

SITE PLAN ATTACHED

05. 23 HIGH STREET INGATESTONE ESSEX CM4 9DU

PARTIAL DEMOLITION OF LISTED BUILDING. CHANGE OF USE FROM OFFICES TO 5 FLATS (1 X 1 BEDROOM, 4 X 2 BEDROOMS), AND ERECTION OF 2 BEDROOM COTTAGE WITH ASSOCIATED CAR PARKING, CYCLE AND BIN STORAGE, AND EXTERNAL ALTERATIONS , INCLUDING NEW DORMERS.

APPLICATION NO: 14/00593/FUL

WARD	Ingatestone, Fryerning & Mountnessing	8/13 WEEK DATE	17.07.2014
PARISH	Ingatestone & Fryerning	POLICIES	NPPF NPPG H4 CP1 C14 C15 C16 C17 PC4 T2 C7
CASE OFFICER	Charlotte Allen	01277 312536	
Drawing no(s) relevant to this decision:	REPORT ; SJG1079 1/3 ; SJG1079 2/3 ; SJG1079 3/3 ; SJG1079 1/1 ; SJG1079 1/1 ; SJG1079 1/1 ; SJG1079 1/1 ; SJG1079 1/1 ; 02 /B; 1A ; 3A ; 4A ; DESIGN AND ACCESS STATEMENT ; KEMSLEY REPORT ; 1 OF 6 ; 2 OF 6 ; 3 OF 6 ; 4 OF 6 ; 5 OF 6 ; 6 OF 6 ;		

This application was referred by Cllr Cloke from Weekly Report No 1649 for consideration by the Committee. The reason(s) are as follows:

The new two storey dwelling on the boundary of the application site by way of its size, scale, mass and bulk constitutes inappropriate development as it will have an overbearing impact on the neighbouring property contrary to Section CP1 of the Adopted Brentwood Local Replacement Plan and sits in the Conservation Area. It is also contrary to the Ingatestone Village Design Statement as accepted by Brentwood Borough Council.

Update since publication of Weekly List 1649

None

1. Proposals

Planning permission is sought for the change of use of the offices into 5 flats; 1x 1 bedroom flat and 4x 2 bedroom flats. As part of this proposal a single storey element to the rear elevation will be replaced with a two storey rear addition. Three dormers within the roof space are proposed to the front elevation.

It is also proposed to construct a two storey dwelling to the rear of the site.

Car parking, cycle and bin storage is also proposed.

2. Policy Context

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The National Planning Practice Guidance (NPPG) is a material consideration in the determination of this application.

H4 -Mixed Use Development

CP1 - General Development Criteria

C14 - Development Affecting Conservation Areas

C15 - Listed Buildings - Demolition, Alterations or Extensions

C16 - Development within the vicinity of a Listed Building

C17 - Change of Use of a Listed Building

PC4 - Noise

T2 - New Development and Highway Considerations

C7 - Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas

3. Relevant History

- 14/00594/LBC: Partial demolition of Listed Building. Change of use from offices to 5 flats (1 x 1 bedroom, 4 x 2 bedrooms), and erection of 2 bedroom cottage with associated car parking, cycle and bin storage, and external alterations , including new dormers. -Application Pending consideration

4. Neighbour Responses

51 neighbour letters were sent out, a site notice displayed and the application advertised in the press.

To date 5x letters of objection have been received which make the following comments:

- Loss of natural light; new dwelling would be located adjacent to three windows at The Barn, blocking out light, including 2x bedrooms and a bathroom (which has no other external window)
- Loss of view to High Street and skyline.
- Loss of telephone connectivity.
- Noise; located next to bedrooms and noise from development would disturb our rest.
- Loss of privacy; would have direct sight into house and garden.
- Inadequate parking.
- Cars coming and going would create noise and obstructions in Stock Lane.
- Unorthodox overhanging car port is out of keeping with the Conservation Area.
- Would break the historic link between 23 High Street and The Barn which were originally part of the same property.
- Additional traffic; Stock Lane is dangerous; increased traffic entering the proposed development would increase the already quite high risk of an accident.
- Potential to disrupt enjoyment of our property.
- Speculative.
- Overdevelopment of the site.
- Does not meet planning requirements such as car parking, cycle storage and amenity space.
- Vehicles have to back out onto a busy junction.
- Front door of cottage directly faces onto the road with almost no public footpath.
- Cottage will create a tunnel effect.
- Dormer windows add no architectural merit.
- Overbearing impact.
- Already suffers from parking congestion.
- Traditional joinery and appropriate materials should be used e.g. no UPVC windows and plastic rainwater goods.
- New dwelling will obscure right to light and cause loss of privacy.
- Not in-keeping with existing buildings
- Would further clutter the high density in the area.
- Increased vehicles would increase likelihood of pedestrian accident or collision.

