

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	ER	05/06/25
EIA Development - Notify Planning Casework Unit of Decision:	N/A	
Pre-commencement condition agreement:		
Team Leader authorisation / sign off:	ML	05/06/2025
Assistant Planner final checks and despatch:	ER	06/06/2025

Application: 25/00493/FUL **Town / Parish:** Manningtree Town Council

Applicant: Pru Green

Address: 42 High Street Manningtree Essex

Development: Planning Application - Infill of an open-roofed courtyard, replacement of existing mono-pitch metal roof to store, insertion of 1no new window and renewal of sections of modern studwork walls/new internal wall linings and extension to existing mechanical and electrical services.

1. Town / Parish Council

Manningtree Town Council No objections received

2. Consultation Responses

ECC Heritage
(Initial Comments)

The application is for the infilling of an open-roofed courtyard, in association with the replacement of an existing mono-pitch metal roof to a store; insertion of a new window; the renewal of sections of modern studwork wall; installation of new internal wall linings; and the extension of existing mechanical and electrical services. The proposed works effect the rear range of No. 42 High Street, which is located within 'The Historic Core' part of the Manningtree and Mistley Conservation Area.

Nos. 38, 40 and 42 High Street form a Grade II Listed Building (List Entry No.1261352) the listing includes the remnants of the wall of the demolished Church of St. Michael and All Angels, which are attached to the front range of No. 42 High Street. The Listed Building's significance is mainly derived from its special historic and architectural interest, as an example of terraced housing that in part dates from the sixteenth century (or possibly earlier origins) with later alterations and additions, such as re-fronting to reflect societal changes in architectural tastes and the inclusion of traditional shopfronts.

The 1897 25-inch OS Map and an Aerial Photo (Historic England Reference - Aerial Photo - EAW043685) taken in 1952 show that there has historically been an accumulation of interlinked massing to the rear of No. 42 High Street. Evidence (lead flashing) of a previous mono-pitched roof covering to the existing courtyard was also observed during the site visit on the 9th of April 2025.

Therefore, there is no objection in principle to the proposed works to the Listed Building, however, there is no support for the proposal in

its current state because the works do not result in a design outcome that is of a high standard. As such, the altered appearance of the rear range to No. 42 would be a further detraction from its special architectural interest, noting that other inappropriate alterations have been made to this range (re-roofing with concrete tiles, and the use of unsympathetic rooflights).

Furthermore, the impact of some of the proposed works is unclear and should be clarified prior to the determination of the application. It is recommended that precise details are provided for how the:

- Existing mechanical and electrical services are to be extended, including their routing.
- Floor of the courtyard is to be altered, including any new finishes and the widening of the steps.
- Solid masonry wall to the eastern boundary is to be thermally upgraded.

Were amendments made to improve the design outcome of the proposed works to alter the rear range of No. 42 High Street, then the proposal could be considered acceptable. Some amendments have been suggested below as potential ways to address the issues identified with the current design outcome; they do not exclude the use of other forms of amendments to resolve these issues.

Suggested Design Amendments

- Change the proposed felt membrane roof covering for a traditional and sympathetic finish such as natural slate or profiled metal, noting that roof alterations (16/02123/LBC) have been made to the rear of the Listed Building (No. 40 High Street) using zinc with standing seam detailing.
- Change the detailing of the proposed rooflights to not project above the new roof finish used.
- Change the design of the new window serving the covered courtyard to match the traditional detailing of the existing window that is to be removed from the Store, or re-use that window.
- Omit the proposed use of composite boarding to the upper west elevation of the single-storey rear range.
- Change the proposed use of high-performance double or triple glazing (for new windows and rooflights) to a slimline profile, please note profiles greater than 16mm thick are not acceptable.
- Change the proposed use of uPVC rainwater goods to cast-metal.

Conclusions

With regards to the National Planning Policy Framework (NPPF), the proposal in its current state is considered to result in 'less than substantial' harm to the significance of the Listed Building and the Conservation Area. The harm comes from the use of unsympathetic material and poor detailing that will detract from the Listed Buildings special architectural interest and the positive contribution this

utilitarian part of the Listed Building makes to the character and appearance of the Conservation Area, where historic workshops roofed in slate or clay plain tiles are noted by the Conservation Area Character Appraisal and Management Plan (CAAMP) to be a prevalent feature of Stour Street.

As such, the expectations of Paragraph 135 (a) and (c) for development "to add to the overall quality of the area", and be "sympathetic to local character and history, including the surrounding built environment" are relevant to decision-making, and the proposal engages the balancing exercise of Paragraph 215 requiring the Local Planning Authority to weigh the harm against any public benefits that flow from the new development. Whilst the scale of harm may be 'less than substantial', great weight should be given to the designated heritage assets conservation in accordance with the direction of Paragraph 212, and Paragraph 213 requires that clear and convincing justification be provided for any level of harm to the designated heritage assets.

In respect of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal in its current state fails to preserve the special interest of the Listed Building, contrary to the expectations of Section 16(2) of the Act, and fails to preserve or enhance the character and appearance of the Conservation Area, contrary to the expectations of Section 72(1) of the Act.

