

COMMITTEE REPORT

ITEM 05

Reference:
17/00498/FUL

Site:
3, 4 and 5 Crown Mews
Ingatestone
Essex
CM4 0AT

Ward:
Ingatestone, Fryerning
& Mountnessing

Parish:
Ingatestone &
Fryerning

Proposal:
Variation of condition 2 on 15/00851/ful (Change of use of the host Listed Building to create 3 no. residential units, including the demolition and replacement of single storey side addition, fenestration alterations and the construction of two storey and single storey rear additions. Partial site clearance of single storey outbuilding. Construction of 3 no. two storey cottages. Refurbishment and extension of existing stable range bringing 67 High Street into commercial use and creating a single storey apartment. Construction of an open cart lodge, landscaping and associated works) to add porch canopy roof to entrance doors, additional side windows, conversion of lofts and insert velux rooflights to 3 No. two storey proposed cottages and alterations to the roof of the apartment conversion.

Plan Number(s):

4698-01B; 101/03; 102/03; 103/03; 104/03;

Applicant:
Crown Ingatestone Limited

Case Officer: Mr Nick Howard

1.0 DESCRIPTION OF PROPOSAL

Background:

When planning permission is granted, development must take place in accordance with the permission and conditions attached to it, with any associated legal agreements. New issues may arise after planning permission has been granted, which require modification of the approved proposals. Where these modifications are fundamental or substantial, a new planning application under section 70 of the Town and Country Planning Act 1990 will need to be submitted. The local planning authority may grant planning permission, either unconditionally or subject to such conditions they see fit; or refuse planning permission.

In this instance, a change to the original planning permission and listed building consent is sought retrospectively, because both the construction of the 3 cottages and former stable block and works to the listed building have already been carried out.

The applications therefore seek a variation of condition 2 of planning references 15/00851/FUL and 15/00852/LBC.

Condition 2 of those permissions states:

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

The works carried out were completed in April 2017 and this application seeks approval for an alternative scheme to that permitted in 2015.

The proposal is for alterations to three cottages situated to the rear of the Crown Inn, Ingatestone. The alterations are described in detail in the assessment section of the report

2.0 SITE DESCRIPTION

The site is situated to the rear of the Crown Inn, Ingatestone, which is a Grade II listed building. To the south of the site are properties fronting onto Post Office Road. To the north is 67 High Street and open ground is situated to the east of the site. The site is situated within Ingatestone Conservation Area.

3.0 RELEVANT HISTORY

- 17/00591/FUL & 1700589/LBC- alterations to the Crown Inn – These applications are being considered on the same committee agenda
- 17/00489/FUL/17/00483/LBC Alterations on 67 High Street which also appears on this committee agenda

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **Historic Buildings And Conservation Officer-**

The HBO **objects** to the proposed alterations, her comments are set out below in the assessment section of the report.

- **Historic England-**

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

- **County Archaeologist-**

RE: 17/00498/FUL: Variation of condition 2 on 15/00851/FUL. | 67 High Street
Ingatestone Essex CM4 0AT

The Historic Environment advisor of Essex County Council has been consulted on the above planning application. While the original planning application (15/00851/FUL) has an archaeological Condition this variation on Condition 2 has no archaeological impact, therefore there is no requirement for any further archaeological investigation for this application.

- **Parish Council-**

Ingatestone & Fryerning Parish Council raise NO OBJECTION to planning application 17/00498/FUL - 67 High Street, Ingatestone, but the Parish Council is disappointed that the final design and layout does not reflect the originally approved plans.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

6 letters of objection on the grounds that alterations have been carried out without planning permission and the proposal would cause parking chaos. There is also concerns that the dwellings have potential for greater occupancy and overlooking into neighbouring properties.

The Post Office Road Residents Association object on the grounds of lack of parking due to the increased occupancy of the cottages to the rear of the public house, which will lead to more parking on neighbouring streets including Post Office Road

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy: CP1

The Council's emerging Local Development Plan is currently at draft stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision-taking, as set out in paragraph 216 of the National Planning Policy Framework. As a plan advances and objections are resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The next stage of the Local Plan will be a site-focused consultation (Regulation 18) later in 2017, followed by the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published early in 2018. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Planning Inspectorate finds the plan to be sound it is estimated that it could be adopted in late 2018 or early 2019.

7.0 ASSESSMENT

Principle:

The principle of the erection of the 3 cottages was approved by the Planning Committee in 2015. However, they have not been constructed in accordance with the approved plans and this application seeks a retrospective permission for an alternative scheme.

Compare to the approved plans, the proposed changes are as follows:

- front porches have been constructed over the entrance doors,
- the roof profile is now 'stepped',
- changes have been made to the fenestration in terms of design and position,
- inclusion of use of the roofspace and alterations to windows on the side elevation.

It was confirmed on a site visit that the height of the houses has been unchanged.

The Historic Building, Conservation and Design Officer has raised concerns for the scale of the building overall, stepped ridge, absence of chimneys, alterations to the positioning of fenestration, pitched porches, application of meter boxes, landscaping including the use of AstroTurf in this historic curtilage and this objection remains in place. Her concerns include that the terrace appears extruded with rafter feet exposed excessively. Fenestration has been value engineered and the original intent from the Conservation architect who developed the scheme devalued.

Overall as with the comments on the other buildings within the curtilage and the matter of landscaping; it is the cumulative impact of the works which result in harm. The terrace should be a simple row of cottages, not ornate; subordinate to the listed building.

However, as the HBO acknowledges the terrace is buffered somewhat by the cart lodge and is visually detached from the listed Crown Inn and the curtilage listed 67 High Street. Although the alterations in total have diminished the quality of the original design, the dwellings as built still retain a cottage appearance and still appear a subordinate element to the overall design of the scheme.

Neighbour's comments about increased occupancy is noted. The use of the roof space provides an additional bedroom. Although the properties are proposed to be three bedrooms rather than two bedrooms, the provision of two car parking spaces per dwelling still applies and is provided within the site. In terms of potential overlooking, there are two side windows facing the gardens of the properties on Post Office Road. However, they serve a staircase and a bathroom and are of obscure glass and therefore do not overlook the neighbour's gardens. Therefore, in this case the proposal has overcome the neighbour's concerns.

Planning Balance:

The objections of the HBO are noted however, overall the alterations are not so harmful that they would be detrimental to the character and appearance of the Conservation Area. The recommendation is therefore to approve the alterations to the dwellings.

8.0 RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

1. The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1. The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.brentwood.gov.uk/planning