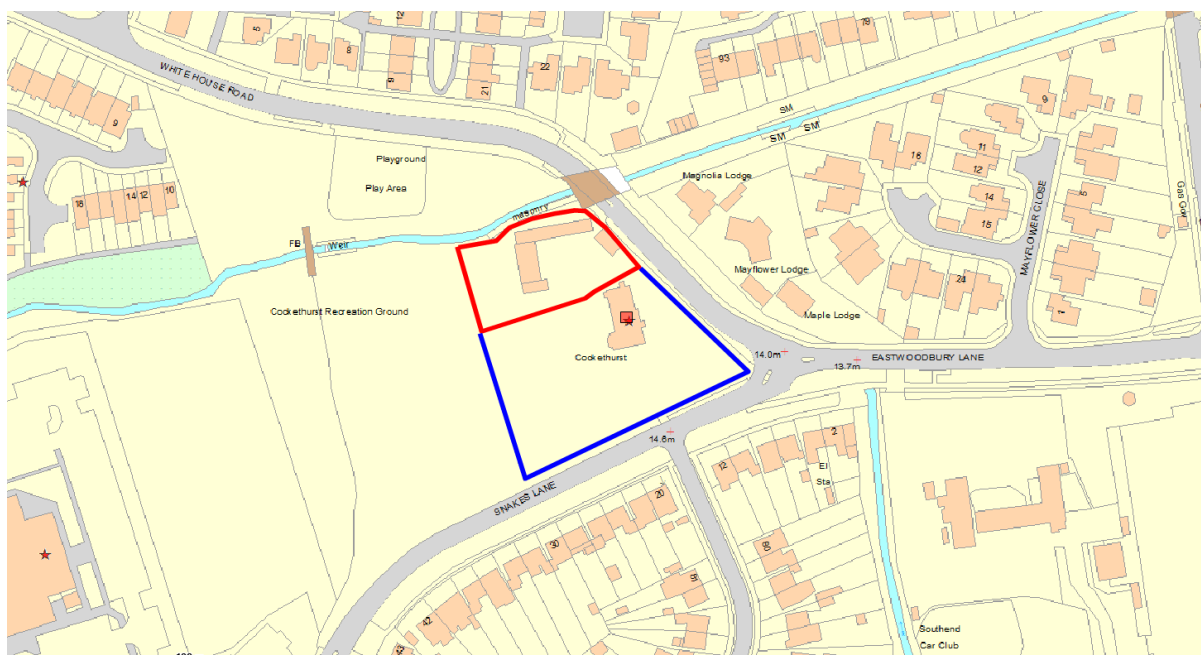


Reference:	1. 21/00289/FUL 2. 21/00416/LBC	
Application Type:	Full Application	
Ward:	St Laurence	
Proposal:	1. Convert existing farm buildings into single dwelling house 2. Convert existing farm buildings into single dwelling house (Listed Building Consent)	
Address:	Cockethurst, Eastwoodbury Lane, Southend-On-Sea	
Applicant:	Mr David Dedman	
Agent:	SKArchitects	
Consultation Expiry:	19 th March 2021	
Expiry Date:	22 nd July 2021	
Case Officer:	Abbie Greenwood	
Plan Nos:	<p>10186-01, 10186-02, 10186-03, 10186-04, 504_P308B, 504_P400A, 504_P401A, 504_P402A, 504_P403B, 504_P404, 504_P405A, 504_P406A, 504_P407A, 504_P409, 504_P410A, 504_P411A</p> <p>Planning, Design and Access Statement by SKArchitects reference 504-05-18 dated Feb 2021</p> <p>Heritage Statement by Martin O'Rourke dated Feb 2021</p> <p>Historic Building Survey by BJHC dated 10.04.2018</p> <p>Gazetteer of Historic Features by SKArchitects reference 504B</p> <p>Structural Survey by Crucis Designs reference 18028 dated 03.10.18</p> <p>Flood Risk Assessment by SLR reference 402.08714.00004 dated Feb 2020</p> <p>Exceptions Test by SKArchitects reference 504-05-18</p> <p>Technical Note by SLR reference 402.08714.00004 dated 09.03.20</p> <p>Arboricultural Impact Assessment by Owen Allpress reference 2322 dated 25.02.21</p> <p>Contamination Screening Report by Landmark Information reference 273676172 dated 10.3.21</p> <p>Ecology Reports by Cherryfield Ecology dated 23.02.21 (Nesting Birds) and 30.6.21 (Bats)</p>	

