



AGENT: KLH Architects Ltd
The Old Steelyard
Poplar Lane
Sproughton
Ipswich
IP8 3HL

APPLICANT: Mr Noll
Beaumont Hall
Church Lane
Beaumont
Essex
CO16 0AZ

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NO: 25/00584/VOC

DATE REGISTERED: 16th April 2025

Proposed Development and Location of Land:

**Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act
- Variation of Condition 2 (approved plans) of 22/02071/LBC.
The Cottage Church Lane Beaumont Clacton On Sea**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY REFUSE LISTED BUILDING CONSENT** in accordance with the application form, supporting documents and plans submitted, for the following reason(s):

- 1 'The Cottage' dates from the eighteenth century, is curtilage Listed to the Grade II* Beaumont Hall, and is located within the wider setting of the Grade II Listed Church St Leonard's and three Grade II Listed Barns. The application is accompanied by limited supporting information.

The proposal for alterations to The Cottage fails to describe the significance of the heritage assets affected and provides no substantive justification for the alterations in conflict with paragraphs 207 and 213 of the National Planning Policy Framework (NPPF).

The proposed black render, plain glazed single-leaf door, and high level fencing are incongruous alterations which will cause less than substantial harm to the curtilage listed building of 'The Cottage'. The black render will also cause less than substantial harm to the setting and significance of the Grade 2 listed building of 'The Byre' through inappropriate alteration to The Cottage which is a positive element of its setting. The Cottage is already in a viable use as a residential dwelling so there are no public benefits to outweigh this harm.

Consequently, the proposal fails to accord with paragraphs 207, 212, 213 and 215 of the NPPF, Policy PPL9 of the Tendring District Local Plan, and fails to preserve the special interest and setting of the heritage assets, contrary to Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DATED: 12th June 2025

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

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 2025 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic
Section 1 (adopted January 2021)
SP 7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
SPL3 Sustainable Design
PPL9 Listed Buildings

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

Drawing No 0102 Revision P04
Drawing No 0301 Revision P15

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

ABOUT LISTED BUILDING AND CONSERVATION AREA APPLICATIONS

1. If the applicant is 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, he 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 has 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.