend this is removed from the application.

Should the above revision be made I would support this application, I otherwise recommend it is refused under paragraph 202 of the NPPF due to the harm to architectural and possible archaeological interest. In this instance the application would also not be compliant with paragraph 194 of the NPPF

The footprint of the proposed extension is excessive and will cause some low-level harm. However, the benefit of removing the existing

conservatory and replacing the finish on the listed building outweighs the harm in this instance. It is therefore fundamental that the benefits of this application are realised.

The demolition of the existing garage and proposed garden room is considered acceptable subject to revision of one item which is noted in my letter on planning application (22/01903/FULHH).

The removal of the render and weatherboard finish is a significant piece of work, however little information has been provided in this application. As such there are a number of pre-commencement conditions which I recommend are attached to a consent pertaining to:

- A method statement for investigations to elevations to confirm the finish behind the render in all areas.
- Based on investigations, a schedule of works for addressing the external finish of the building. The schedule of works will need to detail the finishes to each elevation and should clarify if existing weatherboarding can be retained or new weatherboarding is required.
- The schedule of works should confirm if repairs are required to the timber frame, what these would include and how they would be achieved.
- An updated elevation drawing based on the investigations. This will confirm if all finishes were weatherboard or alternative such as lime render etc.
- A method statement for the removal of render and replacement/repaired finish.

I recommend further conditions are attached pertaining to the following:

- Construction of the extension should not commence until the upgrades of the external finish of the building has been completed. Whilst the garden room could be progressed with planning permission, the extension should not be progressed until the relevant LBC conditions are discharged. This is relevant because the external finish of the listed building will need to be altered prior to extension and the acceptability of the large footprint extension is based on the wider benefits of the scheme which need to be realised.
- Detailed elevation of removal of fabric in kitchen for entrance as no elevation has been supplied in the application
- Detailed drawing showing junction of new extension and existing building, particularly the roof.
- Material samples or details should be supplied for all new external materials;
- Details of any new services.
- Detailed drawings of all new windows and doors which are presumed to be timber; and
- Details of rainwater goods.

Essex County Council
Heritage
10.01.2023

The application is for proposed conversion and alteration to present garage/store to form annex. Alteration and extension to conservatory rear of existing property.

The proposal site is grade II Listed Reedlands Farmhouse, List Entry Number: 1165880

Dated 1746 of possibly earlier origin. Timber framed and rough rendered. Red plain tiled roofs. 2 red brick chimney stacks. 2 storey main range, one storey and attics forward left wing, this with upper 3 light and lower 2 light casements to gable and 2 small 2 light casements to right return. Main range 2 window range of 3 light casements with transoms. Vertically boarded door with top light, central to windows, moulded surround flat canopy. Oval plaque over gives a date of 1746.

The current proposal follows from a previous pre-application process. A site visit has been carried out to discuss the potential for rebuilding and extending the existing garage to provide an ancillary accommodation and for replacing the existing conservatory with a more sympathetic extension. The previous scheme has now been revised following our advice, there are however few items which require further revision.

Annex

The proposed residential annex has been designed according to our advice on site and is overall considered acceptable in scale and design subject to submission of schedule of external materials and details of proposed windows and doors.

Proposed conservatory

As advised on site and clarified with further communications, the conservatory is a recent addition of no significance, therefore there would be no objection to its demolition and replacement with a more sympathetic conservatory or rear extension. However, due to the close proximity to the proposed ancillary building, extending the footprint of the rear extension over the kitchen would result into an overdevelopment of this site and would detract from the significance of Reedlands Farmhouse as designated heritage asset. With the extended garage, the proposed rear extension should not extend over the kitchen as well. I suggest the applicants update the proposed rear and side elevations to show the outbuilding as well. This would be beneficial in order to understand the relationship between the two structures.

The proposed rear extension is not subservient in scale and design to the original building. The proposed footprint, which currently extends 4m from the rear elevation, is larger than the original building and should be considerably reduced. As previously stated, there is the potential to re-build the rear extension on a larger footprint, however this should be designed in a more holistic way and retaining the existing hierarchy between the main building and its additions. The proposed gable also adds up to the overall visual mass of the new extension. A lean-to structure, where possible, would be more appropriate in this location.

In addition, any proposed work to enlarge the existing kitchen window to create a door, shall be supported by investigations (which were previously agreed) and report showing that the proposed works would not affect any historic fabric.

As noted at pre-app stage, windows replacement and sympathetic like for like repairs, which would help preserving the special interest of the building, would also require listed building consent. This should be supported by window specialist report, details of

proposed replacement windows to match the existing, detailed schedule of repairs and, if required, structural engineer report (we advise a CARE engineer is involved).

It is also noted that, at this stage, the applicant did not submit a heritage assessment providing sufficient information regarding the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance, a requirement set out in Paragraph 194 of the NPPF.

With the current rear extension, the proposals fail to preserve the special interest of the listed building, contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the National Planning Policy Framework (2021), the level of harm to Reedlands Cottage as a designated heritage assets is considered to be 'less than substantial'. As such the local planning authority should weigh this harm against any public benefits of the proposal including, where appropriate, securing its optimum viable use as per Paragraph 202.

I advise the proposed extension is revised and we are reconsulted.

3. Planning History

22/01902/LBC	Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.	Current
22/01903/FULHH	Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.	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)
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 application site comprises of a two storey detached building currently finished in render. The site is located outside of the development boundary of Clacton however is Grade II listed.

Proposal

This application seeks Listed Building Consent for demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house. The scheme has been significantly amended in line with recommendations from ECC Heritage.

Assesment

Design and Appearance

The existing house is currently finished in a light cream render however upon completing further investigations the agent/ applicant has discovered the presence of weatherboarding on the house. The plans and proposals show that part of the proposal will involve the change in appearance of the host dwelling from render to a softwood weatherboarding. This will be a noticeable change to the existing house however given its absence from any nearby residential properties no real precedent has been set for the area in terms of materials and therefore the use of such would not break any character here. There is a farm nearby with a number of timber buildings. A condition will be imposed upon the planning permission and listed building consent to ensure that further details of the proposed materials are submitted and approved accordingly.

The proposed demolition of the garage and its rebuild to form an annex will be noticeable within the streetscene due to the open space between the host dwelling and its side boundary. The new building will be suitably set back from the front boundary and from the front wall of the main house and only 4m in height thereby preventing it from appearing as a prominent or harmful feature within the streetscene.

The existing garage at the site is currently in disrepair and the replacement is considered a welcome change to the site which will improve its visual amenity. The proposed annex will be finished in black boarding which will be similar to that of the existing garage and a fairly typical material inline with its countryside setting. The annex will be used as additional accommodation for family members which is considered acceptable in this instance however should it be used as a separately self-contained dwelling then separate planning permission should be sought.

The proposed alterations and enlargements to the conservatory will be to the rear of the house with much of them being screened from public view by the host dwelling and new annex. Whilst to the rear there will be some views of this element achieved from Holland Road however given its set back from the front boundary and their small scale nature it is considered this enlargement would not result in a significantly harmful impact to the appearance/ character of the host dwelling or the streetscene. The proposal will be finished in natural weatherboarding to be consistent with other alterations to the property allowing the elements to appear cohesively with one another.

The site is of a suitable size to accommodate the proposal and still retain a sufficient private amenity space.

The site is located outside of the development boundary however is of a suitable design and scale which would not diminish the character/ appearance of the countryside.

ECC Heritage Response

The ECC Heritage team have provided the below feedback on each element of the proposal.

"I support this application with exception of one item. I do not support the new attic window. This is not architecturally appropriate to the building and the impact on the internal frame is not understood, I recommend this is removed from the application."

Officer response - This change has been made and amended plans have been received.

"The footprint of the proposed extension is excessive and will cause some low-level harm. However, the benefit of removing the existing conservatory and replacing the finish on the listed building outweighs the harm in this instance."

Officer response -Whilst there will be some impact to the listed building the conservatory addition will not diminish its character and appearance due to its rearward location. The impact in this regard is therefore not so significant to refuse planning permission upon or Listed Building Consent.

"The demolition of the existing garage and proposed garden room is considered acceptable with exception of one item- for a more traditional appearance in the setting of the listed building, I recommend the glazed gable is replaced with weatherboard leaving only the four large lights below. This will make the building appear more subtle in the setting of the listed building."

Officer Response - The new annex will be sited away from the main house and set back on its plot replacing the existing outbuilding which has fallen into disrepair. The replacement is considered to be appropriate to the site and would not detract from the character of the listed building. The suggested change to the design has been reflected within the amended plans received.

"The removal of the render and weatherboard finish is a significant piece of work; however little information has been provided in this application."

Officer response - The ECC Heritage Team have requested further information by way of planning conditions to ensure materials are appropriate and respectful to the historic fabric of the existing house. This element will be a noticeable change to the existing external finish of the host dwelling however it is currently unclear the original materials used on the host dwelling and further investigations on this are necessary.

Conditions

The ECC Heritage team have requested a number of conditions be imposed upon the Listed Building Consent which include further investigations to the materials which are existing and proposed and methods statements on how the new materials will be applied. They have also requested conditions to be imposed upon both applications to involve further information of services, materials, windows and door and rainwater goods.

As it is unclear if weatherboarding or render is actually the original material used in the external finish of the host dwelling they have confirmed that a condition should be imposed upon the planning permission and listed building consent to ensure works on the extension are not commenced until the conditions imposed on the listed building consent relating to further investigations on the materials have been fully discharged.

Commented [SCE1]: Not relevant to a LBC all that is being considered is the impact on the LB.

Other Considerations

Little Clacton Parish Council has no objections.
There have been no letters of representation received.

Conclusion

The proposal will result in a change of appearance to the host dwelling with many of the new enlargements being to the rear. These changes have been assessed with national and local policy and discussions with ECC Heritage in regards to their impact to the Listed Building. Whilst there will be an impact this has been assessed in the above report and are considered appropriate and therefore this application is recommended for approval.

6. Recommendation

Approval - Listed Building Consent

7. Conditions

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with 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 Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below 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 subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Amended Proposed Garden Room Elevations – Received 17/05/2023
Amended Proposed Elevations – Received 17/05/2023
Amended Proposed Floor Plans – Received 17/05/2023
Amended Proposed Roof Plans – Received 17/05/2023

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the

approved details and used as necessary for compliance purposes and/or enforcement action.

3 FURTHER APPROVAL: JOINERY

CONDITION: Prior to the installation of or any work to the windows and doors, elevation drawings of windows/doors at 1:10, to include method of opening and materials, shall be submitted to and agreed, in writing, by the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

4 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to any work concerning installation of services, including HVAC/heating/water/SV pipes, clear details of the works, the extent of works, locations and relation to the works hereby granted, shall be submitted to and agreed, in writing, by the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

5 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any rainwater goods, manufacturer's literature to be submitted to and agreed, in writing, by the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

6 ACTION REQUIRED - HERITAGE

CONDITION - Prior to commencement of above ground works/installation, a schedule of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason - The site comprises of a grade II Listed Building therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

Commented [SCE2]: This is a LBC so the reason we put on can only relate to the impact on the LB.

7 HERITAGE - FURTHER INFORMATION REQUIRED

CONDITION - Prior to commencement of above ground works proposed detailed elevations at a scale of 1:100 or 1:50 showing the removal of the fabric in kitchen entrance and showing junction of new extension and existing building, particularly the roof shall be submitted and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved these details and shall be permanently maintained as such.

Reason; To ensure the proposed extension relates appropriately to this protected building.

Commented [SCE3]: Needs amending to include a trigger point i.e. when do they need to submit the information and a bit to ensure the works are carried out in accordance with the approved details.

8 ACTION REQUIRED - HERITAGE

CONDITION - Prior to commencement of above ground works of the proposed extension a method statement shall be provided and approved in writing by the Local Planning Authority which includes the following;

- Details of investigations to elevations to confirm the finish behind the render in all areas.

Commented [SCE4]: Needs a trigger point, when does this information have to be submitted. I assume that it is prior to commencement of works

- A schedule of works for addressing the external finish of the building, based on the above investigations. The schedule of works should detail the finishes to each elevation and should clarify if existing weatherboarding can be retained or new weatherboarding is required.

The schedule of works should also confirm if repairs are required to the timber frame, what these would include and how they would be achieved.

- An updated elevation drawing based on the investigations. This will confirm if all finishes were weatherboard or alternative such as lime render etc.

- A method statement for the removal of render and replacement/repaired finish.

Works shall be implemented in accordance with the approved details specified above and shall be permanently maintained as such.

Reason: Insufficient information has been provided with the application in this regard and to ensure the proposed alterations relate well to the historic fabric of the Listed Building.

Commented [SCE5]: Also needs a section to ensure that the works are carried out in accordance with the approved details.

Commented [SCE6]: Condition not required as this can be added into condition No. 9.

8. Informatives

N/A