Recommendation:	Members are recommended to: 1. GRANT PLANNING PERMISSION 2. GRANT LISTED BUILDING CONSENT
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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 low to 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 so be part within Flood Zone 3a and part within Flood zone 2 but the Environment Agency have now confirmed that the topographical survey confirms that the site is within flood zone 2.**

2 The Proposal

- 2.1 The proposal seeks to convert the outbuildings into a single 3 bed 6 person dwelling. This will involve an infill extension within the cart bay. The dwelling would have 1 dedicated car parking space within the site but additional informal parking is also possible within the courtyard area. The dwelling would also have its own amenity area to the west of the buildings. The former coach house is proposed to be converted to a gym which would be ancillary to the use of the proposed dwelling.
- 2.2 The proposed infill extension within the cart bay will create an additional internal space which measures 6.2m x 13.2m. This will be enclosed to the courtyard by a sliding glass wall.

Background to the Applications

2.3 The proposal is an amended scheme following the approval of the conversion of the outbuildings into two dwellings in 2020, references (20/00320/FUL and 20/00321/LBC). The main differences between the two schemes are:

- Reduction in the number of units from two dwellings to one.
- Full infill extension of the cart lodge – previously this was infilled for approximately 2/3 its length leaving space for 1 car to be parked at the northern end.
- Alteration to the fenestration including 6 additional windows .
- Removal of 1 covered parking space.
- Amended internal layout.

2.4 Previous to these applications in 2020 a proposal for the conversion of the buildings into 6 dwellings was refused (references 18/02007/FUL and 18/02008/LBC) because of concerns relating to flood risk, harm to the unique setting of the listed farmhouse, harm to the character of the historic outbuildings and poor living environment. These reasons were adequately addressed in the 2 unit scheme.

3 Relevant Planning History

- 3.1 20/00320/FUL and 20/00321/LBC - Convert existing farm buildings into 2 dwelling houses (Listed Building Consent)- granted
- 3.2 18/02007/FUL and 18/02008/LBC - Convert existing farm buildings into 6 dwellinghouses and layout associated amenity space (Listed Building Consent) – refused
- 3.3 97/0166 - Convert outbuildings to nursery and revert house to private accommodation – granted but not implemented
- 3.4 92/0402 and 92/0403 – Convert outbuildings into 4 residential units – refused and dismissed on appeal
- 3.5 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
- 3.6 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
- 3.7 87/1481 - Use part of curtilage of listed building as extension of adjoining cockethurst park – granted
- 3.8 87/1398 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.9 87/1397 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.10 86/0767 - Demolish outbuildings and lay out land as public open space – granted

- 3.11 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 7 neighbouring properties were consulted, a press notice published and a site notice displayed. No letters of representation have been received.

Historic England

- 4.2 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

- 4.3 No objections. The Flood Risk Assessment contains a Topographic Survey, which confirms that the site levels along the Eastwood Brook are at 15.20m AOD. The current day 1% (1 in 100) flood level is 14.69m AOD and as such the site is not in Flood Zone 3a. The site is wholly in Flood Zone 2, as such no flood risk comments from the Environment Agency.

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. The Eastwood Brook is designated a 'main river'.

Highways Team

- 4.4 No objections.

Environmental Health

- 4.5 No objection subject to conditions relating to

- Acoustic glazing
- Refuse and recycling provision
- Hours of construction
- Land contamination

Parks (Trees)

- 4.6 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-seed. 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 25.02.21

Parks (Ecology and Landscape)

- 4.7 The ecology surveys have been reviewed and are pretty thorough. The proposed ecology mitigation measures should be conditioned to be implemented as recommended in these reports.

Drainage Engineer

- 4.8 No objections subject to conditions

Committee Call In

- 4.9 The application was called to committee by Councillor Flewitt and Councillor Walker.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2019) and National Design Guide (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 Design & Townscape Guide (2009)
- 5.5 National Technical Housing Standards (2015)
- 5.6 CIL Charging Schedule (2015)
- 5.7 Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) Supplementary Planning Document (2020)

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, ecology, trees and sustainability and CIL. The basis of decision on the 2020 planning permission carries significant weight in the assessment and determination of this application.

7 Appraisal

Principle of Development

- 7.1 The property is located within a residential area. Amongst other policies to support sustainable development, the NPPF requires local planning authorities to boost the supply of housing by delivering a wide choice of high quality homes.

- 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.'*
- 7.5 **The results of the Housing Delivery Test (HDT) published by the Government show that there is underperformance of housing delivery in the Borough. Similarly, the Council's Five-Year Housing Land Supply (5YHLS) figure shows that there is a deficit in housing land supply in the Borough. The South Essex Strategic Housing Market Assessment (SESHMA) identifies that Southend has a higher proportion of flats/maisonettes and a housing stock comprised of a greater proportion of one-bed units and smaller properties a consequence of which is that there is a lower percentage of accommodation of a suitable size for families. For the proposed provision of housing the HDT and 5YHLS weigh in favour of the principle of this type of development. The proposed new dwelling would be of a type which would be likely to be suitable for a family. There is greater need for this type of housing as identified by the SESHMA. In these circumstances, the provision of additional housing is a consideration which should be given increased weight in a balancing exercise. Although, it should also be noted that a scheme for this quantum of housing would have limited effect on the overall supply of housing.**

Flood Risk

- 7.6 The Environment Agency (EA) flood maps show that the site is part located within Flood Zone 3a, the high risk zone and but the majority of the site is within Flood Zone 2 and the Environment Agency have now confirmed that the levels in the topographical survey effectively means that the site is zone 2 - medium risk.
- 7.7 The flood risk assessment which has been submitted with the application is the same as that submitted with the previous application. This proposes raising the finished floor levels across the development to 14.90m AOD, which is above the 1% (1 in 100) annual probability flood level including a 35% allowance for climate change, and raising the floor level in the master bedroom to 15.50m AOD to be above the 0.1% (1 in 1000) annual probability flood event, including allowance for climate change, to provide a safe refuge for the occupants. The master bedroom will be equipped with an emergency flood kit. Temporary floodgates and flood resilience materials are also proposed throughout the development. These measures were previously found to be acceptable by the Environment Agency and this remains the case for the current application.

- 7.8 A Sequential Test and an Exceptions Test have also been submitted. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. In relation to the Sequential 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.'* This argument is noted however it does not consider that the building could be used for other purposes.
- 7.9 The purpose of the Exceptions Test is to ensure that the development would provide wider sustainability benefits to the community that outweigh the flood risk and that the development will be safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere. The submitted Exceptions Test comments that the proposal will secure the long-term future of these vulnerable historic buildings for the benefit of the wider community and that they will be sensitively adapted using sustainable materials to ensure that they are flood-resilient and the occupants have a safe refuge in the event of a flooding incident. Whilst an argument can be made that these buildings could be adapted for other uses which would be less vulnerable in terms of flooding, it is noted that the impact of the proposal in terms of flood risk was previously found to be acceptable and this remains the case with the current applications. The principle of the proposal is acceptable and the proposal is policy compliant in this regard subject to the detailed considerations set out below.

Design and Impact on the character and significance of the listed buildings and wider area

- 7.10 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.
- 7.11 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.'*
- 7.12 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.'*
- 7.13 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.'*

- 7.14 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.
- 7.15 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.’*
- 7.16 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. 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.
- 7.18 The significance of the outbuildings can be summarised as follows:
- Good 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.
- 7.19 Therefore, and consistent with the basis of decision on the approved 2020 scheme for two residential units, 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. This is a rare occurrence and key aspect of their combined significance.
- 7.20 The proposal seeks to convert the buildings into a single 3 bedroom dwelling. The similar proposal for the conversion of the buildings into two dwellings was approved in 2020 (references 20/00320/FUL and 20/00321/LBC). The current design is broadly similar to this previously approved scheme. The key differences include the complete infilling of the cart lodge to create a habitable link between the stables and dairy (previously this area was only partly infilled) and alterations to the positioning of the fenestration and internal partitions and the change from two dwellings to one.

