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Our Ref: 23/01593/COUNOT

21 December 2023

To Whom it may concern,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 AS AMENDED

APPLICATION NO: 23/01593/COUNOT
PROPOSAL: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for proposed conversion of an agricultural building into a dwelling.
LOCATION: Birch Hall Farm Dale Hill Kirby Le Soken Frinton On Sea

Thank you for your notification on the above matter which was received on 8 November 2023 and made valid on 8 November 2023 and was allocated the reference **23/01593/COUNOT**.

Having assessed Schedule 2, Part 3, Class Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) it is evident that the development cannot be considered as permitted development as the proposal fails the following criteria;

Conditions

- 1 The development under Class Q(b) will see significant alterations to the building, with the inclusion of a new gable, the inclusion of doors and windows, as well as new wall and roof materials, and the creation of a first floor. The combination of all of the above, as well as the removal of part of the building, go beyond the scope of the above requirements and this criterion is therefore failed.

The proposal is therefore contrary to item Q.1. (l) (i) and (ii), and Q.2 (1) (f) of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

- 2 The development under Class Q(b) will see the introduction of a gable to the eastern elevation that measures approximately 6.5 metres in height, which extends higher than the existing structure which measures approximately 6.2 metres in height. The proposal is therefore contrary to item Q.1 (h) of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

If you require any clarification on this matter or further information, please contact Tendring District Council direct.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Pateman-Gee', with a long, sweeping horizontal line extending from the end of the signature.

John Pateman-Gee
Head of Planning and Building Control
Planning Service