ECC Heritage
***(Following receipt
of additional
information)***

Built Heritage Advice pertaining to an application for the infilling of an open-roofed courtyard, in association with the replacement of an existing mono-pitch metal roof to a store; insertion of a new window; the renewal of sections of modern studwork wall; installation of new internal wall linings; and the extension of existing mechanical and electrical services.

The proposed works effect the rear range '42 High Street', a Grade II Listed Building (List Entry No. 1261352) that is located within 'The Historic Core' of the Manningtree and Mistley Conservation Area.

These further comments follow those dated the 15th of April 2025 and are in respect of the amended proposed drawings and additional information that has since been submitted for the proposed works.

The amendments made to the proposal have been summarised below:

- Proposed roof covering changed from felt to weathered Zinc sheets with standing seam detail.
- Rooflight upstands lowered to the manufacture's minimum projection from roof finish.
- New window's design changed to sympathetic traditional detailing with slimline glazing profile.
- Proposed use of composite boarding above car port junction with rear range changed to Zinc.
- Proposed rainwater goods changed from UPVC to extruded metal.
- Replacement roof pitch increased from 10 degrees to 15 degrees.
- Location of new power points and radiator shown.

And the additional Detailed Sectional Drawing No. 294 - 15 showing the proposed floor to wall junction has clarified how the new internal finishes will be fitted independently of the historic masonry wall, and the floor will be altered by the laying of a new concrete slab after removing the brick pavers.

Conclusions

Consequently, the proposal does not conflict with the provisions of Chapter 16 - 'Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework (NPPF), or the expectations of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If the application is to be approved, the conditions are recommended to agree the precise details of:

- External materials including all wall facing and roof coverings to be used for the infill extension, via the submission of manufacturer's literature, and samples (can be photographed) specifying the material type, its colour, and finish.
- New windows and rooflights to be installed, via large-scale elevation and sectional drawings.

3. Planning History

20/01666/TCA	1 No. Strawberry tree - top to window ledge and trim sides, fir top to gutter height, false laurel top to window ledge and trim sides.	Approved	23.12.2020
22/00040/LBC	Proposed Listed Building Consent for a new external door and rooflights, part replacement of the ground floor slab and internal wall linings, construction of new internal studwork partitions, and renewal of mechanical and electrical services and new signage	Approved	25.03.2022
22/00041/FUL	Proposed new external door, part replacement of the ground floor slab and internal wall linings, construction of new internal studwork partitions, and renewal of mechanical and electrical services and new signage.	Approved	25.03.2022
22/00287/TCA	(Rear of building) 1 No. Conifer, 1 No. Strawberry Tree and 1 No. Cherry Tree. - fell to ground level. (Courtyard Garden) 1 No. Fig Tree - fell to ground level.	Approved	11.03.2022
25/00494/LBC	Application for Listed Building Consent - Infill of an open-roofed courtyard, replacement of existing mono-pitch metal roof to store, insertion of 1no new window and renewal of sections of modern studwork walls/new internal wall linings	Current	

and extension to existing mechanical and electrical services.

4. 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.

5. 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>

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

6. Relevant Policies / Government Guidance

NATIONAL:

National Planning Policy Framework 2025 (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):

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

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

SPL1 Managing Growth

SPL3 Sustainable Design

LP3 Housing Density and Standards

LP4 Housing Layout

PPL8 Conservation Areas

PPL9 Listed Buildings

Supplementary Planning Guidance:

Essex Design Guide

7. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site is located on the southern side of High Street, Manningtree and comprises an end terrace building which is part shop, part residential. The property is Grade II Listed along with the adjacent properties Nos 38 and 40 and is located within the Manningtree and Mistley

Conservation Area. The surrounding area is both residential and commercial in nature, with the site located to the eastern end of the main High Street. The site is within the defined settlement development boundary of Mistley and Manningtree in the local plan and is in Flood Zone 1 which has a low risk of flooding.

The northern half of the existing ground floor, fronting the High Street, falls within the definition of Use Class "E(a) Display or retail sale of goods" and "E(c)(iii) Other appropriate services in a commercial, business or service locality".

The proposal relates to the maisonette which occupies the southern half of the ground floor and the first floor. This is within Use Class C3 (dwellinghouses).

Nos. 38, 40 and 42 High Street form a Grade II Listed Building (List Entry No.1261352) the listing includes the remnants of the wall of the demolished Church of St. Michael and All Angels, which are attached to the front range of No. 42 High Street. The Listed Building's significance is mainly derived from its special historic and architectural interest, as an example of terraced housing that in part dates from the sixteenth century (or possibly earlier origins) with later alterations and additions, such as re-fronting to reflect societal changes in architectural tastes and the inclusion of traditional shopfronts.

The 1897 25-inch OS Map and an Aerial Photo (Historic England Reference - Aerial Photo - EAW043685) taken in 1952 show that there has historically been an accumulation of interlinked massing to the rear of No. 42 High Street. Evidence (lead flashing) of a previous mono-pitched roof covering to the existing courtyard was also observed during the site visit on the 9th of April 2025.

Proposal

This application seeks full planning permission for;

- A proposed mono-pitched roof at 10° pitch complete with two rooflights. The proposed roof would extend to replace an existing corrugated metal roof to the adjacent Store.
- Replacement of the courtyard paving with a new ground-bearing floor slab.
- Renewal of sections of modern studwork walls, and new internal wall linings constructed inside the existing boundary wall.
- One new window to the west elevation, and;
- Extension of existing mechanical and electrical services to provide heat and light within the proposed courtyard infill.

An application for Listed Building Consent has also been submitted under reference 25/00494/LBC.

Assessment

Visual Impact

Paragraph 135 of the NPPF (2025) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place. Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs.

The application building fronts the main High Street where buildings are in close proximity to one another meaning that the alterations will be predominantly screened by the built form and would therefore not appear as prominent or harmful additions within the High Street.

The rear of the site backs onto Stour Street meaning that the proposed alterations will be publicly visible from here. Whilst visible the alterations are considered minor, which would not diminish the character and appearance of the host dwelling or streetscene.

The proposed alterations are appropriate to the existing building and would make use of materials already present on the site and within the area.

The alterations and additions are therefore considered appropriate to the existing building and site and would not result in a harmful impact to the visual amenity of the application building or locale.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Paragraph 210 requests that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF (2025) confirms 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 requests that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy PPL8 of the Tendring District Local Plan 2013-2033 seeks to ensure that any new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area.

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 site is located within the conservation area which serves Manningtree with the building consisting of a Grade II listed building.

ECC Heritage state that historic mapping and imagery show the accumulation of interlinked massing to the rear of No. 42 High Street. Evidence (lead flashing) of a previous mono-pitched roof covering to the existing courtyard was also observed during their site visit.

Upon their initial concerns the agent has provided amended information showing the below:

- Proposed roof covering changed from felt to weathered Zinc sheets with standing seam detail.
- Rooflight upstands lowered to the manufacture's minimum projection from roof finish.
- New window's design changed to sympathetic traditional detailing with slimline glazing profile.
- Proposed use of composite boarding above car port junction with rear range changed to Zinc.
- Proposed rainwater goods changed from UPVC to extruded metal.
- Replacement roof pitch increased from 10 degrees to 15 degrees.
- Location of new power points and radiator shown.

The ECC Heritage Team have confirmed that the changes proposed are considered suitable to the existing building and would not result in a significant harmful impact to the appearance or setting of this listed building.

The proposal will be largely visible from the rear; however, given its nature and use of matching materials would not result in a prominent or harmful change to the overall appearance of the conservation area.

The ECC Heritage Team have suggested two conditions be imposed requesting further information on the materials to be used and further information on the openings to be installed. The agent has confirmed that the materials proposed will match those of the existing building and, therefore, it is considered this condition will not be necessary.

Impact to Neighbours

Paragraph 135 of the National Planning Policy Framework (2025) confirms planning policies and decisions should create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users.

Policy SP7 of Section 1 of the 2013-33 Local Plan requires that the amenity of existing residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposed courtyard infill would be accessed from and used in conjunction with the existing dwelling (maisonette). As a ground floor space, there is no overlooking of neighbouring properties. The proposed mono-pitch roof is lower than the existing pitched roof to its north, so there would be no significant loss of light or outlook to surrounding properties.

The installation of two new rooflights within the roof will be positioned high up and angled in a direction which would not achieve clear views of neighbouring sites, thereby preventing the development from resulting in a significant loss of privacy.

The other alterations are minor changes to the site and building, which, due to their nature would not infringe upon the amenities of nearby buildings.

This application will not, therefore, result in any loss of amenity for the neighbouring dwellings.

Ecology and Biodiversity

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. An informative has been imposed strongly encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Therefore, the development on balance, with consideration of the impact of the development and baseline situation on site, is considered likely to conserve and enhance biodiversity interests.

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. This excludes applications for householder development. This proposal is not therefore applicable for Biodiversity Net Gain.

In accordance with Natural England's standing advice the proposed development site and surrounding habitat have been assessed for potential impacts on protected species. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats.

In accordance with the overarching duty outlined above, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

Other considerations

Manningtree Town 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.

8. Recommendation

Approve - FULL

9. Conditions

1. COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning 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 permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action 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.

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Design, Access And Heritage Statement

Email received regarding materials on 2nd June 2025.

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: HERITAGE

CONDITION: Prior to any work to the windows and rooflights, detailed elevation and section drawings of windows and rooflights (including sections through head, jamb - including construction details of surrounding fabric - stile, mullion, transom, meeting rail, glazing bar, bottom rail, sill or leaded glazing, at 1:2 or 1:10 as appropriate, 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.

10. **Informatives**

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ecology and Biodiversity

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include: <https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

11. 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

12. Notification of Decision

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
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Are there any third parties to be informed of the decision? If so, please specify:		NO
Has there been a declaration of interest made on this application?		NO