- 7.21 Overall, as with the previously approved scheme, the amended proposal has maintained a simple and low key approach to the principal elevations facing the internal courtyard. This will preserve the traditional agricultural character of the outbuildings and maintain the existing positive relationship with the listed farmhouse which is important to its setting. This is a similar approach to the previously approved scheme. The historic doors to the dairy are still proposed to be retained and this is also positive. The exact positioning of new fenestration has been amended from the previously approved scheme but the positioning of openings is currently irregular and they have been carefully detailed to reference the simple designs and proportions of the existing openings. As such these changes are considered to be acceptable subject to the agreement of detailing.
- 7.22 Additional glazing is proposed to the west elevation facing the garden area. This elevation is not seen in conjunction with the main listed building so there is greater scope for change here. Again, the openings have been kept simple and unfussy so as not to compete with the historic character of the outbuildings. These changes are therefore also considered to be acceptable.
- 7.23 Internally the new partitions have been adjusted in places but the submitted details confirm that the remaining historic agricultural features including the exposed timber framing, the harness tree, tethering ring, hay brackets, inscribed poem and internal weatherboarding will be retained and this will help to ensure that the agricultural character of the building is preserved. Overall it is considered that the amended layout is acceptable.
- 7.24 As with the previous application the proposal includes various internal changes to the buildings to make them suitable for habitation including fitting breathable insulation and lime plaster to the walls and roof, installing a replacement insulated floor, installing kitchens and bathrooms and services. New bathrooms will be treated as 'standalone pods' with integrated walls and ceiling to maintain visibility of the exposed roof beams. Externally the ground will be built up slightly around the entrances to ensure level thresholds. Full details of these aspects of the proposal have been provided and are considered to be acceptable.
- 7.25 Externally the same informal approach to landscaping and boundaries within the 2020 approved scheme is proposed. This sought to use informal soft landscaping to divide the external spaces without the need for formal boundaries to ensure that the unobstructed relationship between the main listed farmhouse and the courtyard and outbuildings is preserved and rural character of the site maintained. This arrangement remains acceptable.
- 7.26 The proposed change of use and associated alterations will have an impact on the existing character of the outbuildings and the contribution they make to the setting of the listed farmhouse but the harm caused in this case is considered to be less than substantial. As noted above, the NFFP states '*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.*' In this case the main public benefit of the proposal is considered to be assuring the future retention and viability of the historic outbuildings and as far as possible, seeking to preserve their sensitive relationship with the listed farmhouse. The provision of a new housing unit is also a benefit but this has limited weight in the tilted balance as compared to heritage issues. In the previous applications the public impacts were, on balance, considered to have compensated for the level of harm proposed. In the current applications, due to its slightly reduced level of change arising from the reduced number of units, the level of harm is lower in relation to similar public benefits.

It therefore follows that the current applications are considered to achieve a satisfactory balance between harm and public benefits and are acceptable and policy compliant in relation to design and heritage impacts.

Quality of accommodation for future occupiers

Floor space standards

7.27 All new homes are required to meet the National Technical Housing Standards in terms of floorspace. The required size for a single storey, 3 bed 6 person household is 95 sqm 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

7.28 The proposal comfortably meets these standards and the proposal is acceptable and policy compliant in this regard.

Building Regulations M4(2) – Accessible and Adaptable Dwellings

7.29 As the proposal is for conversion of existing buildings there is no policy requirement to meet Building Regulations M4(2).

Quality of Living Space

7.30 All habitable rooms are considered to have good light and outlook. The Council's Environmental Health Officer has recommended that, given the proximity of the airport, acoustic glazing is used to reduce internal noise levels. This can be required by condition. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Amenity Provision

7.31 The proposal has a generous garden to the rear of the building and is acceptable and policy compliant in this regard.

7.32 Overall it is considered that the amended scheme an acceptable living standard for future occupiers and the scheme is acceptable and policy compliant in this regard.

Impact on Residential Amenity

7.33 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.*"

7.34 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 a number of additional windows.

- 7.35 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 impact from noise and disturbance arising from the change of use, potential number of residential using the site and associated car parking is also considered to be acceptable.
- 7.36 No other properties are materially affected by the development. The proposal is considered to be acceptable and policy compliant in this regard.