5. Consultation Responses

- **Parish Council:**

OBJECTS to the erection of a new two bedroom cottage on the boundary of the application site and the adjacent property as it will create an overbearing impact on the neighbour contrary to the requirement of Section CP1 of the Local Plan.

In the case of work required to be carried out to the grade II listed property the Parish Council has NO OBJECTION subject to heritage approving the work required.

- **Highway Authority:**

The Highway Authority would not wish to raise an objection to the above application as shown on Drawing Number 71813.01, subject to the following conditions being attached to any approval, given

the existing use of the site and the location within Ingatestone.

1. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator)

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary

Guidance in February 2011

Note: Although the proposed vehicle parking provision does not fully comply with Brentwood Borough Council's adopted parking standards, it is located very close to regular public transport services. The Highway Authority would not raise an objection on these grounds, given the existence of the site, its location and the scale of the development.

(In main urban areas with frequent and extensive public transport, cycling and walking links, reduced parking standards may be applied to residential developments.)

- **Environmental Health & Enforcement Manager:**

I refer to the above application for a residential development.

This Service objects to the above proposal due to the possibility of overcrowding occurring. The blue flat's living room/kitchen, green flat's master bedroom, yellow flat's second bedroom and orange and yellow flat's kitchens fail the minimum space standards for self contained units as given under the CIEH Practice Note adopted by this Service.

Minimum room sizes:

Main bedroom (not more than 2 persons) 10m²

Second bedroom (single person)	7m2
Living room	16 m2
Kitchen	7 m2
Total habitable floor area	40 m2

The internal arrangement for these dwellings should be amended to increase the floor area of all rooms that fail this standard.

- **Arboriculturalist:**

Trees on the site add significantly to the setting of the Church Yard; construction would need to be in consideration of root spreads and soil environment of the protected trees.

- **Historic Buildings And Conservation Officer:**

Significance

23 High Street is a Grade II listed building with the Ingatestone High Street Conservation Area, character zone 1. The building originates from C17th, with a stucco Georgian façade, large sash windows and portico (Tuscan columns).

Proposal

Partial demolition of listed building. Change of use from offices to 5 flats (1x1 bedroom, 4x2 bedrooms) and erection of 2 bedroom cottage with associated car parking, cycle and bin storage, and external alterations, including new dormers.

Discussion

The existing building is Georgian, originating from C17th and formally listed as No.98 Corner House.20th. It is considered to be harmonious with the character of the Conservation Area and is located on an important corner within the village at the junction of High Street and Stock Lane.

Pre-application advice has been conducted, and the applicant has proactively sought to provide a well informed scheme with a sensitive regard for the heritage and significance of the heritage assets which would be impacted upon through this application. Having reviewed all of the information submitted please find my comments as follows:

The proposed cottage:

My comments previous comments included the following:

The proposed new development

Historical maps evidence the footprint of a building at the site of the proposed development. I would regard the bulk and scale as being crucial in any reinstatement of architectural form at this location, but the principle is acceptable in terms of the historical context. The urban grain is tight at this location with the junction of Stock Lane; it is a pinch point, quite typical of the Ingatestone Conservation Area.

The proposed architectural style is not out of keeping with the area, good materials and detailing of the fenestration would enable such to blend in to the setting and not be unsupportive of the Listed Building, this is apparent from the initial proposals from the architect although the ridge line presently looks too high and needs refinement, this was conveyed at the site meeting.

The proposed cottage upon the thoroughfare of Stock Lane I do not regard as being harmful to the Conservation Area nor the setting of the host listed building, however I would advise that height of the cottage needs reducing marginally (as stated in my previous advice) in order to be successfully implemented, at present it is still pushing the boundaries in terms of its bulk and presence within the street scene. The design narrative proposed is supportive of character, provided good materials and detailing are apportioned; the cottage would integrate well within the Conservation Area and have longevity of design. The rooflights should be black metal conservation type set flush into the roof and all rainwater goods cast metal painted black.

Change of Use

The host listed building is currently unoccupied and was formerly used as offices. Full inspections of the building have been undertaken. Having reviewed the information in terms for the subdivision of the building into flats my comments are as follows;

There is a level of variation in the sizes of the proposed units, importantly the sub-division has been led by the building. There are aspects where minor elements of historic fabric will be altered or removed and detailed information has been submitted within this application to both justify and mitigate the extent of such; it is important that a full recording of the building is undertaken prior to sub-division with each proposed unit allocated an up to date record of fixtures which must not be removed or altered without the consent of the Local Authority.

New fenestration is proposed to be inserted upon the Proposed Stock Lane elevation (see drawing 71813.04 Rev A), this is acceptable given the justification, however full details must be conditioned in order to ensure a high quality which does not undermine the host asset. Where existing fenestration is proposed to be blocked-up, this must be evident by recessing any blocked up apertures, any exposed lintels to be left intact to provide the ability to read the changes made to the heritage asset.

The staircase to the Attic space is an unusual reversed 'S' stair; this I would regard as being of high significance within the listed building; care in its restoration must be undertaken and under no circumstances should this element be altered or removed. Within the Attic space there are repair works necessary to strengthen the integrity of the Listed building (See report by Elphin & Brenda Watkin p.2); it is important that these are undertaken as a priority should permission be granted under this application, e.g. the eastern section of the roof space is un-floored at present. To ensure all repair works are undertaken with sensitivity I advise a watching brief is apportioned to these restorative works. I have no objections to the raising of the collars given the information submitted within the historic report.

Summary

In terms of the internal works to facilitate the sub-division, careful detailing and high quality materials must be used. It is imperative a full recording of the building is undertaken prior to any sub-division, that all fixtures and fittings of significance (as highlighted by the recording) are retained in order to protect the integrity of the statutory designated asset. A watching brief should be apportioned in the interest of the preservation of heritage assets. Provided the works are carried out sensitively and with due regard for both the host listed building and the Conservation Area, I have no objections on Conservation Grounds to the proposed works at 23 High Street.

I do have concerns as to the ridge height of the proposed cottage where a marginal reduction should be requested.

Recommendation

Further to my Consultee response regarding 23 High Street, I have reviewed the design amendment in relation a lowered ridge height for the proposed cottage (Drwg 71813.02/B). Given the new reduction to the ridge line (which I regarded as necessary in order to protect the Conservation Area and the setting of the Listed building) I am now able to fully support this application, consequently I recommend approval.

- The local planning authority shall be notified in writing of the date on which works are proposed to commence on site at least 14 days prior to such commencement in order to provide an opportunity, as required, for a site meeting involving a representative from the local planning authority, the applicant, agent and contractor to consider detailed elements of the works and to allow for a watching brief throughout the period of works.

- Notwithstanding the details illustrated on the approved plans and accompanying documentation, prior to the commencement of works a schedule showing the retention of elements, including reuse and new doors, ironmongery, railings, doorcases, fire surrounds, decorative boarding any panelling within the phase hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in strict accordance with the agreed details. Such details are not included in the application as submitted and are required in the interests of the architectural and historic interests of the building
- Notwithstanding the details illustrated on the approved plans and accompanying documentation, prior to the commencement of works detailed plans and particulars of all proposed new windows, doors, staircases, handrails, inserted partitions and floor structures, structural alterations, rooflights (including positions), eaves, verges and cills to be used drawn by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in strict accordance with the agreed details, this is in the interest of the character and integrity of the listed building.)
- The rooflights shall be of low profile conservation type, the specification to be approved by the local planning authority before work starts.
- Development shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority.
- No electricity, gas or water meter boxes, soil ventilation pipes, air extraction pipes, boiler flues, ventilation grills or ducting shall be fixed to the exterior of the building without prior written approval of the local planning authority.
- No part of the fabric of the building, including any timber framing or infill panels shall be removed without the prior written approval of the local planning authority, unless specifically approved under this application.

- **County Archaeologist:**

The Essex Historic Environment Record (EHER) shows that the proposed development lies within the medieval settlement of Ingatestone (EHER 5376 and 5377) and is close to the medieval Parish Church of St Edmund and St Mary (EHER 26598). The 1st edition OS mapping shows properties marked in the area of the proposed new dwelling. These properties will therefore pre-date 1880 and it is therefore likely that the remains of earlier buildings and evidence for activity associated with the medieval settlement at Ingatestone may survive. These deposits may be destroyed or disturbed by the proposed development.

