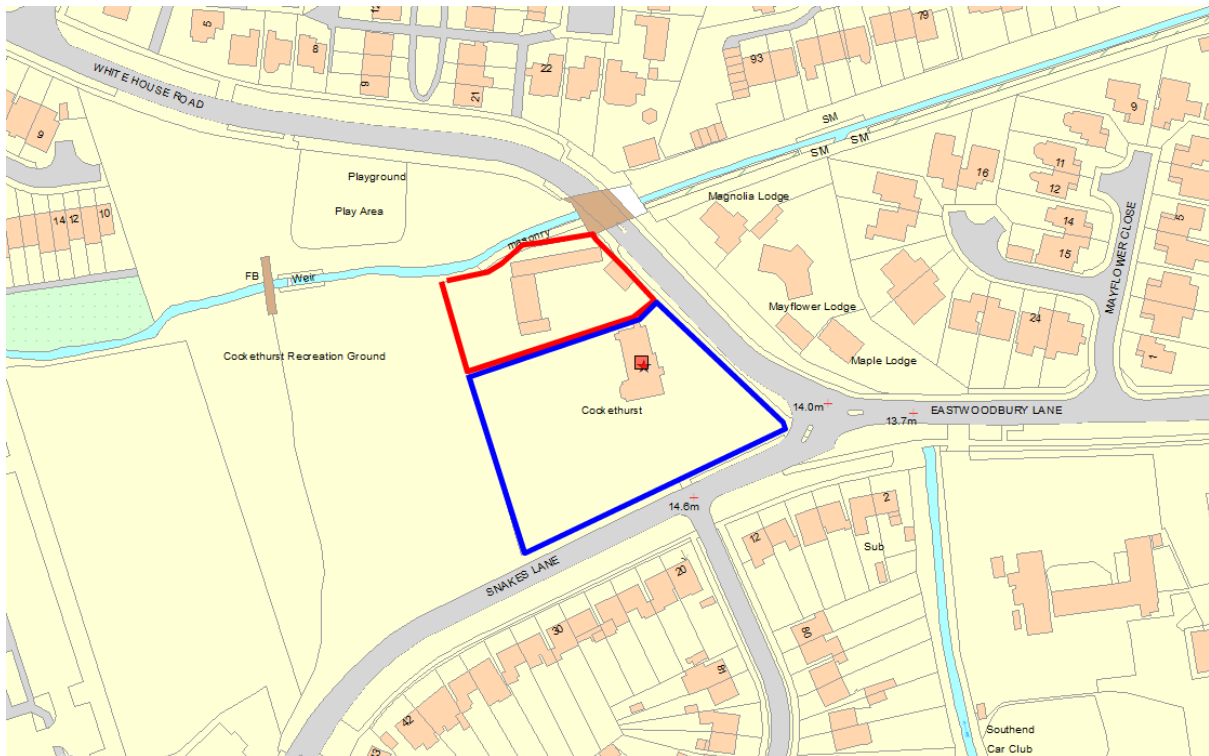


Reference:	1. 18/02007/FUL 2. 18/02008/LBC	
Ward:	St Laurence	
Proposal:	1. Convert existing farm buildings into 6 dwellinghouses and layout associated amenity space 2. Convert existing farm buildings into 6 dwellinghouses and layout associated amenity space (Listed Building Consent)	
Address:	Cockethurst Eastwoodbury Lane Southend-On-Sea Essex SS2 6UE	
Applicant:	Mr David Dedman	
Agent:	SKArchitects	
Consultation Expiry:	6 th December 2018	
Expiry Date:	10 th June 2019	
Case Officer:	Abbie Greenwood	
Plan Nos:	10186-01-A0, 10186-02-A0, 10186-03-A0, 10186-04-A0, 504-P100-C, 504-P101C, 504-P102B, 504-P104B, 504-P105B, 504-P106B, 504-P107B, 504-P108B, 504-P109B, 504-P110, 504-P111, Planning, Design and Access Statement by SKA, Flood Risk Assessment by FRA date October 2018, Historic Buildings Recording and Analysis by BJHC, Heritage Statement by Marin O'Rourke, Condition Survey by Cruicis Designs, Tree Survey by Own Allpress dated 21.1.19	
Recommendation:	1. REFUSE PLANNING PERMISSION 2. REFUSE LISTED BUILDING CONSENT	



1 Site and Surroundings

- 1.1 Cockethurst Farm is a grade II listed building situated at the junction of Snakes Lane and Whitehouse Road. It is a substantial and handsome farm house of red brick with old clay plain tiles roofs. The timber framed core dates to the sixteenth century and the prominent Flemish gables and brick elevations are of the seventeenth century. The property no longer operates as a farm but the outbuildings to the north west of the house, which include the former stables, cart shelter, cattle shed/dairy/poultry house, tack room and coach house serve as a reminder to its farming origins. The farmhouse and outbuildings are set in large grounds surrounded by mature trees and this has maintained a rural like setting for the buildings. The mature trees on the southern boundary are covered by TPO 5/87.
- 1.2 The Historic England Listing Description reads as follows

'A C16-C17 red brick house with Dutch gables at the north and south ends. A wing extends to the west at the south end. Two storeys and attics. Four window range on the east front, double hung sashes with glazing bars, in plan reveals. A central brick porch has a Dutch gable. Roof tiled, mansard, with three gabled dormer windows and a chimney stack with grouped rectangular shafts. This house was the home of Samuel Vassal in the early C17 and remained in the family until the death of Asser Vassal the last of the line (1808).'
- 1.3 The outbuildings are simple single storey farm buildings arranged in a U shape around a central courtyard which is enclosed on its southern side by the main farmhouse. There is a large willow tree in the centre of the courtyard which acts as a focal point for the space. The outbuildings are currently in use to provide car parking, workshop and storage areas for the main house.

- 1.4 The outbuildings date from between 1820 and 1922, evolving over time to suit the changing needs of the farm. The buildings are timber framed with a mixture of weatherboarded and brick walls, pantile and corrugated metal roofs. Although various alterations and repairs have been made to the buildings over the years a significant amount of the original materials and features still remain including waney edged weatherboarding, original doors, internal timber framed partitions and farming fixtures and fittings including stalls, an iron hayrack, harness trees and rings and a fireplace. The condition of the buildings varies. Some areas are in need of structural repairs, some would benefit from general maintenance and some are in good condition.
- 1.5 The buildings are part of the immediate setting of the farmhouse and provide positive and historically significant companions for this listed building. The Heritage Statement submitted with the application describes them as '*vital to*' and a '*key component of the farmstead nature of the site*' and this is readily apparent on site.
- 1.6 The wider area around the listed buildings is now substantially built up and is predominantly medium density residential development. Adjacent to the site to the east and north are recreation grounds, the northern area of which is separated from the site by Eastwood Brook a tributary of the River Roach. These open areas also contribute to the open setting of the listed buildings.
- 1.7 The application site has no specific allocation on the Development Management Document's Proposals Map. The site is located directly to the south of Eastwood Brook. The Environment Agency Flood maps show it to be part within Flood Zone 3a and part within Flood zone 2.

2 The Proposal

- 2.1 Planning permission and listed building consent is sought to convert the existing outbuildings into 6 residential units – 5 x 1 bed 1 person units and 1 x 1 bed 2 person unit. The agent has suggested that the units could be suitable for retirement housing although this is not proposed exclusively within the submitted planning application.
- 2.2 The conversions involve infilling the open side to the cart shelter, replacement of all the existing doors, the insertion of new windows and doors and various internal alterations to make the buildings habitable and convert them into domestic layouts. Aside from the infilling of the open cart shed there are no extensions proposed to the existing buildings. The walls will remain either brick or weather boarded. The existing tiled roofs will remain, the existing corrugated metal roof to the Dairy will be replaced with a similar product. The doors and windows will be timber.

2.3 The dwelling sizes are as follows:

Unit (as described in application)	Net Internal Area	Bedroom Area	Bedroom Width	Amenity Area
Coach House 1 bed 1 person	40.2 sqm	11.4 sqm	2.5m	11.6 sqm
Diary 1 1 bed 1 person	38.9 sqm	12.6 sqm	2.8 m	22.4 sqm
Diary 2 1 bed 1 person	44.8 sqm	11.7 sqm	2.6m	30.3 sqm
Diary 3 1 bed 2 person	52.5 sqm	15.3 sqm	3m	203.8 sqm
Stables 1 1 bed 1 person	45.6 sqm	11.5 sqm	2.2m	120.5 sqm
Stables 2 1 bed 1 person	41.1 sqm	9.9 sqm	2.4m	35.6 sqm

- 2.4 Each property will have a dedicated car parking space. The parking space for the coach house is located adjacent to the entrance gate, the other 5 spaces are within a new dedicated car parking area to the rear of Stables 2. Cycle parking and refuse storage will be accommodated within the proposed amenity spaces. No changes are proposed to the existing access off Whitehouse Road. A rainwater attenuation storage tank is proposed under the proposed parking area.
- 2.5 It is proposed to divide the site to create two separate sites with independent ownership; the southern site will contain the main farmhouse and the northern one will be for the outbuildings complex. This will be achieved by the planting of a new evergreen hedge running across the entire site from the road to the rear boundary. The creation of private amenity areas will also require further subdivision of the open area to the north and west of the outbuildings. Planted frontages are proposed in front of the buildings and the central willow will remain as a focal point. It is proposed to fell the ash tree which growing close to Diary 3 as this threatens the future stability of this building.

3 Relevant Planning History

- 3.1 97/0166 - Convert outbuildings to nursery and revert house to private accommodation – granted but not implemented
- 3.2 92/0402 and 92/0403 – Convert outbuildings into 4 residential units – refused and dismissed on appeal
- 3.3 00/00809/FUL- Erect detached dwellinghouse and garage on site of former car park (south west corner of wider site)– refused and dismissed at appeal
- 3.4 88/0475 - Demolish parts of outbuildings re-roof outbuilding carry out internal alterations install rooflights and erect 1.8 metres high fence to snakes lane boundary all in connection with use of hotel as dwellinghouse – granted
- 3.5 87/1481 - Use part of curtilage of listed building as extension of adjoining cockethurst park – granted

- 3.6 87/1398 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.7 87/1397 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.8 86/0767 - Demolish outbuildings and lay out land as public open space – granted
- 3.9 85/0805 - Demolish outbuilding change of use of farmhouse from hotel to wardens accommodation and ancillary facilities erect 34 old persons flats in single and two storey blocks alter vehicular access to Whitehouse road and lay out 13 parking spaces – refused

4 Representation Summary

Public Consultation

- 4.1 19 neighbours were consulted and a site and press notice displayed. 1 representation has been received raising the following issues:
- Harm to the setting of the listed farmhouse
 - Harm to the character of the historic barns
 - Impact on views and setting of listed building

Highways

- 4.2 There are no highway objections to this proposal. A total of 6 car parking spaces have been provided which is acceptable. The car parking layout ensures that vehicles will enter and leave in a forward gear.

The site is accessed via an existing vehicle crossover which is suitably located to ensure that good visibility is maintained in Whitehouse Road.

It is not considered that the increase in vehicle movements will have a detrimental impact upon the local highway network

Environmental Health

- 4.3 No objections raised.

Parks Team

- 4.4 The arboricultural impact assessment and method statement address the relevant points. The ash tree recommended for removal is a moderate specimen and probably a self-set. It does have some visual amenity but it is a large growing species in close proximity to the building. There is no objection to its removal.

If the building footprints remain unaltered the impact on the retained trees should be minimal. The works should proceed, and the retained trees should be protected in line with the arboricultural method statement produced by Owen Allpress dated 21-01-2019.

Historic England

- 4.5 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 adviser.

Environment Agency

- 4.6 Our maps show the site lies within fluvial Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. However, the topographic survey submitted with the FRA confirms the site is within Flood Zone 2. Our indicative flood map shows the site is located right on the edge of Flood Zone 3. Our flood maps get updated quarterly.

The proposal is for change of use from farm buildings to 6 residential dwellings, which is classified as a 'more vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA).

Sequential and Exception Tests

The requirement to apply the Sequential Test is set out in Paragraph 158 of the National Planning Policy Framework. The Exception Test is set out in paragraph 160. These tests are your responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.

Flood Risk Assessment

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 407.08714.00001 – Version 1 and dated October 2018, are:

Actual Risk

- The site lies outside the flood extent for a 1% (1 in 100) annual probability event, including a 35% allowance for climate change but the site is within the 0.1% (1 in 1000) flood extent.
- The FRA has used the topographic survey to determine that the site is in Flood Zone 2 but the EA Flood Risk Maps currently show part of the site to be in Flood Zone 3a.
- The Local Planning Authority should review the FRA and determine the flood risk of the proposed development.
- As part of the Local Planning Authority's review I would suggest you look at "Safe Refuge" for the dwellings. The FRA indicates the dwellings as 1 storey developments and recommends a finished ground floor level that would flood by 0.42 metres depth below the 0.1% (1 in 1000) annual probability flood level. It is also worth noting that this does not take account of climate change for the extreme event.

- If safe refuge of the 1 storey dwellings cannot be achieved above the 0.1 (1 in 1000) annual probability flood level (including climate change), then the local council in consultation with their Emergency Planner, would have to accept the flood risk to the future occupants and consider the proposed risk of internal flooding to be acceptable and safe and able to be managed through their Flood Response Plan.

Environmental Permitting Regulations 2010

Flood Defence Consents now fall under the new Environmental Permitting (England and Wales) Regulations 2010 system (EPR). The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or 8m of the river and of any flood defence structure or culvert of the Eastwood Brook, designated a 'main river'.

The EPR are a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. Your proposed works may fall under an either one or more of the below:

- 'Exemption,
- 'Exclusion',
- 'Standard Risks Permit'
- 'Bespoke permit.

Please contact our National Customer Contact Centre to assess which category your proposed works fall under. They will then be able to tell you the classification of your application, the fee associated with your application, and how to proceed forward. They can be contacted by email at: floodriskactivity@environment-agency.gov.uk

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer.
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation).
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under

the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Essex County Preservation Trust Ltd

- 4.7
- Cockethurst Manor is one of the finest buildings still remaining in situ in Southend and should in our opinion be at least be listed grade II* or grade I.
 - To allow any redevelopment is no more than greed and would ruin the beautiful setting of this historic building with movement of numerous vehicles, pedestrians and visitors to the site.
 - The outbuildings should be used as ancillary uses for the main building such as study/hobby room/stable/car port – these uses would be compatible with its setting.
 - The proposed change to residential would destroy the character of the outbuildings and have a detrimental impact on the setting of the listed building.
- 4.8 The application was called to committee by Councillor Walker, Councillor McGlone, Councillor Mulroney and Councillor Flewitt

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (2019)

- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP8 (Dwelling Provision)
- 5.3 Development Management Document (2015) Policies DM1 (Design Quality), DM3 (The Efficient and effective use of land), DM5 (Southend's Historic Environment), DM8 (Residential Standards) and DM15 (Sustainable Transport Management)
- 5.4 The Design and Townscape Guide (2009)
- 5.5 National Technical Housing Standards (2015)
- 5.6 CIL Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, flood risk, design and impact on the character and setting of the listed buildings, the historic barns and the wider area, living conditions for future occupiers, impact on neighbouring properties, any traffic and transport issues, sustainability and CIL.

7 Appraisal

Principle of Development

National Planning Policy Framework (NPPF) (2019), Core Strategy (2007) Policies KP1, KP2, CP3, CP4 and CP8, Development Management Document (2015) policies DM1, DM3, DM8, DM11 and DM15 and the Design and Townscape Guide (2009)

- 7.1 The property is located within a residential area. Amongst other policies to support sustainable development, the NPPF requires LPAs to boost the supply of housing by delivering a wide choice of high quality homes. Policy CP8 identifies the need of 6,500 homes to be delivered within the whole Borough between 2001 and 2021.
- 7.2 In relation to development within a flood risk area policy KP1 states: *'Where the Environment Agency's Flood Zone Maps or other considerations, including the South Essex Strategic Flood Risk Assessment, indicate that a risk of flooding may remain, all development proposals shall be accompanied by a detailed flood risk assessment appropriate to the scale and nature of the development and the risk. Development will only be permitted where that assessment clearly demonstrates that it is appropriate in terms of its type, siting and the mitigation measures proposed, using appropriate and sustainable flood risk management options which safeguard the biodiversity importance of the foreshore and/or effective sustainable drainage measures.'*
- 7.3 Policy KP2 requires that *"all new development contributes to economic, social, physical and environmental regeneration in a sustainable way"*.

- 7.4 In relation to the efficient and effective use of land Policy DM3 states: *'The Council will seek to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure, including transport capacity.'*

Flood Risk

- 7.5 The Environment Agency (EA) flood maps show that the site is part located within Flood Zone 3a, the high risk zone and part within Flood Zone 2.
- 7.6 A Flood Risk Assessment has been submitted with the application. As part of this document the consultants have undertaken a review of the topography of the area and note that the eastern bank of Eastwood Brook is significantly higher than the land on the west side. They therefore consider that the site is actually within Flood Zone 2.
- 7.7 The EA have reviewed this report, however, they confirm that their maps still stand until such time as new EA modelling show that amendments are required and the maps updated. They have therefore confirmed that they do not accept the assumption within the applicants' FRA that the site is actually in Flood Zone 2 as this has not been verified by EA modelling.
- 7.8 The proposal is for residential development which is classed as 'more vulnerable' by the Environment Agency and, as part of the site falls within Flood Zone 3a this triggers the requirement for the sequential and exceptions test to be carried out to demonstrate that the proposal could not be sited elsewhere outside of a flood zone and that it is safe for future residents.

The Sequential Test

- 7.9 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. In relation to this test the FRA comments that *'as this is a redevelopment of outbuildings associated with the Cockethurst property, there is no scope to consider development elsewhere. Additionally there is no change of use to the outbuildings as they are ancillary to the residential use of the house – the change is the creation of additional dwellings through subdivision of the accommodation, importantly with no additional floorspace.'*
- 7.10 Although the outbuildings are ancillary to the farm house the Council do not accept that the proposal is just for the subdivision of existing residential floorspace to create additional units because at present the buildings would not be considered habitable. Additionally the proposal has failed to demonstrate that conversion to dwellings would be the only option for these buildings. It is therefore considered that the Sequential Test is not met.

The Exceptions Test

7.11 For the exception test to be passed it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the exception test should be satisfied for development to be allocated or permitted.

7.12 The FRA contends that as they consider the site to be in Flood Risk 2 only, there is no requirement for the exceptions test to be demonstrated, however, it has provided some information on flood risk for the development. In relation to flood levels the FRA considers modelling from the Southend Water Study 2008. This shows that the water levels will remain below the ground floor level in the 1 in 20 and 1 in 100 probability events provided the finished floor level of the development has been raised to 14.90m to meet the predicted 1 in 100 flood event + climate change + 300mm freeboard – this will involve up to a 0.35m increase over the existing floors levels.

7.13 In relation to the 1 in 1000 year event the report concludes that the site would flood by up to 0.42m (not including climate change and freeboard). In response to this the EA have confirmed that this needs to be addressed either by providing a safe refuge within the properties which would be above the predicted 1 in 1000 event flood level (including climate change and freeboard) or by producing a comprehensive evacuation plan which has been signed off by the Councils Emergency Planner.

7.14 The proposal relates to single storey dwellings only. The floor levels within these buildings are already proposed to be raised by up to 35cm in some instances. Given the constraints of the site including the heritage implications and form of the existing buildings a further significant increase in floor space would seem unachievable and both its feasibility and implication for the fabric of the buildings has not been demonstrated.

7.15 In relation to evacuation of the site in the event of a flood the FRA recommends that the residents sign up for the Government's flood warning system. This recommendation is not considered to constitute a full evacuation plan. Also it is up to the developer to demonstrate that the proposal is safe for the lifetime of the development. The Council has a role in managing flood risk and evacuation under the Civil Contingencies Act 2004 however this does not include taking responsibility for sites in private ownership. The FRA has therefore failed to address this issue and the proposal is found to be unacceptable and contrary to policy in this regard. The EA have also raised an objection on this basis. The EA also note that even if the proposal were in Flood Zone 2 only a safe refuge for the 1 in 1000 event or an approved evacuation plan would be recommended.

7.16 The FRA also includes information on the flood resilience measures proposed for the conversions including proposals for stone flooring, non-return valves and raising electrical sockets. These are noted but this does not outweigh the deficiencies of the proposal in relation to flood risk noted above.

7.17 The FRA does not include any information on any sustainability benefits of the scheme

which would outweigh the flood risk for this site. In relation to sustainability the applicants' Planning, Design and Access Statement comments that the reuse of the buildings is in itself contributing to sustainable development, the proposal would use eco-friendly materials and it suggests that the proposal could incorporate renewable energy technologies. It is considered that the same arguments could be made for any development and this does not justify the flood risk on this site. In relation to the listed buildings the proposal would secure their future however, this has to be balanced against any harm and the proposal has not demonstrated that the buildings could not be used for other purposes including the existing use as storage and garaging for the main house.

- 7.18 Overall it is considered that the proposal has failed to comply with the sequential and exceptions test and has failed to demonstrate the proposal would not result in an unsafe living environment in the event of fluvial flooding. The principle of the conversion of the outbuildings to residential development cannot be accepted on this basis.
- 7.19 In relation to other issues, there is no objection in principle to residential development in this area generally subject to the detailed considerations set out below.

Design and Impact on the listed building and character of the wider area

National Planning Policy Framework (NPPF) (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and the Design and Townscape Guide (2009)

- 7.20 In determining this application the Council has a statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 7.21 Paragraphs 194 and 196 of the NPPF states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' And '*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, where appropriate, securing its optimum viable use.*'
- 7.22 Paragraph 124 of the NPPF states '*the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested, is essential for achieving this.*'

- 7.23 Policy KP2 advocates the need for all new development to “*respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design*”. Policy CP4 states “*development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.*”
- 7.24 Policy DM1 advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 7.25 In relation to development affecting a listed building Policy DM5 states: ‘*Development proposals that result in the total loss of or substantial harm to the significance of a designated heritage asset, including listed buildings and buildings within conservation areas, will be resisted, unless there is clear and convincing justification that outweighs the harm or loss. Development proposals that are demonstrated to result in less than substantial harm to a designated heritage asset will be weighed against the impact on the significance of the asset and the public benefits of the proposal, and will be resisted where there is no clear and convincing justification for this.*’
- 7.26 Cockethurst Farm is a grade II listed farmhouse which dates from the late C16, early C17. It is an attractive and imposing red brick farmhouse with distinctive Dutch gables and tall decorative chimneys. This application concerns the farm outbuildings including the former dairy, stables, cart shed and coach house. These date mainly date from the C19 and are located directly adjacent to the listed farmhouse arranged around a central courtyard. The outbuildings are not specifically mentioned in the listing description, however they were constructed before 1 July 1948 when listing was introduced, are clearly within the curtilage of the main farmhouse, are intrinsically linked to its use and were in the same ownership as the farmhouse when it was listed in 1951. They are therefore considered to be curtilage listed and listed building consent is required for their alteration. This is the same conclusion as reached by the planning inspector in 1993 when an appeal was lodged against the refusal of planning permission and listed building consent to convert the same outbuildings to 4 dwellings (reference App/K1555/A/92/809436/P4). The impact of the proposal must therefore be assessed both in respect of the setting of the main farmhouse and also in respect of the historic character of the outbuildings themselves.
- 7.27 The significance of the outbuildings can be summarised as follows:
- Examples of early-late C19 farm outbuildings
 - Simple and unpretentious designs which complement and form an intimate relationship with the main farmhouse and are historically significant companions
 - Various surviving historic fabric showcasing development of farm over time
 - The grouping of the house and outbuildings and the large garden area represents a composite unit and are of an arrangement and scale which still enables the once rural character of the farm to be appreciated - this is considered to be rare in an urban location.

- 7.28 Therefore, whilst the outbuildings do have historic interest in their own right, a key component of their heritage significance resides in their interrelationship with the main farm house including providing a historically important setting for this key listed building.
- 7.29 The proposal seeks to subdivide the site into separate ownerships and convert the existing outbuildings into 6 dwellings.

Background to the Proposal

- 7.30 The proposal is not dissimilar to the 1992 applications which sought to convert the dairy building and stables to 4 dwellings, maintaining the cart shed and coach house as existing storage buildings. The current proposal seeks a more extensive conversion of the buildings as it includes additional dwellings in the coach house and cart shed but in respect of the other outbuildings the current proposal is comparable in scale and form. It is therefore considered that the decisions made on the 1992 applications are a material consideration for this proposal.

- 7.31 The 1992 applications were refused for the following reasons:

01 The proposals will have a severely detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself because the intensity of use, scale and unsympathetic nature of the development and the lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings.

02 The drawings accompanying the application do not indicate that the works proposed can be carried out without destroying or totally transforming the outbuildings and it appears unlikely that the building can be converted to modern standards without serious damage and for this number of units without an unsympathetic domestic appearance being established.

- 7.32 These proposals were also dismissed at appeal. The key comments by the appeal inspector can be summarised as:

5. While the open cart store to the west would remain largely unaltered, the proposed conversion to provide 4 self-contained dwellings in the former stables building would require substantial alterations, not only to the internal fabric of the buildings but also, and in my view, more importantly to the external appearance. The insertion of casement windows and French doors together with the incorporating of porches and other domestic paraphernalia would clearly alter the character and appearance of these traditional outbuildings

6. The buildings are capable of being restored for use in conjunction with the main house, and clearly, having regard to the historical associations, this would be the most appropriate use.

6. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be made to the desirability of preserving the listed building or its setting. The materials characteristics of the outbuildings are still intact and their traditional link with the farmhouse form a relatively rare example of a unified group in an urbanised location. This historic and architectural integrity would, in my opinion, be lost if this proposed change of use were to be allowed.

I am not satisfied that such a change could be undertaken without significant harm to the structure, fabric and appearance of these existing listed buildings.

- 7.33 Given the similarities of the proposal it is therefore necessary to determine whether these concerns have been overcome in the current proposal. It is noted that planning policy has changed since 1992 but the Act is still valid and the essence of national and local heritage policies, which are seeking to protect the character and significance of listed buildings remains. It is noted that under the current NPPF where less than substantial harm is caused the application is required to demonstrate an overriding public benefits to outweigh this.
- 7.34 In relation to the current proposal there are two key areas of the design and character which need to be considered: firstly the impact on the exterior including the setting of the listed buildings and their historic and visual relationship to the main farmhouse; secondly the design and detailed impact on the fabric of the outbuildings themselves.

Impact on exterior setting and relationship with main farmhouse

- 7.35 The historic and physical relationship between the outbuildings and the main farmhouse and their setting in a wider open area / large garden is a rare occurrence and key aspect of their combined significance.
- 7.36 In the 1992 applications a new boundary (unspecified) was formed between the outbuildings and the farmhouse along similar lines to that now proposed and a more domestic exterior was proposed for the outbuildings including garden areas and a parking court. Significant concern was raised in regard to the splitting off of the outbuildings from the main farmhouse and the impact this would have on the setting of the listed buildings and the overall rural character of the group. This was found to be unacceptable by the Council and the appeal inspector.
- 7.37 The current proposal splits the outbuildings from the main farmhouse along the same general alignment as the 1992 applications. The submitted plans show a continuous hedge boundary between the farmhouse and the courtyard with the outbuildings which will run the full extent of the site from the road to the rear boundary. This will subdivide the site into two smaller plots. The area surrounding the outbuildings will then be further subdivided to the rear to form individual gardens to the houses, including the provision of structures for cycle and refuse storage. The front courtyard will be landscaped with small front garden areas. 5 parking spaces are proposed to the rear of the stables within a dedicated parking area with one additional space adjacent to the vehicular entrance.
- 7.38 The impact of this will be to effectively form two separate settings and the farmhouse will no longer have a close visual connection with the outbuildings. The additional subdivision of the site to the west of the outbuildings will further reduce the openness of the land around the listed buildings impacting on the rural like character of the group and adding visual clutter and 'domestic paraphernalia' to this environment. It is noted that there is currently some planting in front of some of the buildings but this is low key and does not overly domesticate the setting.

- 7.39 In relation to this issue a consultation response from English Heritage to the 1992 applications stated *'If it is considered that a residential conversion is acceptable, then the density of four units becomes questionable as much on general planning grounds as on historic building and conservation grounds. The pressure for defining individual territory would be high. It is off to a good start with the little front gardens which would immediately detract from the character of the farm group.'*
- 7.40 Concern is also raised in relation to the visual impact of the proposed parking area and the impact of the likely additional parking which will occur in the courtyard as a result of the development including, for greater convenience, visitors and second vehicles. This could potentially be very dominant in this intimate context and will further harm the character and setting of the listed buildings.
- 7.41 Overall the changes to the site are considered to cause substantial harm to the setting of both the listed farmhouse and the curtilage listed outbuildings and these changes will fundamentally impact on the character of the group as a whole. This was found to be unacceptable in 1992 and remains unacceptable in the current proposal. It may be possible to achieve a conversion of the outbuildings which maintains this special relationship and open rural character of the site but the density of development proposed, is considered to be incompatible with achieving this. The proposed design and layout is therefore unacceptable in this regard.

Detailed design and impact on the historic fabric of the out buildings

- 7.42 The 1992 applications were also judged to have caused a significant and unacceptable impact to the character and fabric of the outbuildings including the internal and external historic fabric. In relation to the 1992 applications English Heritage commented that *'it is quite clear that this dense residential conversion would destroy or totally transform all but the cart shed. ...The exteriors are kept fairly simple in the scheme, but could be improved by to reflect the existing character better – particularly in terms of removing the porch but are never likely to be better than a compromise.'*
- 7.43 There are no porches in the current proposal and this is considered to be a modest improvement on the 1992 scheme however, other changes are proposed to the fabric and layout of the outbuildings. These are summarised below.

Removal of all the external doors

- 7.44 The plans show all existing external doors are to be replaced. The wide cart style doors will be replaced with a single width timber door and a large obscure glazed window combination with sliding timber shutter. Some of the narrower doors will be replaced by glazing in the top sections and timber panelling in the lower section. The loss of all the existing doors will alter the character of the buildings. It is noted that the proposal is clearly seeking to maintain the shapes of the openings and to reference the agricultural character of the buildings, rather than the more domestic appearance proposed in 1992. However, many openings would include large door sized panes of obscure glazing which will be prominent in the principal elevations and will have an significant impact on the agricultural character of the buildings. This also needs to be balanced against the loss of the existing doors some of which are not without historic character.

Additional window openings

- 7.45 16 new openings are proposed in the exterior walls for windows and doors. These include 1 new entrance door, 3 pairs of French doors, 11 windows and a rooflight. Overall the design of the new fenestration is fairly simple following the form of the existing windows. This too is an improvement over the previously refused scheme and should ensure that the proposal does not appear too regulated and too domestic in appearance. However, aside from the barn style doors, the existing buildings have few openings to the courtyard and this is consistent with their character as agricultural buildings. Overall it is considered that there are too many openings in the principal elevations facing the courtyard and this is materially affecting the character and appearance of the buildings. In particular the infill to the cart shed and the extent of glazing in the should be kept to a minimum. New openings would have less of an impact on the secondary elevations where they are less visible and seen in isolation. There is also a concern in relation to the positioning of the openings tight to the buttresses on the west elevation of the stables 2/cart shed and the scale and form of the French doors which appear a little out of proportion with the other styles

Replacement exterior materials and infill extensions

- 7.46 Generally, aside from the doors, the exterior materials will remain unaltered. The only exceptions to this are the new terracotta corrugated roof covering proposed for Dairy 2 and 3 and the infill timber walling to the former cart shed which is currently open to the east elevation. The roof of the dairy is visibly rusting so there would be no objection in principle to its replacement with a comparable historically sensitive alternative. The cart shed is the latest addition to the group and as such has less historical significance than the other outbuildings so the impact of an infill wall here is less of a concern in relation to the historic fabric however, its conversion is contributing to the excessive density of the development and this is a significant concern. At present this provides covered parking for the farmhouse and seems well suited to this purpose.

Interior Works

- 7.47 The northern block (Dairy 1-3) and the existing stable (Stables 2) are the oldest buildings on the application site and contain the most significant interior features. These include exposed timber framing and roof trusses, original panelled interior walls some with features associated with their former use including a late C19 iron hayrack, C19 style handmade harness trees, a tethering ring, stall dividers, kickboards and a fireplace. The internal dividing walls are generally exposed timber framing which, in some cases, has been panelled with timber boarding on one side. There is also a poem by John Kells (The Memory of the Dead written in 1842) inscribed on the wall of Dairy 3, the former tack room. All these items contribute to the special historic character of the buildings and are a reminder of their former uses. Some areas within the buildings have been altered or repaired over the years but generally the historic character is strongly apparent. Whilst the buildings may not have the same level of significance as the main farm house they are not without significance altogether and this needs to be sensitively respected in any proposal for conversion.

- 7.48 The plans indicate that within the main living areas the exposed roof trusses will be retained as a feature and that suspended ceilings will be installed in the bathroom areas. The plans also confirm that the existing roof will be upgraded internally with vapour permeable insulation and an internal finish although limited information has been provided in regard to this aspect of the proposal.
- 7.49 The plan shows that approximately half of the existing historic internal partitions will be lost although it appears that in some cases the roof timbers will be retained. In some instances this is partial removal of partitions. Where they are proposed to be removed in the northern buildings in particular, this will impact on the historic character. It is regrettable that more of the original layout is not being retained. It would seem that the proposal is driven by the desire to try and achieve the maximum number of units and the National Technical Space Standards requirements in terms of overall living and bedroom space. This has negatively impacted on the internal layout which could otherwise be achieved. There will also be a need to incorporate sound insulation between the properties. Where this sits on the alignment of a historic partition, such as between Dairy 1 and 2, the partition will be completely concealed on both sides with modern insulation and its visual impact will be lost even although the fabric will be retained within the void. Overall it is considered that more of the historic layout and exposed partitions could be retained with a less dense and suitably sensitive conversion and this is another indication of over development.
- 7.50 In relation to the other features of interest noted above, it is unclear if these would be retained except for the fireplace which is shown in situ on the proposed plans. In most cases the features are attached to partitions which are due to be part demolished or covered so it seems likely that many of these will be lost. This is regrettable and will further impact on the interior character of the buildings. Again it is considered that more of these could be retained with a less dense and sensitively considered proposal.
- 7.51 The Flood Risk Assessment states that the floor levels of the building will be raised by up to 35cm. A typical section is shown on one plan but the individual impact for each building is not explained. The floors of the buildings are generally concrete to this will not impact on the historic fabric but will have implications for thresholds and partitions and this is unacceptably unclear.
- 7.52 The 1992 inspector considered that the optimum viable use would be to retain these buildings as ancillary to the main listed building for garaging and storage. This remains the case today and it was apparent on site that these ancillary uses have continued and are still the function of these buildings today. It also raises the question that if the outbuildings are converted there will be no garaging or storage for the main house. For a property of this scale with extensive grounds this seems unrealistic. In relation to this issue the agent has confirmed that it is the owner's intention to seek permission to build replacement garaging and groundkeepers store elsewhere on the site. It is noted that in the 1992 application the coach house was retained for this purpose and it would therefore seem more appropriate for the site generally and the setting of the listed buildings, if at least some of these buildings could be maintained for this purpose ancillary to the main house for which they are most suited to. This consideration weighs against the current proposal.

- 7.53 A condition report has been submitted with the application which states that maintenance works are required to some of the buildings including some structural supports however this does not justify a conversion scheme which causes harm to their significance or to that of the main farmhouse.
- 7.54 The report comments on the varying condition of the buildings. However, listed building owners have a duty of care for their buildings which at the very least requires them to be structurally sound and weathertight. Whilst the proposal would secure the future of the buildings this should not be at any cost.
- 7.55 Overall therefore it is considered that there are a range of concerns with the design detail and layout of the proposal. Most significant is the impact on the inter relationship between the outbuildings and the main farmhouse and the implications for their combined setting and concerns about the compartmentalising the site. This is of paramount importance and would be seriously harmed by the proposal. There is also a concern that it has not demonstrated that the proposed density and more intensive use of the buildings and site is compatible with a sensitive adaption of the listed buildings. This includes concerns about the impact of additional parking, domestic structures, and compartmentalising the site as well as impact on the fabric and layout of the historic buildings themselves.
- 7.56 The proposal has therefore failed to demonstrate that the outbuildings could be converted into 6 dwellings without having a detrimental impact on the listed buildings and their setting. Whilst this harm may not be substantial it is significant in degree and has not been demonstrated to be outweighed by any public benefits. The proposal is therefore unacceptable and contrary to policy in this regard.

Standard of accommodation for future occupiers

National Planning Policy Framework (2019), Development Management Document (2015) policy DM8, the National Technical Housing Standards (2015) and the Design and Townscape Guide (2009)

Floor space standards

- 7.57 All new homes are required to meet the National Technical Housing Standards in terms of floorspace. The required size for a single storey, 1 bed 1 person household is 39 Sqm (37 sqm if the bathroom is a shower only) and 50 sqm for a single storey 1 bed 2 person unit. The minimum standards for bedrooms are:
- Master min - area 11.5 sqm, min width 2.75m
 - Other doubles – min area 11.5 sqm, min width 2.55m
 - Singles - Min area 7.5 sqm, min width 2.15m
- 7.58 The application states that it seeks permission for 5 x 1 bed 1 person units and 1 x 1 bed 2 person unit. The applicant has suggested that the units could be used as retirement units but an open C3 use is sought. The dwelling and room sizes are noted in section 2 above. When assessing the potential number of persons in a dwelling it is necessary to look at the bedroom sizes against the requirements of the National Technical Housing Standards.

Looking at the proposed measurements, whilst Dairy 1 is noted as being a single person

household it has a bedroom which meets the standards for a double master bedroom and an overall size of units which is well under the required sized for a 2 person unit (11.1 sqm short). This is a sub-standard dwelling and is unacceptable. In relation to the other units the bedrooms for Dairy 2 and Stables 1 also verge on the dimensions of a double master bedroom, Dairy 2 is only 15cm short on its width for a master bedroom but would meet the requirements for a regular double. This unit is 5.2 sqm short of a two person dwelling size. The Coach house bedroom does not meet the master bed room sizes but is only marginally short of a regular double bedroom size. This is 9.8 sqm short of a 2 person dwelling requirement. In fact these rooms were shown as doubles on the initial submitted plan and have not materially changed in size, indicating their likely occupancy in practice. Stables 1 and 2 are the other single person units but the bedrooms here are clearly of a single nature and these units meet the size requirements. Similarly Dairy 3 would meet the requirements for a 2 person household. Overall therefore the proposed size of Dairy 1 would fail to meet the National Technical Standards and it would not be possible to restrict use of Dairy 2 and the Coach House to single person households only so the standards of these too are unacceptable. Overall this is another indication that the proposal is seeking too much development on the site.

Building Regulations M4(2) – Accessible and Adaptable Dwellings

- 7.59 As the proposal is for conversion of existing buildings there is no policy requirement to meet Building Regulations M4(2) however the agent has suggested that this development would be most suited to older persons who are more likely to need accessible dwellings. No information has been provided in relation to M4(2) compliance. The floor levels of nearly all the units will need to be significantly raised for flood reasons which will impact on thresholds and may lead to a requirement for disabled access ramps in the future which would not be conducive with the character of the listed buildings. The plans also show that there is a step to 1 bedroom, the parking is remote from the entrance doors and space is generally tight. It is noted that the conversion of historic buildings presents certain restrictions in this regard but it may be that they would be better suited to other uses where accessibility less important. Whilst this would not constitute a reason for refusal in this case it is not a positive aspect of the scheme.

Quality of Living Space

- 7.60 In relation to outlook, most habitable rooms have a reasonable light and outlook with the exception of the Coach House. The main living space to this unit has daylight from the obscured glazed panel beside the door but no outlook below 1.6m. This is considered to be unacceptable for a habitable room.

Amenity Provision

- 7.61 Each dwelling has an outside private amenity area but these vary greatly in size and quality. The smallest is that of the Coach House which has an area of only 11.6 sqm and which is sandwiched between the buildings and the boundary wall. There is a concern that this will not be a usable area of sufficient quality and size. Similarly the amenity spaces for Dairy 1 and 2 are to the north of that building and are constrained by the banking to the brook restricting the widths to around 2m.

These areas are also considered to be materially below the standard required in a residential property in a suburban location. The amenity provision for the other units is acceptable in terms of size however, this does not overcome the concerns raised above

regarding the implications of the setting of the listed buildings arising from the subdivision of the site and the impact this would have on its openness and character and setting of the listed buildings. The amenity provision is therefore another area which is unacceptable and contrary to policy for a number of units and another indication of over development.

- 7.62 Overall therefore it is considered that the proposal would not provide a satisfactory standard of accommodation for the future occupiers in a number of areas and is unacceptable and contrary to policy in this regard.

Traffic and Transportation

National Planning Policy Framework (2019); Core Strategy (2007) policies KP2, CP4, CP3; Policy DM15 of the Development Management Document (2015) and advice in the Design and Townscape Guide (2009).

- 7.63 Policy DM15 requires that all new 1 bedroom dwellinghouses outside the central area provide a minimum of 1 off street car parking space per property. The plans show that 6 off street spaces will be provided on the frontage as well as space for turning. The existing access and crossover to Whitehouse Road will be retained. The submission states that refuse storage and cycle storage will be accommodated within the amenity areas .
- 7.64 The proposals for refuse and cycle storage are consistent with Council guidelines and the Councils Highways Officer has no objections, however, a concern has been raised in regard to the impact of domestic paraphernalia that will inevitably accompany this density of residential development including sheds and bin stores and the visual impact of the parking.

Impact on Residential Amenity

National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and advice in the Design & Townscape Guide (2009)

- 7.65 Policy DM1 requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities “having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”
- 7.66 The proposal seeks to convert the existing buildings only. No extensions are proposed except for the infilling of the cart shed although there will be additional windows in all units.
- 7.67 The outbuildings are isolated from the surrounding properties except for the main farm house which is around 2m from the site boundary and 10m to the nearest outbuilding. There are no issues with the proposal being materially overbearing or causing overlooking of this neighbour given the existing situation and separation distances.

The most significant impact will be the increase in noise and disturbance arising from the change of use, potential number of residential using the site and associated car parking. This will be a change from the existing situation. On balance, it is considered that this would not be materially harmful to the occupiers of the existing farm house.

- 7.68 No other properties are materially affected. The proposal is considered to be acceptable

and policy compliant in this regard.

Impact on Trees

National Planning Policy Framework (2019), Core Strategy (2007) Policy KP2 Policy DM1 of the Development Management Document (2015) and advice in the Southend Design and Townscape Guide (2009).

- 7.69 The Council seeks to protect trees which make a positive contribution to the amenity of the area from the impact of new development.
- 7.70 There are a number of large trees at the site which contribute to the setting of the listed buildings and the rural character of the site. 4 on the southern boundary of the farm house garden are preserved but these are not affected by the proposal. 8 are located on or close to the site. A tree survey has been submitted with the application. This proposes the removal of an ash tree which is growing directly adjacent to Dairy 3 and crown lifting works to two further trees which are also close to the buildings. The survey also provides details of proposed tree protection measures for the remaining trees.
- 7.71 The Council's Arboricultural Officer has reviewed the report and has no objection to the proposed works including the felling of the ash tree which is considered to be a potential threat to the historic building. Subject to conditions the proposal is therefore acceptable and policy compliant in this regard.

Sustainable Development

National Planning Policy Framework (2019), Core Strategy (2007) Policy KP2 Policy DM2 of the Development Management Document (2015) and the Southend Design and Townscape Guide (2009).

- 7.72 Policy KP2 requires that "at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources)." Policy DM2 of the Development Management Document states that "to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions". This includes energy efficient design and the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.
- 7.73 The proposal relates to the conversion of historic buildings which is itself more sustainable than new build and the agent confirms the intention to use natural and breathable materials. The statement suggests that air source heat pumps or PVs could be installed as part of the proposal.
- 7.74 As a conversion scheme there is no policy requirement for renewables to be provided and in this case it is considered that they would be detrimental to the character of the existing building. As the proposal relates to a conversion to residential use a condition would be required to ensure water efficient fitting. This could be imposed if the proposal was otherwise found to be acceptable. The proposal is therefore acceptable and policy compliant in this regard.

7.75 *Sustainable Drainage*

The FRA includes an assessment of surface water flooding and proposals for sustainable drainage at the site. The document comments that green field run off rates are unachievable given the size of the site. Instead they propose a number of SuDS techniques to attenuate for surface water run off at the site including:

- Below ground attenuation crates below the proposed parking area which would store water and control discharge
- Catch pits
- French drains

7.76 The report concludes that:

- the development will not result in an increase in surface water flooding as compared to the existing situation and
- exceedance events have been considered in the design of the facility with flows guided by suitable depressions on the site to areas of low risk.

7.77 On balance it is considered that the risk from surface water flooding has been improved over the existing situation and this is considered reasonable in the context of the development.

Community Infrastructure Levy (CIL)

Charging Schedule (2015).

7.78 This application is CIL liable. If the application had been recommended for approval, a CIL charge would have been payable. If an appeal is lodged and allowed the development will be CIL liable. Any revised application would also be CIL liable.

8 Conclusion

8.1 The proposed development is partly located within flood risk zone 3a and insufficient information has been submitted in terms of the sequential and exception tests to demonstrate that there are not more suitable sites for this level of residential development elsewhere in the area or that the development will be safe for future occupiers over its lifetime. The principle of residential development on this site cannot therefore be accepted on these grounds. The proposal, as it stands, is also considered to cause a high level of harm to the significance of the setting and significance of the adjacent listed farm house and harm to the significance of the listed outbuildings. The proposal has also failed to demonstrate that it would provide a satisfactory quality of accommodation for future occupiers. The proposal is therefore unacceptable and contrary to policy. The benefits of the scheme do not outweigh this harm.

9 Recommendation

Member are recommended to REFUSE Planning Permission for the following reasons:

01 The proposed development is located part within a high risk Flood Risk Zone (Flood Zone 3a) and insufficient information has been submitted in terms of the sequential and exceptions test to demonstrate that there are not more suitable sites for this level of residential development elsewhere in the area and that the development will be safe for future occupiers over its lifetime. The development is therefore unacceptable and contrary to the National Planning Policy Framework (2019), and Policies KP1 and KP2 of the Core Strategy (2007).

02 The proposal has failed to demonstrate that the conversion of the outbuildings to 6 residential units and associated internal and external works to the site can be achieved without materially harming the special character and significance of the listed buildings and their unique setting. In particular the proposals will have a significant detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself due to the intensity of proposed use, scale and unsympathetic nature of the development and subdivision of the site. The lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings and the harm identified is not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

03 The proposal has failed to demonstrate that the works proposed can be carried out without materially harming or totally transforming the outbuildings and it appears unlikely that the buildings can be converted to modern standards without serious damage to these designated heritage assets for this number of units without an unsympathetic domestic appearance being established. This harm is unacceptable and not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

04 The proposed conversion of the outbuildings, by reason of the inadequate size of the Coach House, Dairy 1 and Dairy 2, the limited outlook to the Coach House, and poor quality of the amenity space to Coach House, Dairy 1 and Dairy 2 would result in an inadequate quality living environment, to the detriment of the amenities of the future occupiers of the proposed dwellings. This is unacceptable and contrary to National Planning Policy Framework (2019), policies KP2 and CP4 of the Core Strategy (2007), policies DM1, DM3 and DM8 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

Member are recommended to REFUSE Listed Building Consent for the following reasons:

01 The proposal has failed to demonstrate that the conversion of the outbuildings to 6 residential units and associated internal and external works to the site can be achieved without materially harming the special character and significance of the listed buildings and their unique setting. In particular the proposals will have a significant detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself due to the intensity of proposed use, scale and unsympathetic nature of the development and subdivision of the site. The lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings and the harm identified is not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

02 The proposal has failed to demonstrate that the works proposed can be carried out without materially harming or totally transforming the outbuildings and it appears unlikely that the buildings can be converted to modern standards without serious damage to these designated heritage assets for this number of units without an unsympathetic domestic appearance being established. This harm is unacceptable and not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

Informatives

01 Please note that this application would be liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) if planning permission had been granted. Therefore if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application would also be CIL liable.