

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	15/09/2023
Planning Manager / Team Leader authorisation:	ML	18/09/2023
Planning Technician final checks and despatch:	JJ	18/09/2023

Application: 23/01035/LBC **Town / Parish:** Bradfield Parish Council

Applicant: Mrs Anna Mathias

Address: Nether Hall Station Road Bradfield

Development: Proposed replacement slimline double glazed casement windows within property (ex-office building now residential accommodation).

1. Town / Parish Council

Bradfield Parish Council – No objections

2. Consultation Responses

Essex County Council
Heritage
14.09.2023

The application is for proposed replacement slimline double glazed casement windows within property (ex-office building now residential accommodation).

The proposal site is within the curtilage of Grade II Listed Nether Hall. The historic outbuilding has been converted into office in the 1980s and is now in use as ancillary residential accommodation. A site visit has been carried out in September 2023. The proposal is for retaining, repairing and overhauling the existing windows, which are relatively modern, including partial or total replacement of items that are considered beyond repair on a like for like basis, and insertion of slimline double glazing.

The proposal is considered to preserve the special interest of the listed building, as per Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is no objection to the proposed repairs to be carried out as per supporting details and schedule of works by the appointed window specialist.

3. Planning History

93/00984/FUL	Conversion of Store to living accommodation for staff, family, relations and guests	Approved	10.11.1997
83/00928/LBC	Conversion of stores to bedroom with toilet facilities incl. doors and windows and alterations to porch	Approved	27.09.1983
09/00120/FUL	Extension to and conversion of existing barn to a dwelling, with annexe and garages.	Approved	20.04.2009
12/00380/FUL	Proposed alteration to outbuilding (The Granary) including replacement of flat roof with lean-to pitch roof, insertion of glazed screens and folding doors. External	Approved	12.06.2012

	terrace with steps. Internal alterations to existing house (Nether Hall).		
12/00381/LBC	Proposed alteration to outbuilding (The Granary) including replacement of flat roof with lean-to pitch roof, insertion of glazed screens and folding doors. External terrace with steps. Internal alterations to existing house (Nether Hall).	Approved	12.06.2012
14/00557/FUL	Erect a greenhouse.	Approved	31.07.2014
14/01198/DISCON	Discharge of condition 03 (bricks to be used in plinth walls) and 04 (rainwater goods) of planning permission 14/00557/FUL.	Approved	26.09.2014
15/00639/FUL	Proposed private tennis court.	Approved	19.08.2015
23/01030/LBC	Proposed replacement of single glazed sashes to match existing.	Current	
23/01035/LBC	Proposed replacement slimline double glazed casement windows within property (ex-office building now residential accommodation).	Current	
23/01036/LBC	Proposed replacement slimline double glazed casement windows within property (ex-granary building now residential accommodation).	Current	

4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2023 (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), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) 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 proposed replacement slimline double glazed casement windows within property (ex-office building now residential accommodation).

Assessment

The application is for proposed replacement slimline double glazed casement windows within property (ex-office building now residential accommodation).

The proposal site is Grade II Listed Nether Hall. The listing describes the building as below;

House. C18 of possibly earlier origin. Gault brick. Double range hipped red tiled roofs. Rear left and right chimney stacks. Parapet and central bands. 2 storeys, attics and cellars. 5 window range of small paned vertically sliding sashes, gauged brick arches. Central 4 panel, 2 light door, reveal panels, half columns with moulded capitals and bases, moulded frieze, flat canopy. Internal shutters to windows. The proposal is for retaining, repairing and overhauling the existing windows, most of which are likely to be original and contribute to the significance of the designated heritage asset.

The proposal site is within the curtilage of Grade II Listed Nether Hall. The historic outbuilding has been converted into office in the 1980s and is now in use as ancillary residential accommodation. A site visit has been carried out in September 2023.

The proposal is for retaining, repairing and overhauling the existing windows, which are relatively modern, including partial or total replacement of items that are considered beyond repair on a like for like basis, and insertion of slimline double glazing.

The proposal is considered a suitable change which would not result in a harmful impact to the overall appearance/ character of the building.

The proposal is considered to preserve the special interest of the listed building, as per Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is no objection to the proposed repairs to be carried out as per supporting details and schedule of works by the appointed window specialist.

ECC Heritage have no objections to the proposal as per the schedule of works provided.

Other Considerations

Bradfield Parish Council have provided no objections to the proposal.

There have been no letters of representation received.

Conclusion

The proposal is therefore considered a suitable change which would adhere to national and local policy and would not result in a harmful impact to the character/ appearance of the listed building. The application is therefore 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.

NH/SR/M/MH/04
NH/SR/M/OB/05
NH/SR/M/OB/06

Design, Access and Heritage Statement - 21/07/2023
Schedule of Works - Rec 21/07/2023

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.

8. Informatives Not required