In view of this, the following recommendations are made in line with the National Planning Policy Framework:

Recommendation: Full condition

'No development or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.

A professional team of archaeologists should undertake the archaeological work. The District Council should inform the applicant of the archaeological recommendation and its financial implications. An archaeological brief outlining the level of investigation will be issued from this office on request.

6. Summary of Issues

The application site is located on the southern side of High Street, on the Corner with Stock Lane. The site is currently occupied by a detached Grade II Listed Building. The rear of the site is currently hardsurfaced for parking purposes with vehicular access gained from Stock Lane. The site is located within an area allocated for residential/office/shop purposes and is within the Conservation Area. There are a number of Listed Buildings in the vicinity of the application site, including the Grade I Listed Church of St Edmund and St Mary.

The main considerations in this instance are the principle of the proposal, design and impact on heritage assets, residential amenity, living conditions, parking and highway considerations and landscaping considerations:

The principle of the development

The site is allocated for residential/office/shop purposes (Policies H4, H5, TC3, TC4). These Policies seek to encourage the provision of residential accommodation as part of mixed use development. The previous use of the site was office use. This proposal seeks to use the entire site for residential purposes, rather than a mixed use. However, the planning statement submitted indicates that the premises was marketed from March 2013 - July 2013 and that there was interest in the building, but that it became apparent that the arrangement of the building, its listed status, and the repairs required rendered subdivision into smaller offices or a business centre impractical. The statement goes on to explain that one purchaser who progressed to have an offer accepted was forced to withdraw being unable to secure funding for these reasons. A letter in this regard from Kemsley LLP has also been submitted.

Whilst it is noted that building was not marketed for a substantial amount of time, it should be noted that Paragraph 51 of the NPPF states that Local Planning Authorities should identify and bring back into residential use empty homes and buildings and that they should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are no strong economic reasons why such a development would be inappropriate.

Officers are not aware of any strong economic reasons to prevent the conversion of the building to a residential use and there is a need to provide additional housing in Brentwood. It is also noted that Listed Buildings can be difficult to alter to meet the requirements of different businesses. Overall, given the advice contained in the NPPF which encourages the reuse of such buildings for residential purposes it is considered that the proposed change of use is acceptable in principle. In this regard and given the location of the proposed additional detached dwelling which is currently only being utilised for car parking in connection with the offices, there is also no objection to the principle of constructing a house in this location, subject to other factors such as the impact on the heritage assets, design, residential amenity and parking considerations.

Design and Impact on Heritage Assets

The Historic Buildings Consultant (HBC) has commented that at pre-application stage concerns were raised about the height of the proposed new dwelling and it was stated that the ridge line needs refinement, although as historical maps evidence the footprint of a building at the site, reinstatement of architectural form at this location is acceptable in principle. The HBC comments that the proposed cottage would not be harmful to the setting of the Listed Building or the Conservation Area. The design narrative is supportive of character and would integrate within the Conservation Area and have longevity of design. Following the previous comments, the Agent has reduced the overall height of the new dwelling which the HBC has confirmed is now acceptable.

With regard to the change of use of the Listed Building, the HBC has commented that the sub-division has been led by the building, but where minor elements of the historic fabric are to be altered, detailed information has been submitted which to justify and mitigate the works. Based on the comments of the HBC, and subject to careful detailing and high quality materials to be used, and subject to conditions, the alterations to the listed building to facilitate the change of use and sub division are considered acceptable.

With regard to the new building, and following revised plans, the HBC supports the application and subject to conditions the proposal is considered to be of an acceptable design which would not adversely impact the heritage assets and as such no objection is therefore raised in terms of Chapters 7 and 12 of the NPPF or Policies CP1, C14, C15, C16 or C17 of the Local Plan.

Residential Amenity

In terms of overlooking, the change of use of the existing building to flats would not result in any undue overlooking given the location of the site and the fact that the windows overlook areas within the public realm or the communal parking area. The proposed new dwelling does not include any side windows and the front and rear windows proposed would not result in any undue overlooking to adjoining residents given their locations. No objection is therefore raised on this basis.

The proposed change of use of the existing building would not result in any undue overbearing effect. The additional two storey rear extension would not harm the residential amenity of adjoining residents in this regard.

The new dwelling is located close to an adjoining dwelling at The Barn. The Barn has three windows facing the new dwelling, in close proximity to the boundary. However, these windows serve a corridor which is not a habitable room. The corridor serves two bedrooms and a bathroom, whilst the bathroom does not have its own window the two bedrooms are served by openings which lead into a courtyard. As such it is not considered that the new dwelling would result in such significant harm in terms of loss of outlook or loss of light to these windows. It is noted that there is an existing high fence on this boundary which already significantly screens the existing corridor windows.

Given the extent and size of The Barn, it is not considered that the new dwelling would result in a material overbearing impact or undue dominance to The Barn. All other properties are considered to be too remote to be adversely affected in this regard.

It is noted that the new dwelling includes a garden adjacent to The Barn, however, given that this area is already used for parking it is not considered that the proposal would result in any undue noise and disturbance to the adjoining residents.

No objection is therefore raised on this basis in terms of Paragraphs 17 or 123 of the NPPF or Policies CP1(ii) or PC4 of the Local Plan.

Living Conditions

Environmental Health has raised an objection to the development due to the possibility of overcrowding occurring. The EHO comments that the blue flat's (flat 5) living room/kitchen, green flat's (flat 1) master bedroom, yellow flat's (flat 4) second bedroom and orange (flat 2) and yellow flat's (flat 4) kitchens fail the minimum space standards for self contained units. The EHO therefore recommends that these dwelling should be amended to increase the floor area of all the rooms that failed the standards. These comments were sent to the Agent, however, no amended plans have been received, instead the Agent has commented that there must be a degree of flexibility for Listed Buildings and that the only way to alter the size of the rooms proposed is to knock walls down which the Conservation Officer will not agree with.

Appendix 5 sets out space standard guidelines for housing and states that each unit should have a total floor area of not less than 40 sq. m where one-bedroom units are provided and not less than 52 sq. m where 2 bedroom units are provided:

Flat 1 (shown green on the plans): This is a one bedroom unit and has a floor area of some 40 sq. m which meets the minimum requirement.

Flat 2 (shown orange on the plans): This is a two bedroom unit and has a floor area of approximately 80 sq. m which exceeds the minimum requirement.

Flat 3: (shown purple on the plans): This is a two bedroom unit and has a floor area of some 63 sq. m which exceeds the minimum requirement.

Flat 4: (shown yellow on the plans): This is a two bedroom unit and has a floor area of some 68 sq. m which exceeds the minimum requirement.

Flat 5: (shown blue on the plans): This is a two bedroom unit and has a floor area of some 75 sq. m which exceeds the minimum requirement.

In this regard, whilst the EHO comments are noted, given the overall size of each unit proposed, which complies with the guidance in the Local Plan it is not considered that a reason for refusal on this basis could be fully justified, especially considering that the building to be converted is a Listed Building where limited alterations to the fabric should be permitted. The layout proposed has been designed to result in limited alterations to the listed building.

It is noted that that the layout of some of the flats is less than ideal, for example flat 5 (blue flat) requires occupants to walk through a bedroom to get to a bathroom, however, given the fact that the building is listed and this design seeks minimal intervention to the building it is not considered that the design or flat and room sizes are so poor as to result in significant harm to any future occupiers in terms of poor living conditions. No objection is therefore raised on this basis.

All habitable rooms will be provided with windows, providing light, outlook and ventilation.

No outside amenity area is proposed to the flats, however, this is not uncommon of developments in town centre locations and given that the flats are 1-2 bed units it is not considered that this would result in substandard living conditions to any future occupiers. No objection is therefore raised on this basis.

The amenity area proposed to the new dwelling is significantly less than the 75 sq. m recommended for a 2 bedroom dwelling. However, smaller garden areas are not uncommon in urban town centre locations such as this and it would still provide an area for sitting out and other domestic activities according to the occupants requirements. The garden will be private and is of a useable shape and as such the garden area proposed is considered acceptable in this instance. No objection is therefore raised on this basis.

Parking and Highway Considerations

The Highway Authority has raised no objection to the proposal subject to a condition requiring travel information packs to be provided given the existing use of the site and the location within Ingatestone. Subject to such a condition no objection is raised on this basis.

