

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	21/06/2018
Planning Development Manager authorisation:	SCE	21.06.18
Admin checks / despatch completed	KC	22/06/18

Application: 18/00157/LBC **Town / Parish:** Frinton & Walton Town Council

Applicant: Hooper

Address: 17 Saville Street Walton On The Naze Essex

Development: Proposal to replace existing front ground floor bowed window & carry out repairs to the identical first floor window immediately above.

1. Town / Parish Council

Frinton & Walton Town Council

Recommend the application for approval with the condition that the works are in keeping with the listed building requirements.

2. Consultation Responses

Not Applicable

3. Planning History

97/01258/LBC	Renew roof in Marley tiles and repoint chimney	Refused	02.12.1997
03/00594/LBC	Repointing to the flank wall, sub floor vents, loft insulation, replacement of lead flashing to chimneys, rebuild chimneys, overhaul/guttering and repair soffit, insulate the second roof, remove fire wall and reconstruct and support water tank	Not Determined	15.09.2006
18/00157/LBC	Proposal to replace existing front ground floor bowed window & carry out repairs to the identical first floor window immediately above.	Current	

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. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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 (including Site Description and Proposal)

Site Description

The application site is 17 Saville Street, Walton on the Naze, Harwich, which is a north-east facing terraced Grade II Listed Building.

The listing for this property is as follows;

Pair of houses. Early C19. Plastered brick. Grey slate roof. End red brick chimney stacks. 3 storeys and basements. Left and right full height bow. 1:2:1 window range of small paned vertically sliding sashes, smaller windows to second floor. The inner 2 bays with plain surrounds. Bow pilaster surrounds with moulded capitals and bases, moulded top rails, those of ground and first floor of 3 lights with pilasters between. Cast iron balconies to first floor with rosette and anthemion motifs. Central rectangular porch approached by steps, with 2 moulded round headed arches and sidelights. Two 2 panelled 4 light doors, moulded surrounds. To rear are 2 round headed first floor windows.

Proposal

The application seeks planning permission to replace the existing front ground floor bowed window and to carry out repairs to the first floor window.

Appraisal

Paragraph 128 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is reflected by saved

policy EN22 of the Tendring District Local Plan (2007) and emerging Policy PPL9 of the Tendring District Council Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Both these policies also confirm that development should be of a scale, design and use that respects the listed building and its setting.

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. In this instance the proposal seeks the replacement of the ground floor front window and to carry out repairs to the first floor front window.

Paragraph 128 of the Framework 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 Heritage Statement has been submitted with the application.

The result of the proposal would see the existing ground floor window removed and replaced. As stated within the design and access statement, the ground floor window is in a poor state of condition with rotten timber sections and broken panes of glass. The proposal will have the same detailing as the existing window, introducing a 14mm slimline double glazing. The double glazing in this instance is considered to be acceptable due to the dimensions measuring 14mm which is close to the existing window and therefore the proportions will be retained. The details of this will be secured by a condition.

The repairs to the first floor window involve replacing the existing rotten window cill. The repair will be constructed from like for like materials and therefore it is considered that the proposal is in keeping with the host dwelling.

The proposed changes are to the front of the listed building and are considered to preserve and enhance the historic character of the building as well as being a visual improvement. It is therefore considered that the proposal will not be harmful to the Listed building.

Other Considerations

Frinton and Walton Town Council recommend the application for approval with the condition that the works are in keeping with the listed building requirements. No letters of representation have been received.

Conclusion

It is considered that the proposal will not result in any adverse impact on the character, appearance and historic fabric of the listed building or the setting of the Conservation Area. The application is therefore recommended for approval.

6. Recommendation

Approval – Listed Building Consent

7. Conditions / Reasons for Refusal

- 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 and document: Existing and Proposed Window Scale 1:20 & 1:5 and Front

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

- 3 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new windows and doors and their surrounds to be used and indicating: materials; cross sections for glazing bars, sills, heads etc at a scale of 1:20; and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO