

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	25/05/18
Planning Development Manager authorisation:	AN	6/6/18
Admin checks / despatch completed	ER	8/6/18

Application: 18/00184/LBC **Town / Parish:** Harwich Town Council

Applicant: Mr & Mrs Murphy

Address: 6 Church Street Harwich Essex

Development: Internal refurbishment and replacement of external windows and doors.

1. Town / Parish Council

Harwich Town Council Harwich Town Council has no objection to this application.

2. Consultation Responses

N/A

3. Planning History

10/01145/TCA	1 No. Cupressus - reduce to 10ft stump	Approved	08.11.2010
16/01698/LBC	Retrospective application for reduction in height of dangerous chimney stack and strapping repairs.	Approved	13.12.2016

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

EN22 Extensions or Alterations to a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

PPL9 Listed Buildings

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to

relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal

Site Description

The application site is 6 Church Street, Harwich, which is a north-east facing semi-detached Grade II Listed Building. The surrounding area is urban in character, with a number of detached, semi-detached and terraced properties, many of which are listed buildings. The site lies within the Harwich Conservation Area and also falls within the Settlement Development Boundary of Harwich within both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Building Listing

House, early C19 and earlier. Timber-framed with rendered brick front, ashlar render flank and gabled Welsh slate roof behind parapet. 3 storeys with cellars and catslide roofed, 2-storey rear extension. Further 2-storey extension making 'L' plan form.

EXTERIOR: second floor has a slightly recessed double-hung sash window with small panes, either side of a blind window. First floor similar but with deepened windows. Ground floor has one similar double-hung sash and a broad double-hung sash with 6 large panes. Central doorcase has eared architraves and boldly projecting pediment. Door has 2 glazed lights over 4 raised and fielded panels. One rendered ridgeline stack at northern gable end and similar stack on southern end of front parapet both with echinus-like moulding under cap.

INTERIOR: northern ground floor room has mid C16 in situ mantel beam with moulded chamfer and foliate decoration. Its flanks have cupboard recess with elliptical arched headed niche with cherub keystone and panelled side cupboards. Cellar party wall with No. 5 of stone rubble and 2 walls of c1600 brickwork with 2 pointed arched recesses. Pair of brackets reused on C20 rear porch are from C15 jetty or part/tie beam junction with moulded chamfers and carved spandrels (star motif).

Proposal

This listed building consent proposes various works to the property. The works proposed include;

- 10 x existing sash windows to be repaired, with all soft or rotten timbers replaced with matching timber;
- 4 x existing single glazed casement windows to be replaced with new single glazed hardwood casement windows;
- 2 x modern single glazed doors and sidelights to be replaced with new hardwood doors with heritage style double glazed units;
- 14 x existing ply faced doors to be replaced with new FD20 solid timber panelled doors, with the doors to the stairwell on the ground floor to be glazed;
- Existing ground floor door to WC to be replaced with solid timber panelled door and rehung to open outwards;
- New solid timber panelled door to be hung on existing frame to existing cupboard on the ground floor;
- 2 x replacement studwork partitions to enlarge the first floor bathroom and WC;
- Removal of first floor false archway within the sitting room, maintaining all original timbers;

- Removal of plasterboard from partitions and studwork to first and second floor hallways to allow additional light;
- Replacement studwork partition and insertion of new door and frame to doorway for the master bedroom on the first floor;
- New low level studwork partition created in second floor WC area to create a cupboard area.

Appraisal

The only consideration as part of this application is the above mentioned amendments on the character, appearance and historic fabric of the listed building.

Paragraph 128 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is retained by draft Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Paragraph 134 of the Framework adds that where a development 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 securing its optimum viable use.

Paragraph 128 of the Framework also requires the submission of a Heritage Statement, or any other means of describing the significance of the heritage asset, including any contribution made by their setting. The Heritage Statement should be of a level of detail proportionate to the asset's importance. A detailed Heritage Statement has been submitted with the application. The Heritage Statement outlines the rationale behind the proposals and justifies the alterations from a heritage perspective.

