

DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		ER	27/06/2024
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		ML	27/06/2024
Assistant Planner final checks and despatch:		JJ	27/06/2024

Application: 24/00338/LBC **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Ms Kati Vardon

Address: Whitehouse Farm Wix Road Ramsey

Development: Application for Listed Building Consent - Replace boiler with modern, more efficient boiler.

1. Town / Parish Council

2. Ramsey and Parkeston - No comments received

3. Consultation Responses

Essex County Council White House Farmhouse is a Grade II* Listed Building (List Entry Heritage 21.05.2024 1112106). The new boiler required the intervention into the fabric of the building. These interventions were through plasterboard and external timber weatherboarding and it seems apparent that there was no loss of historic fabric as a result of the works. The colour and appearance of the external vent and piping are acceptable.

Therefore, I have no objections to the proposal and the details provided are sufficient.

Historic England Thank you for your letter of 5 June 2024 regarding the above application for listed building consent. 17.06.2024

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

National Amenity Societies No objections

4. **Planning History**

93/00954/LBC	(Whitehouse Farm House, The Street, Ramsey) Rebuild chimney	Approved	27.09.1993
09/00385/TCA	2 No. Conifers - fell	Approved	18.05.2009
21/00616/TCA	Various fruit trees (Plum, damson, pear, cherry and apple) - pruning.	Approved	12.05.2021
24/00338/LBC	Application for Listed Building Consent - Replace boiler with modern, more efficient boiler.	Current	

5. **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 Local Plan 2013-33 and Beyond (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 made and the Minerals and Waste Local Plans adopted by Essex County Council.

6. **Neighbourhood Plans**

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

7. **Relevant Policies / Government Guidance**

NATIONAL:

National Planning Policy Framework 2023 (NPPF)

National Planning Practice Guidance (NPPG)

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):
PPL9 Listed Buildings

8. **Officer Appraisal (including Site Description and Proposal)**

Application Site

White House Farmhouse is a Grade II* Listed Building (List Entry Number: 1112106).

Proposal

This application for Listed Building Consent seeks (retrospective) permission for the replacement of the boiler with modern, more efficient boiler.

Assessment

The main consideration is the impact of the proposal on features of special architectural or historic interest and that the special character and appearance or setting of the building would be preserved or enhanced.

Paragraph 205 of the National Planning Policy Framework ("the Framework") states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 states that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric, although the Plan recognises that the scope for a listed building to adapt to modern life and requirements will itself depend upon a number of considerations and it will not always be possible to incorporate modern design solutions without also causing harm to its special character fabric, or appearance.

The application house is a two-storey detached house finished in a range of materials. The house is set back on its plot with a garden area to the front with a mixture of planting.

The previous boiler was located in the Laundry Room, within part of an extension at the back of the house. The entire back of the house is weather boarded, externally, and painted black. The inside of this part of the house is plaster boarded and painted.

The proposal is to improve the efficiency of the central and water heating with a new boiler which has an A energy rating.

The works have ensured that original pipework has been utilised, as the new boiler is in a similar location, minimising potential alterations to the building. The hole created by the removal of the large flue, has been weatherboarded on the outside (to match the existing) and painted with black barn paint. An area of plasterboard has been added on the inside of the Laundry Room. A plaster skim is proposed.

There have been two new holes cut through the plasterboard and external weatherboards. The flue is just below the piece of wood running around the room. The pipe is approx. 100mm in diameter. The condensate pipe is 45mm.

The proposal has resulted in the minor change to the existing house with there being no loss of historic fabric to the host dwelling. The colour and appearance of the external vent and piping are sympathetic to the building and prevents the change from resulting in a harmful impact to the character/ setting of this protected building.

The ECC Heritage team have been consulted and have no objections to the proposal.

Other Considerations

Ramsey and Parkston Parish Council have no objections to the proposal.

There have been no letters of representation received.

Conclusion

The proposal is therefore considered to be compliant with national and local policy as assessed in the above report. In the absence of material harm resulting from the proposed development the application is recommended for approval.

9. Recommendation

Approval - Listed Building Consent

10. Conditions

1 No conditions.

11. Informatives

N/A

12. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral