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**Item No:** 7.4

**Application:** 172233 & 172234

**Applicant:** Mr & Mrs Nigel Chapman

**Agent:** Lucy Carpenter Planning Consultant

**Proposal:** Raising of existing chimney stack to 1.8 metres above the thatch. Replacement of existing casement window in end elevation

**Location:** Holly Cottage, Straight Road, Boxted, CO4 5QN

**Ward:** Rural North

**Officer:** Benjy Firth

**Recommendation:** Approval

## **1.0 Reason for Referral to the Planning Committee**

- 1.1 These applications are referred to the Planning Committee because the applicant is an Elected Member.

## **2.0 Synopsis**

- 2.1 The key issues for consideration are the impact of the works on the Heritage Asset.
- 2.2 The applications are subsequently recommended for approval.

## **3.0 Site Description and Context**

- 3.1 The application site sits on the western side of Straight Road within the defined settlement boundary of Boxted. The site contains a Grade II Listed detached thatched cottage, believed to have formerly been two separate cottages that have been linked by modern extensions.

## **4.0 Description of the Proposal**

- 4.1 The proposal seeks the extension of an existing chimney and the replacement of an existing window.
- 4.2 This report will deal with both planning permission and Listed Building Consent.

## **5.0 Land Use Allocation**

- 5.1 The site is within the defined settlement limits and has no relevant allocation.

## **6.0 Relevant Planning History**

- 6.1 None identified.

## **7.0 Principal Policies**

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character  
ENV1 - Environment

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity  
DP12 Dwelling Standards  
DP13 Dwelling Alterations, Extensions and Replacement Dwellings  
DP14 Historic Environment Assets

- 7.4 The Neighbourhood Plan for Boxted is also relevant. This forms part of the Development Plan in this area of the Borough.

- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide  
Boxted Parish Plan incorporating Village Design Statement

## **8.0 Consultations**

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

- 8.2 The Council's Listed Buildings and Areas Officer made the following comments:

The work would require the rebuilding of and extension to the main chimney of 500mm. Although a small amount of historic brick will be removed, the public benefit incurred to the loss of the brick outweighs the harm incurred as the fireplace will be able to be used as designed and the thatch retained. The proposed work, subject to the attached conditions will preserve the visual interest of the chimney and cottage as the increase in height will not harm its visual impact in relation to the house, and works will be carried out in materials to match the original. Steel liners will be installed which will not harm any historic fabric.

Fire-proof boarding will be installed around the chimney to provide a permanent air gap between the chimney and the thatch. This intervention will not harm any historic fabric and will preserve the visual integrity of the building.

The replacement of the casement window in the gable end of the rear plan form is acceptable as the existing window is much altered, beyond repair, and will be replaced with a historically accurate replacement which will preserve the special interest of the building.

## **9.0 Parish Council Response**

9.1 No comments were received.

## **10.0 Representations from Notified Parties**

10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties.

10.2 No comments were received.

## **11.0 Parking Provision**

11.1 The proposal seeks no alteration to existing parking provision at the property.

## **12.0 Open Space Provisions**

12.1 The proposal seeks no alteration to existing private amenity space provision at the property.

## **13.0 Air Quality**

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

## **14.0 Planning Obligations**

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

## **15.0 Report**

15.1 The proposal seeks the extension of an existing chimney and the replacement of a casement window. Neither alteration has any impact upon neighbouring amenity. As per the Listed Building Officers comments both alterations preserve the special interest of the building and do not harm any of the historic fabric. Both alterations are therefore considered acceptable.

## **16.0 Conclusion**

16.1 To summarise, the proposed development fully accords with the Council’s policy requirements, no objections have been received and the proposal preserves the Heritage Asset.

## 17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission and Listed Building Consent subject to the following conditions:

1. **ZAA – Time Limit**  
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.  
**\*amended version for Listed Building Consent**
2. **ZAM – Development to accord with approved plans**  
The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 2017-001 and 2017-004.  
Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.
3. **ZBB - Materials**  
The external facing and roofing materials to be used shall be those specified on the submitted application form and drawings.  
Reason: To ensure that materials are of an acceptable quality appropriate to the area
4. **Non Standard Condition – Brick Sample**  
Prior to the commencement of any works, a sample of the proposed brick shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with agreed brick.  
Reason: To protect the special architectural or historic interest of the listed building.
5. **Non Standard Condition - Materials**  
The brick detailing to the top of the chimney shall match that of the existing, and the chimney pot shall be constructed in clay.  
Reason: to preserve the special architectural or historic interest of the listed building.

6.

**Non Standard Condition - Materials**

The brick shall match the original in materiality, texture, arris finish and variety or homogeneity of colour, likely to be handmade stock. The mortar mix (likely to be lime with some soft sand, sharp sand and aggregate), pointing profile and pointing depth and bond shall match the original.

Reason: To protect the special architectural or historic interest of the listed building.

**18.1 Informatives**

18.1 The following informatives are also recommended:

1. The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.
2. PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.