Landscaping Considerations

The Tree Officer has commented that the trees on the site add significantly to the setting of the Church Yard and that construction would need to be in consideration of the root spreads and soil environment of the protected trees. The Tree Officer has concerns as to whether this could be achieved. However, in this instance it is considered that such matters could be overcome with the imposition of conditions attached to any grant of consent, requiring no development to occur until such matters have been resolved. Subject to such conditions no objection is therefore raised on this basis.

Other Matters

The majority of the neighbour concerns have already been considered including factors such as residential amenity and noise issues, parking and highway considerations, design and the impact on the heritage assets. Some issues raised such as loss of a view, developer profits and telephone signal are not a material planning consideration

The reason for referral by Cllr Cloke refers to the impact of the new two storey dwelling in terms of size, scale, mass and bulk which would have an overbearing impact on the neighbouring property. However, it should be noted that during the course of the application, Officers secured a reduction in height of the new building which results in the new dwelling being of a very similar height to that of the existing adjoining dwelling. The windows at the adjoining dwelling which face the new dwelling serve a corridor/hallway which is a space which is not occupied for significant lengths of time and which are already fairly significantly screened by the existing high close-boarded fence on this boundary.

In the referral Cllr Cloke also states that the proposal is contrary to the Ingatestone Village Design Statement. However, the Planning Policy team have confirmed that that the Ingatestone Village Design Statement has not been formally adopted by the Council and as such the document holds little weight. However, it should be noted that this statement clearly outlines that;

- The majority of housing in Ingatestone is situated in a 'Residential Envelope'... Some limited development could still be possible within this envelope (Para. 2.1)
- Guideline 3.10: In the central High Street shopping area, any new buildings or re-development should front directly onto the pavement.
- Guideline 3.11: Any conversion of historic buildings should be carried out with great care to retain their appearance and special interest.

It is not considered that the proposed development would conflict with the Village Design Statement; however, as stated this document holds little weight.

Conclusion

The benefits of the proposal, including the provision on 6 new residential units and the redevelopment of a currently redundant Listed Building outweigh any negative aspects of the development, such as no outdoor amenity space being provided to the flats. Overall it is considered that the proposal complies with National and Local Planning Policy and is therefore recommended for approval, subject to conditions.

7. **Recommendation**

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

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.

3 BOU01 Boundary treatment to be agreed (gen)

The development shall not be commenced until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

4 BOU09 No walls or fences - except as approved

Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), and with the exception of those approved as part of this permission, no walls, fences or other means of enclosure shall be erected within the application site.

Reason: In the interests of safeguarding the character and appearance of the area.

5 CON1 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. hours of working and hours during which deliveries may be taken at the site

Reason: In the interests of highway safety, visual and neighbour amenity.

6 LAN02 landscaping, full, details not submitted

Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

7 LAN06 Protection of Trees

All trees and hedges to be retained, including trees outside the site whose canopies overhang the site, shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In order to protect trees and hedges of importance to safeguard the character and appearance of the area.

8 U08186

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), the dwelling hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To safeguard the living conditions of the occupiers of neighbouring dwellings.

9 RESL04 No PD for windows etc

Aside from those indicated on the approved drawings, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows, dormer windows, glazed doors or rooflights shall be constructed without the prior grant of specific planning permission by the local planning authority.

Reason: To safeguard the living conditions of the occupiers of neighbouring dwellings.

10 U08187

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no development falling within Class E of that Order (buildings, enclosures, swimming or other pools) shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To safeguard the living conditions of the occupiers of neighbouring dwellings

11 SIT01 Site levels - to be submitted

Details of existing and proposed site levels and the finished floor levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. Construction shall be in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the area and the living conditions of nearby residents.

12 U08188

Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator)

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

13 U08189

No development or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To enable archaeological records to be made if necessary on a site that lies within an area of known archaeological interest.

14 U08190

No development shall take until an Arboricultural Impact Assessment, Mitigation Strategy and Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of preserving the residential amenity of the area.

Informative(s)

1 INF04

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.

2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: H4, CP1, C14, C15, C16, C17, PC4, T2, C7 the National Planning Policy Framework 2012 and NPPG 2014.

3 INF22

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4 U01996

It should be noted that the conditions required by the HBC have been attached to the LBC permitted and as such do not require duplicating here.

5 U01997

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood. CM13 3HD.

BACKGROUND DOCUMENTS

DECIDED: