

SITE PLAN ATTACHED

**INGATESTONE RAILWAY STATION, STATION LANE, INGATESTONE, ESSEX,
CM4 0BW.**

**CONSTRUCTION OF A BLUE PLAQUE TO THE REAR OF THE STATION BUILDING
ON THE LONDON BOUND PLATFORM.**

APPLICATION NO: 23/00197/LBC

WARD	Ingatestone, Fryerning & Mountnessing	EOT DATE:	1 July 2023
PARISH	Ingatestone & Fryerning	POLICIES	NPPF, NPPG
CASE OFFICER	Mr Daryl Cook		
Drawing no(s) relevant to this decision:	Site Location Plan; Heritage Statement; Photo illustrating potential positions;		

1. Proposals

The application has been made by local member Cllr Sankey. Therefore, the item has been referred to Planning Committee in accordance with the provisions of Part 5.2, Part B – Planning Committee Procedures, 2.1(c) (pg.204 of the Constitution).

Listed Building Consent is sought for the “*construction of a blue plaque to the rear of the station building on the London bound platform*” at Ingatestone Railway Station.

2. Policy Context

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

3. Relevant History

- N/A

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. 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/>

This application has been advertised by way of public site notice, press advert and neighbour notification letters. At the time of writing this report, no neighbour representation has been received for this application.

5. Consultation Responses

- **Historic Buildings and Conservation Officer:**

This is a Grade II listed building within the Ingatestone Station lane Conservation Area, List Entry Number: 1279577. Date first listed: 20-Feb-1976 amended 1994 "1846. For Eastern Counties Railway. Red brick English bond with black bricks in diaper patterns, and limestone dressings roofed with slate. Tudor Revival style. Arranged along the NW side of the railway line, entrance elevation to NW (Historic England Extract 2023). "The railway station is constructed in what Pevsner (Bettsley and Pevsner 2007, 503) described as a 'friendly Neo-Tudor', possibly by architect H.A. Hunt (Fig 32). The design was said to reflect the architecture of nearby Ingatestone Hall at the insistence of the 11th Lord Petre, as a condition of building on his land...a picturesque building, of red brick construction with diaper patterns in black brick, and chamfered stone surrounds to the main windows".

Having assessed the submitted application, which is accompanied by a proportionate Heritage Statement, I support the proposals and advise this Commemorative Plaque enhances social and historical significance of both Heritage Assets, the listed building and the conservation area, engaging Para 206 of the National Planning Policy Framework. I trust this advice is of assistance.

- **Parish Council:**

Having taken due regard to the adopted Ingatestone and Fryerning Parish Council Neighbourhood Plan 2020-2033, Ingatestone and Fryerning Parish Council have no objection to this planning application

6. Summary of Issues

The only issue which requires consideration as part of the determination of this application is the impact of the works upon the Grade II Listed Building "INGATESTONE RAILWAY STATION" (List UID: [1279577](#)).

S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: "*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of*

preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Heritage considerations

S66 (1) of the Planning and Listed Building and Conservation Areas Act 1990 makes it clear that a Local Planning Authority should have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interests which it possesses. Chapter 16 of the National Planning Policy Framework aims to conserve and enhance the historic environment with paragraph 199 stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset’s conservation. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting.

The Blue Plaque (a national scheme) would commemorate Dorothy Wadham (1534/5 – 1618) who was brought up at Ingatestone Hall and founded Wadham College (Oxford) in 1610, which has a relationship with the wider Parish.

The submitted documents include a site location plan and photo illustrating “potential positions” for the Blue Plaque. The heritage statement includes photos of the site location and plaque. The Councils Historic Buildings and Conservation Officer has reviewed the proposed scheme:

They summarise that the application is accompanied by a proportionate heritage statement, they are supportive of the proposal as the Commemorative Plaque enhances social and historical significance of the Heritage Assets (N.B. the site also falls within the Ingatestone Station Lane Conservation Area).

On the basis that the Blue Plaque is applied through mortar, rather than brick, it would be reversible and a condition to this effect is recommended.

The application for Listed Building Consent is considered to be acceptable and therefore recommended for approval.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM05 Standard Time - Listed Building Consent

The works hereby granted consent shall be begun on or before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 1990.

2 DRA01A Development in accordance with drawings

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

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

3 The method of fixing the Blue Plaque hereby permitted shall be through mortar only and NOT brickwork. This is in order to ensure the effects are reversible.

Reasons: in order to safeguard the heritage asset and for the avoidance of doubt.

Informative(s)

1 In considering whether to grant listed building consent for the proposed works the local planning authority has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and concluded that these aspects of the building would not be harmed. The proposal is compliant with the requirements of S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 policies of the NPPF and NPPG.

2 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations and any representations that may have been received and subsequently determining to grant listed building consent.

BACKGROUND DOCUMENTS

DECIDED: