



**AGENT:** Mr Adrian Chapman - Essex  
Oak Frame Ltd  
Rouncefall  
The Chase  
Ashingdon  
Rochford  
Essex  
SS4 3JD

**APPLICANT:** Mr Jeb Erswell  
Reedlands Cottage  
Holland Road  
Little Clacton  
Clacton On Sea  
Essex  
CO16 9RX

## PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

**APPLICATION NO:** 22/01902/LBC

**DATE REGISTERED:** 14th November 2022

Proposed Development and Location of Land:

**Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.  
Reedlands Cottage Holland Road Little Clacton Clacton On Sea**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT LISTED BUILDING CONSENT** in accordance with the application form, supporting documents and plans submitted, subject to the following 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 any work to the windows or doors, elevation drawings of windows/doors at 1:10, to include method of opening and materials, to be submitted and agreed, in writing, to 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, in writing, to 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 and agreed, in writing, to 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

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 is located within a conservation area and therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

## 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.

## 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.

- 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.

**DATED:** 23rd May 2023

**SIGNED:**




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John Pateman-Gee  
Planning Manager

**IMPORTANT INFORMATION** :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

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

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you

are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

**The attached notes explain the rights of appeal.**

## NOTES FOR GUIDANCE

### ABOUT LISTED BUILDING AND CONSERVATION AREA APPLICATIONS

1. If you are aggrieved by the decision of the local planning authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State for Communities and Local Government in accordance with Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a **Listed Building Appeal Form** which is obtainable from the Planning Inspector, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. The Secretary of State has power to allow a longer period for the giving of a notice appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. **Please note, only the applicant possesses the right of appeal.**
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, a purchase notice requiring that the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (listed Building and conservation areas) Act 1990.
3. In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation areas) act 1990.
4. Identical rights of appeal exist if an applicant is aggrieved by the decision of the local planning authority in relation to an application made on that behalf:-
  - a) To refuse, to vary or to discharge the conditions attached to a Listed Building Consent.
  - or
  - b) To add new conditions consequential upon any such variation or discharge.