

## DELEGATED REPORT

**LIST NO.      DATE LIST EXPIRES:**

**OVERALL CONSULTATION EXPIRY DATE: 16 November 2017**

**Reference:**

a)17/01578/FUL  
b)17/01577/LBC

**Site:**

The Crown  
High Street  
Ingatstone  
Essex  
CM4 0AT

**Ward:**

Ingatstone, Fryerning  
& Mountnessing

**Parish:**

Ingatstone &  
Fryerning

**Proposal:**

- a) Variation of condition 1 (Approved drawings), 2 (Details of car parking spaces), 3 (Landscaping scheme) of application 17/00498/FUL (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).
- b) Works to the Listed Building to enable the 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, internal alterations and the construction of two storey and single storey rear additions.

**Plan Number(s):**

03; 04; 05; 06; 02; 01; 201; 202; 203; 204; 205; 206; 202REV 04;  
203REV 04; 204REV 04;

**Case Officer:** Mr Nick Howard

## **1.0 DESCRIPTION OF PROPOSAL**

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 works to the listed building have already been carried out.

The works carried out are were completed in April 2017 and this application seeks approval for an alternative scheme to that permitted in 2015. A more complete description of the alterations to the approved drawings is outlined in the planning assessment of the report.

## **2.0 SITE DESCRIPTION**

The site comprises The Crown which is a former public house dating from the 15th century. It's comprised of two storeys with a clay tile roof, is Grade II listed and occupies a prominent position within Ingatestone Conservation Area. To the north of the property is 67 High Street and to the rear is the grounds of the public house where three cottages have recently been constructed.

## **3.0 RELEVANT HISTORY**

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. -application permitted

17/00591/FUL: Variation of condition 2 (Development shall not be carried out except in complete accordance with approved drawings) of application 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 vary the condition 2 to replace reference to approved drawings -application refused 10/7/17

#### **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/>

- **Parish Council-**

Ingatestone & Fryerning Parish Council raise OBJECTION to planning application 17/01578/FUL - The Crown, High Street, Ingatestone, CM4 0AT, on the grounds of intensification of the site and contrary to the plans originally approved for smaller 2-3 bedroom dwellings.

- **Highway Authority-**

No objections

- **Historic Buildings And Conservation Officer-**

No objections

#### **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/>

Three letters of objection on the grounds of lack of car parking space leading to overspill parking on Post Office Road, overlooking from the cottages to the rear of the site,

## **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: C15 Demolition, Alterations or Extensions to listed buildings  
C17 Change of Use of a Listed Building

NPPF Sections: Section 12 Conserving and enhancing the historic environment.

Local Development Plan:

The Local Development Plan is currently at the 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 making, as set out in paragraph 216 of the National Planning Policy Framework. As the plan advances and objections become 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 is the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published in early 2018. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in early 2019.

## **7.0 ASSESSMENT**

Members will recall that a number of alterations carried out to the former public house which do not form part of the approved plans referred to in references 15/00851/FUL and 15/00852/LBC, was discussed at the July committee. Members resolved to refuse the planning application and listed building consent.

The outstanding issues relating to the building are as follows:

- a) At the eastern range (Ground Floor), the proposals contain the retention of a single storey lean-to element (in comparison to its removal in the extant application) was supported in principle in the previous application. However, the use of sash windows with deep reveals as per the applied fenestration was not supported upon this element of the building. The window has now been changed and is acceptable.
- b) Rainwater goods on the eastern range require rationalising as they currently discharge onto the roof of the single storey element, which in the long term could cause damage to the roof of the outshot. The applicant is proposing to redirect the rainwater and therefore this issue has been resolved.
- c) The entrance door within the single storey element appeared to be of composite timber with a double-glazed vision panel and was not appropriate to the context of the building. The door has been replaced with a solid timber door which is now acceptable.
- d) Within the interior of this eastern range, the storey posts had been covered over, a doorway and frame, visible during the stages of the watching brief had also been covered. The 'covering up' of highly significant elements of the timber frame had impacted negatively upon the character of the building overall, concealing the architectural interest of the listed building. However, the storey posts have now been uncovered to facilitate the timber frame being exposed, which is now acceptable from a conservation aspect.
- e) A critical aspect of the previous application was the lack of all the original internal doors, fixtures, skirtings and ironmongery. Such items are high contributors to the architectural interest of the listed building. The variations in architectural periods facilitate the legibility of the buildings' evolution and as such these fixtures are integral to the buildings' Nationally designated status. Since the Historic Buildings Officer (HBO) advice on the previous applications, a collection of doors, fixtures have been evidenced at the listed building. The doors which were previously 'mounted' at sporadic locations have been reviewed and advised upon by the HBO and by the Heritage Consultant acting on behalf of the applicant. Positions for these historic doors have been set out as per the Appendices in the applicant's submission and such are accepted by Conservation.
- f) Details of the tanking system within the basement chamber has been supplied and is accepted.
- g) There remains an expanse of lanterns which detract from the simplicity of the medieval building, as the HBO has stated previously, lighting could have been incorporated into the scheme without being positioned onto the face of the listed

building at all elevations, the HBO advises these are removed or at the very least reduced.

- h) The AstroTurf in the setting of the listed building was considered harmful and was not supported. A cohesive scheme for landscaping at the conditions stage was undertaken, which includes the removal of the Astro turf, and should be adhered to in the interests of the setting of the listed building and the character and appearance of the Conservation Area.
- i) With regard to the issue of car parking, this has been raised before in connection with the rear cottages and is raised again due to the lack of parking throughout the site. Overall within the site there are eight residential units being created and fourteen car parking spaces are being provided. This includes two spaces for each unit within the Crown Inn and the cottages to the rear and one space for each of the two units in the stables building (67 High Street). The site is situated in the centre of Ingatestone and is therefore within a highly sustainable location. Looking at the planning history the original approval for the conversion of the stables building to a dwelling did not provide any car parking. However, the applicant has provided one space for each of the units and this is supported by the Highway Authority.

The Council acknowledge the concerns from residents on Post Office Road, however given the highly sustainable location of the site, the provision of car parking to serve the development is considered acceptable.

## **8.0 CONCLUSION**

The HBO advises that the fundamental issues as set out in the previous planning application have overall been overcome. The HBO is unable to advise the Council that all historic fabric has been located, e.g. the C19th panelling has not been located, however as previously identified, there has been a quantum of restorative works and reversibility here and a balance has been found in terms of the overall restoration and reuse of this previously vacant building.

In terms of conditions, the application provides sufficient information in respect of detail, e.g. chamfering of the window cills, tanking etc., however the HBO has concerns for the implementation of these final components of the LBC. Therefore, it is advised a full compliance check is conditioned and undertaken. A condition requiring the alterations are carried out within two months of the date of this permission is required.

## **9.0 RECOMMENDATION**

The Application be APPROVED subject to the following conditions:-

1. Within two months of the date of this permission, 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)

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.

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: C15 & C17; the National Planning Policy Framework 2012 and NPPG 2014.

It is noted that a large-scale TV has been fixed to a tie-beam, this needs to be removed immediately.

#### **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](http://www.brentwood.gov.uk/planning)

### **APPENDICES TO THIS REPORT**

#### **Appendix A – Site Map**