In this instance, the proposal seeks various alterations to the dwelling. Predominantly the changes are internally, however there are external alterations as well; namely repair works and replacement to external windows and doors.

Due to the significant number of works involved with the application, a detailed Heritage Statement has been submitted. This has outlined details of the buildings listing and the works involved, providing justification of each element.

External Changes

One external change will involve the replacement of four windows to the side elevation of the dwelling, and are currently single glazed casement windows serving the first floor sitting room and second floor bathroom and WC. Whilst the initial plans showed a double bar design with no justification for doing so, additional information showed that a previous permission in 1974 (LB/HAR/10/73) allowed a single bar design but was never implemented. Therefore, following the submission of amended plans to incorporate a similar design to that previously approved, and to ensure they are single glazed, this is now considered to be acceptable.

The other external change relates to the rear elevation doors and sidelights, which following the submission of amended plans will be replaced with hardwood doors with heritage style double glazing. The Heritage Statement details that these elements are modern fittings in adapted sizes of opening and therefore have no historic interest or architectural merit. Therefore, with the amendments to ensure a heritage style glazing, thereby reducing the prominence of the double glazing, it is considered acceptable.

Internal Changes

The internal amendments include the replacement of 14 existing doors across all three floors of the dwelling, and are to convert from ply faced doors to FD20 solid timber panelled doors. With the exception of one ground floor door, which is an early beaded panel door, all are modern flush doors and have no intrinsic historic merit or architectural interest. Three ground floor doors are proposed to be glazed in order to upkeep the existing Georgian wired glass glazed design.

The increase in size to both the first floor bathroom and WC spaces will result in replacement studwork partitions, however these spaces are modern insertions that represent previously altered

forms and the works will not affect any historic fabric, with the Heritage Statement noting that there are no historic cornices or skirtings. These are also alterations that could be easily removed in the future.

The existing archway to the first floor sitting room is to be removed, however the Heritage Statement acknowledges it is a modern addition, further emphasised by the fact it did not feature within the previous plans in 1974, and does not conform to expected historic form, being a shallow continuous curve as opposed to a three centred arch. Accordingly it has no detail and has a neutral impact to the character of the building.

Whilst the proposed removal of the existing plasterboard along the first and second floor landings and repositioning of the first floor hall doorway to accommodate additional light is not considered sufficient reasoning if it were to harm a listed building, it is clear that the works are minor and do not affect the integrity of the building fabric, further enhanced in that the wall does not feature on the plans in 1974 and is therefore a modern inclusion.

Other alterations include a replacement solid timber panelled door to the ground floor WC, an additional solid timber panelled door to be inserted to the ground floor cupboard area and a low level studwork partition to be created within the second floor WC area to accommodate additional cupboard space. These works are minor and entirely reversible and therefore do not result in significant harm.

Conclusion

The impact of the proposed works will be minor and beneficial, will assist in the long-term preservation of the asset, and will not detrimentally affect the building's special architectural and historic interest and significance.

The proposed changes aim to preserve the more historical elements of the listed building, with the main replacement works being to the more modern elements of the property. The scope and strategy of the proposed works are considered commensurate and appropriate to the building's value as a grade II designated heritage asset and in accordance with a sustainable approach to conservation, as outlined within the NPPF and local planning policy.

It is concluded that the works, therefore, accord with national and local planning policies and conservation and wider heritage principles. Approval of this proposal would enhance the listed building and represents compliance with the duty within the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, to protect and enhance the special character and setting of the listed building.

Other Considerations

Harwich Town Council has no objections.

No further letters of representation have been received.

Conclusion

In the absence of any significant harm as a result of this proposal, this application is recommended for approval.

6. Recommendation

Grant Listed Building Consent.

7. Conditions

- 1 The works hereby permitted shall begin before the expiration of three years from 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 the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers PA-01, PA-10B, PA-11B, the document titled 'Location Plan' and 'Heritage Statement for Alterations Revision A'.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. 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.