Traffic and Transportation Issues

- 7.37 Policy DM15 requires that all new 3 bedroom dwellinghouses outside the central area provide a minimum of 2 off street car parking space per property. The Design and Access Statement comments that 1 dedicated parking space will be provided adjacent to the Coach House and additional flexible parking space will be available in the courtyard. The site layout also includes space for turning. The existing gated access will remain unchanged.
- 7.38 The Council's Highways Officer has no objections to the proposal. The proposed parking arrangement is therefore considered to be acceptable and the scheme is policy compliant in this regard.
- 7.39 The courtyard is currently used for parking for the existing farmhouse but the Design and Access Statement and site history also confirms that planning permission has been obtained to erect a garage in the southwest corner of the site to provide replacement garaging for the main farmhouse (reference 19/00996/FULH). This provision will be in addition to the existing off street parking on the front driveway of this property. In terms of parking provision this meets the requirements for a large house in this location.

Refuse and Cycle Storage

- 7.40 The submitted plans show that dedicated refuse and cycle storage will be provided between the dairy and the coach house where is it convenient but out of sight. Full details of the stores have been provided and are considered acceptable. The proposal is therefore policy compliant in this regard.
- 7.41 Overall it is considered that the proposal is acceptable and policy complaint in the above regards.

Impact on Trees

- 7.42 The Council seeks to protect trees which make a positive contribution to the amenity of the area from the impact of new development.

- 7.43 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. Four trees on the southern boundary of the farm house garden are preserved but these are not affected by the proposal. Eight 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 the Dairy 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. These works are the same as found acceptable in the previously approved application.
- 7.44 The self-seeded ash tree is very close to the building such that it will threaten its future. There is therefore no objection to the removal of this tree. Other trees at the site will remain and this is positive for the setting and will help to maintain the more rural character of the site. The Council's Arboricultural Officer has not raised any objections to the proposed works. This is the same conclusion as reached in respect of trees for the previous application. The proposal is therefore considered to be acceptable and policy compliant in this regard.

Sustainable Development

- 7.45 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.
- 7.46 The proposal relates to the conversion of historic buildings which is itself more sustainable than new build and the statements confirm 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.
- 7.47 As a conversion scheme there is no policy requirement for renewables to be provided and in this case, and consistent with the basis of the 2020 decision, it is considered that they would be detrimental to the character of the existing historic buildings and setting of the listed farmhouse and would not be appropriate.
- 7.48 However, it is considered that as the proposal relates to a conversion to residential use including the installation of new bathrooms, a condition should be imposed to require the use of water efficient fittings. Subject to that the proposal is therefore acceptable and policy compliant in this regard.

Sustainable Drainage

- 7.49 The Flood Risk Assessment and supplementary Technical Note 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 it is proposed to use 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

7.50 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.
-

7.51 The risk from surface water flooding will therefore be improved over the existing situation and this is considered reasonable in the context of the development. The Council's Drainage Engineer has reviewed the documents and confirms that the measures are acceptable subject to conditions. The proposal is therefore acceptable and policy compliant in this regard subject to conditions.

Contamination

7.52 A contamination screening report has been submitted but this is a very high level screening document and includes only very limited detail in relation to the site itself. Given the previous agricultural and storage uses of the buildings, a contamination condition will be required to ensure that the site is safe for residential use. It is recommended that a preliminary site investigation is carried out to determine whether any contamination is present and whether remediation measures are necessary. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Ecology

7.53 Core Strategy policy KP2 and Development Management Policy DM2 require development to respect, conserve and enhance biodiversity.

Protected Species - Bats and nesting birds

7.54 Two Ecology Surveys have been submitted with the application. The first is an overview of all protected species. This recommends that further bat surveys are carried out. The second sets out the findings and recommendations of these additional bat surveys. This document concludes that, in the 3 dusk and dawn surveys recently undertaken, 1 common Pipistrelle bat was seen emerging from the Cart Shed during one of the dusk surveys and that the surrounding garden areas are used by foraging and commuting bats. This bat roost will therefore be lost when the works are carried out so alternate roosts will need to be provided prior to the commencement of development. The following mitigation measures are proposed:

- Prior to commencement of the works a minimum of 2 Schweglar 1FF or similar bat boxes will be hung on the trees at the recommended height and orientation.
- It is also recommended that bat tiles or tubes could be fitted to the existing roofs.
- It requires works in the vicinity of the existing roost to be carried out by hand and any bats found to be removed by an ecologist and placed in the bat boxes which have been previously installed.
- A Natural England Protected Species Licence will be required for these works.

- 7.55 In relation to nesting birds the report concludes that the development should either be undertaken outside the nesting period (March - August) or that works should be supervised by an ecologist. An ecology plan has been submitted showing the location of the bat and bird boxes.
- 7.56 The Council's Parks Team has reviewed the ecology survey and recommend the mitigation measures are conditioned to be implemented as recommended. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 7.57 The site falls within the Zone of Influence for one or more European designated sites scoped into the emerging Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS). It is the Council's duty as a competent authority to undertake a Habitats Regulations Assessment (HRA) to secure any necessary mitigation and record this decision within the planning documentation. Any new residential development has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017. The RAMS Supplementary Planning Document (SPD), was adopted by Full Council on 29th October 2020, requires that a tariff of £125.58 (index linked) is paid per dwelling unit. This will be transferred to the RAMS accountable body in accordance with the RAMS Partnership Agreement. Subject to the confirmation of this payment, which can be secured via a S106 legal agreement or by other suitable means, the proposal is considered to be acceptable and policy compliant in this regard. This has been paid.

Community Infrastructure Levy (CIL)

- 7.58 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of 279 sqm, which may equate to a CIL charge of approximately £7146.69 (subject to confirmation).

8 Conclusion

- 8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The principle of the proposal including flood risk is considered to be acceptable. The design and overall impact on the listed building and its setting would cause only less than substantial harm which is outweighed by the public benefits of the proposal. In this respect as this proposal provides new housing, where and if any harm is identified, including those elements identified within this report's analysis of the proposal, it would be necessary to demonstrate that in reaching the decision an appropriate balancing exercise has been undertaken considering the benefits of the proposal and any such harm. The Council has a deficit in housing land supply. Hence, the tilted balance in favour of sustainable development should be applied when determining the application as relevant. The test set out by the NPPF is whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when considered against the policies of the NPPF taken as a whole.

In providing a family sized dwelling the proposal would make a contribution to the housing needs of the borough which must be given increased weight in the planning balance, albeit the weight to be attached to this would not be significant in this instance in view of the number involved. The standard of accommodation for future occupiers is satisfactory as is the impact on the amenity of neighbouring occupiers, impact on traffic and transportation, ecology and sustainability. These applications are therefore recommended for approval subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01 The development hereby permitted shall begin not later than three years of the date of this decision

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

02 The development hereby permitted shall be carried out in accordance with the following approved plans 10186-01, 10186-02, 10186-03, 10186-04, 504_P308B, 504_P400A, 504_P401A, 504_P402A, 504_P403B, 504_P404, 504_P405A, 504_P406A, 504_P407A, 504_P409, 504_P410A, 504_P411A

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The development hereby approved shall be carried out in full accordance with the mitigation measures identified in the Flood Risk Assessment by SLR reference 402.08714.00004 dated Feb 2020 and plans reference 504_P411A and 504_409 before the approved dwelling is occupied and the recommended mitigation measures shall be maintained for the lifetime of the development.

Reason: To ensure the site is protected to the standard that the development is designed and modelled to within the submitted Flood Risk Assessment National Planning Policy Framework and policy KP2 of Core Strategy.

04 The materials used for the development hereby approved shall only be as specified on plans reference 504_308B, 504_P403B, 504_P404, 504_P406A, 504_P409 unless alternative material details are otherwise submitted to and agreed in writing with the local planning authority under the scope of this planning condition .

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

05 The retention and re-siting of the existing historic features impacted by the development hereby approved shall be carried out in full accordance with the specifications set out in the Gazetteer of Historic Features by SKArchitects reference 504B and plans reference 504_409 and 504_410A before the dwelling hereby approved is brought into use.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

06 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no new windows, doors or rooflights shall be installed unless and until full detailed design drawings and cross sections of the proposed new doors including shutters where appropriate, windows and rooflight detailing to be installed in the dairy roof vents at a scale of 1:20 or 1:10 as appropriate have first been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details before it is brought into use.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

07 No electricity, gas or water meter boxes, soil ventilation pipes, air extraction pipes, air conditioning units, boiler flues, ventilation grills, ducting or telecommunication equipment shall be fixed to the exterior of the building without prior written approval of the local planning authority.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM5 of the Development Management Document (2015).

08 The soft landscaping at the site shall be carried out in full accordance with the details and specifications shown in landscaping plan reference 504_P402 before the dwelling hereby approved is occupied. The surfacing of the courtyard, parking spaces and driveway shall remain as the existing surfacing.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

09 Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), there shall be no formation of new marked or treated boundaries of any kind within the site including to separate the main farmhouse from the courtyard.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM5 of the Development Management Document (2015).

10 Prior to the commencement of the development hereby approved, tree protection measures, as set out in the Arboricultural Impact Assessment by Owen Allpress reference 2322 dated 25.02.21, shall be implemented in full and shall be retained throughout construction of the development.

Reason: A pre commencement condition is required to ensure the trees to the west of the site are adequately protected during building works in the interests of visual amenity and in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policy DM1 and advice contained within the Southend Design and Townscape Guide (2009).

11 The development hereby approved shall not be occupied until and unless 1 car parking space has been provided at the site and made available for use solely for occupiers of the residential unit hereby approved and their visitors all in accordance with the details shown on drawing 504_P401A. The parking spaces shall be permanently retained thereafter solely for the parking of occupiers of and visitors to the development.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policy CP3 of the Core Strategy (2007) and Policy DM15 of the Council's Development Management Document (2015).

12 The development hereby approved shall not be occupied until and unless the cycle parking store and the refuse and recycling store, as shown on drawing 504_P403B, have been provided at the site in full accordance with the approved plans and made available for use for the occupiers of the dwelling hereby approved. The approved scheme shall be permanently retained for the storage of cycles and waste and recycling thereafter.

Reason: To ensure that adequate refuse and recycling storage cycle parking is provided and retained to serve the development in accordance with Policies KP2 and CP3 of the Core Strategy (2007) and Policies DM8 and DM15 of the Development Management Document (2015).

13 Prior to occupation of the dwelling hereby approved, appropriate water efficient design measures as set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to not more than 105 litres per person per day (lpd) (110 lpd when including external water consumption), to include measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting shall be implemented for the development and thereafter retained in perpetuity.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and advice contained within the Southend Design and Townscape Guide (2009).

14 Prior to any drainage infrastructure being installed, in accordance with the submitted Flood Risk Assessment by SLR reference 402.08714.00004 dated Feb 2020 and Technical Note by SLR reference 402.08714.00004 dated 09.03.20, detailed designs of a surface water drainage scheme incorporating the following details shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. The scheme shall address the following matters:

- a. A detailed drainage plan including pipe diameters, cover levels and invert levels, conveyance and failure/exceedance routes;**
- b. A comment on the effects of high-water levels in the watercourse in the site drainage systems;**
- c. A detailed construction drawing for the proposed geocellular storage and the flow-control chamber;**
- d. Evidence of the assessment of any health and safety risks;**
- e. A method statement detailing the effect of surface water during the construction phase;**
- f. Details of the body that will be responsible for the maintenance of the drainage system throughout the lifetime of the development including a management statement and schedule to outline the required maintenance for the geocellular storage and filter drains;**
- g. Measures to ensure damage to the drainage system resulting from associated construction activities must be considered and minimised;**
- h. Where required proposals for foul drainage.**

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with Policy KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015).

15 All glazing to habitable rooms within the new and replacement windows shall be acoustic glazing RW 39 to meet the requirements of British Standard 8233:2014 unless alternative details are otherwise submitted to and agreed in writing with the local planning authority under the scope of this planning condition .

Reason: In order to protect the amenities of occupiers of the development for aircraft noise in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

16 (a) Notwithstanding the details submitted and otherwise hereby approved, no development shall take place, other than that required to carry out additional necessary investigation which in this case may include demolition, site clearance, removal of underground tanks and old structures, and any construction until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the local planning authority.

The report of the findings must include:

i) A survey of extent, scale and nature of contamination;

**ii) An assessment of the potential risks to:
human health;**

- properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments; and
- an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

(b) Remediation Scheme: Notwithstanding the details submitted and otherwise hereby approved, no development shall be undertaken, other than where necessary to carry out additional investigation, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. This must be conducted by a competent person and in accordance with DEFRA and the Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

(c) Implementation of Remediation Scheme: Notwithstanding the details submitted and otherwise hereby approved, no development shall be undertaken unless and until the measures set out in the detailed remediation scheme approved under part (b) of this condition have been implemented. The Local Planning Authority may give approval for the commencement of development prior to the completion of the remedial measures when it is deemed necessary to do so in order to complete the agreed remediation scheme. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced. This must be conducted by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to

the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority. Development must be halted on that part of the site until an assessment has been undertaken in accordance with the requirements of part (a) of this condition, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of part (b) of this condition. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: To ensure that any contamination on site is identified and treated so that it does not harm anyone who uses the site in the future and in accordance with the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Core Strategy (2007) and Policy DM14 of the Development Management Document (2015).

17 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no works associated with this consent shall be undertaken unless and until 2 x Schweglar bat boxes are installed in accordance with plan reference 504_P402A. The proposed site clearance and construction works shall then be carried out in full accordance with the recommended mitigation measures nesting birds as set out on page 5 of the Ecology Report by Cherryfield Ecology dated 23.2.21 and the mitigation measures for bats set out in Section 4.3 of the Ecology Report by Cherryfield Ecology dated 30.6.21 or any other details that have been previously agreed in writing by the Local Planning Authority under the terms of this condition.

Reason: A condition is required to ensure any bats or nesting birds utilising the site are adequately protected during building works in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) policy KP2 and Development Management Document (2015) policy DM2.

18 Construction Hours for the development hereby approved shall be restricted to 8am – 6pm Monday to Friday, 8am - 1pm Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of visual amenity and the amenities of neighbours and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

Informatives:

01 Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). A Community Infrastructure Levy (CIL) Liability Notice will be issued as soon as practicable following this decision notice. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.

02 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.

03 If construction works are to be considered outside of normal hours especially overnight it is recommended that the applicant applies for a prior consent application under section 61 of the Control of Pollution Act 1974. A consent enables the applicant to conduct the works without the worry of enforcement provided they comply with it. The applicant will have to submit details of any noisy works including type of plant and machinery to be used, proposed daily start and finish times, consultation with nearby residents and businesses and duration and time scales of the works. The applicant should contact the Regulatory Services Team at Southend-on-Sea Borough Council for details.

04 The applicant is advised that an environmental permit for flood risk activities may be needed if works are proposed in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. The Eastwood Brook, is designated a 'main river'. Application forms and further information can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. It should be noted that anyone carrying out these activities without a permit where one is required, is breaking the law.

05 The applicant is reminded that a bat mitigation licence must be obtained prior to commencement of the works.

GRANT LISTED BUILDING CONSENT

01 The development hereby permitted shall begin not later than three years of the date of this decision

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans 10186-01, 10186-02, 10186-03, 10186-04, 504_P308B, 504_P400A, 504_P401A, 504_P402A, 504_P403B, 504_P404, 504_P405A, 504_P406A, 504_P407A, 504_P409, 504_P410A, 504_P411A

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The materials used for the development hereby approved shall be as specified on plans reference 504_308B, 504_P403B, 504_P404A, 504_P406A, 504_P409 unless alternative material details are otherwise submitted to and agreed in writing with the local planning authority under the scope of this planning condition .

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

04 The retention and re siting of the existing historic features impacted by the development hereby approved shall be carried out in full accordance with the specifications set out in the Gazetteer of Historic Features by SKArchitects reference 504B and plans reference 504_409 and 504_410A before the dwelling hereby approved is brought into use.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

05 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no new windows, doors or rooflights shall be installed unless and until full detailed design drawings and cross sections of the proposed new doors including shutters where appropriate, windows and rooflight detailing to be installed in the dairy roof vents at a scale of 1:20 or 1:10 as appropriate have first been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details before it is brought into use.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

06 No electricity, gas or water meter boxes, soil ventilation pipes, air extraction pipes, air conditioning units, boiler flues, ventilation grills, ducting or telecommunication equipment shall be fixed to the exterior of the building without prior written approval of the local planning authority.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM5 of the Development Management Document (2015).

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. The detailed analysis is set out in a report on the application prepared by officers.