PLANNING APPLICATIONS WEEKLY LIST NO. 1482  
Week Ending 12th July 2019

NOTE:
(i). Decision Notices will be issued in accordance with the following recommendations unless ANY MEMBER wishes to refer any application to the Development Committee on the 23 July 2019.

(ii). Notification of any application that is to be referred must be received no later than 1:00pm on Wednesday 17th July 2019 this needs to include the application number, address and the planning reasons for the referral via email to Leadership Support Team leadershipsupportteam@rochford.gov.uk. If an application is referred close to the 1.00pm deadline it may be prudent for a Member to telephone the Leadership Support Team to ensure that the referral has been received prior to the deadline.

(iii) Any request for further information regarding applications must be sent to the Leadership Support Team via email.

Note
Do ensure that, if you request a proposal to go before Committee rather than be determined through officer delegation following a Weekly List report, you discuss your planning reasons with Marcus Hotten, Assistant Director of Place & Environment. A planning officer will then set out these planning reasons in the report to the Committee.

Application No : 18/00601/ADV  
Zoning : Conservation Area

Case Officer  
Mr Michael Anderson
Parish : Rayleigh Town Council
Ward : Wheatley
Location : 105 High Street Rayleigh SS6 7QA
Proposal : Proposed 2no. Non-illuminated Fascia Signs (In Addition to Existing)

SITE AND PROPOSAL

1. Advertisement consent is sought for the 2No. new fascia signs commensurate with the change in use of the ground floor of a building
from Class A1 retail to Class A2 financial and professional services. The use has previously been granted on 12th September 2018 under planning ref. 18/00600/FUL.

2. This application relates to a building located on the southern corner of High Street and Eastwood Road. Part of the building contains first and second floor offices with a ground floor side entrance adjacent to the pedestrian crossing on Eastwood Road.

3. The site is located within the Rayleigh Conservation Area and also within Character Area C of the Rayleigh Area Action Plan.

4. The whole existing building is now used by a solicitor's firm who expanded to use the ground floor former florist unit in accord with the permission granted last year.

Relevant Planning History

- 16/001097/FUL: Change of Use from B1 Offices to A2 Offices
- 16/01098/ADV: 1 No. externally illuminated name sign to the first floor front wall, 1 no. externally illuminated name sign to the side/rear entrance, non-illuminated wall mounted sign to side, non-illuminated clock sign to the upper floor. Approved.
- 18/00600/FUL: Change use from A1 (Shop) to A2 (Offices) New fenestration and enclosure of rear access with fire door. Approved.

Material Considerations

5. Powers exercised under the Advertisement Regulations are in the interests of visual amenity and highway safety.

6. Policy CP2 of the Core Strategy requires the consideration of the Rayleigh Conservation Area Appraisal and Management Plan (RCAAMP) 2007 and Supplementary Planning Document 6 (Design Guidelines for Conservation Areas) (SPD6). The RCAAMP describes the building being part of a three storey stock brick building with the name 'Dollmartens' and date plaque '1881'. The Plan considers the building to make a neutral contribution to the appearance of the Conservation Area.

7. Policy DM38 of the Development Management Plan (2014) requires advertisements in Conservation Areas to respect the character of the building on which they are sited and to the surrounding area and allows advertisements that do not include:
   i. Prominent lettering, lighting, symbols, material or colour of fascia displays, window stickers, pavement signs and other signage;
   ii. Internally illuminated or other projecting signs;
   iii. Prominent externally illuminated signs;
   iv. Prominent blinds (especially external roller shutters) or window./door canopies.
8. The proposal features signage to the High Street and Eastwood Road elevations of the building. They would be in the same position and approximately the same size as the former signage of the florists. The signs would feature lettering Palmers Solicitors and a business logo. The Eastwood Road sign would be approximately 2.6 metres in width and 0.9 metres in height. The High Street sign would be of the same colour scheme as those approved under ref.16/01098/ADV.

Conservation Area

9. The building to which the sign relates is in the Rayleigh Conservation Area where the Council has a duty to consider if a proposal would preserve and enhance its character and appearance. The positions and sizes of the proposed advertisements are also considered to be acceptable in their local context and being a direct replacement of existing signage and would not lead to additional cluttering of advertisements.

Residential Amenity

10. The proposal predominantly relates to signage within a town centre location and objections on grounds of harm to residential amenity would not be sustainable. No objections have been received from local residents.

Highway Safety

11. The advertisements are not considered to cause any significant harm to the users of the highway. The Local Highway Authority has no objection to the proposal subject to a recommended condition requiring the trough light source to be directed away from the highway.

12. The proposed advertisements are considered to be of a suitable design and materials for the building, the immediate environment and the Rayleigh Conservation Area.

Representations:

RAYLEIGH TOWN COUNCIL - No objection

APPROVE

1 SAC1 Advert Time Limit (5 Years)

2 SAC3 Advert - Standard Condition
Relevant Development Plan Policies and Proposals:

Core Strategy (2011) - CP2

Development Management Plan (2014) - DM38


Supplementary Planning Document 6 (Design Guidelines for Conservation Areas)

The local Ward Member(s) for the above application are Cllr M Wilkinson
Cllr J C Burton Cllr R R Dray

Application No : 19/00161/FUL   Zoning : Conservation Area
Town Centres

Case Officer Ms Katie Ellis
Parish : Rochford Parish Council
Ward : Roche South
Location : 69 West Street Rochford SS4 1BE
Proposal : Change use of shop to financial and professional services and internal and external alterations to form three bedroomed apartment above

SITE AND PROPOSAL

1. The application site comprises a one and half storey building situated on a prominent junction of West Street and Bradley Way. The building is a Grade II Listed Building situated in Rochford’s Conservation Area. The listing entry ID: 1112571 states:

2. ROCHFORD WEST STREET TQ 86/8790 (south side) 14/274 No’s 67 and 69 GV II Pair of cottages. C18. Timber framed and weatherboarded. Red plain tiled gambrel roof. Rear red brick chimney stack. One storey and attics. 3 flat headed dormers, C19 style 2-light casements with centre transoms. 3 window range, that to left fixed, with 2 mullions, central a small paneled vertically sliding sash, right shop window with 4 mullions and centre transom. 4-panelled door to left, vertically boarded door between centre and right windows, both in simple surrounds. To right angle and return is a hipped painted brick lean-to extension, door at angle, right return 4-light window with central transom, fixed metal canopy over.
3. The application site is within Rochford Town Centre and the Area Action Plan for Rochford. According to Rochford’s Town Centre Area Action Plan (RTCAAP) the premises fronts a secondary shopping area.

Proposal

4. Planning permission is being sought retrospectively to change the use of the retail shop (Class A1) to an estate agent (Class A2) and to alter the building internally to sub-divide the commercial premises at ground floor and the residential flat (Class C3) at first floor.

5. According to the site's planning history, residential accommodation (Class C3) has always existed at both ground and first floor level.

Planning History

19/00162/LBC - Pending Consideration - Change use of shop to financial and professional services and internal and external alterations to form three bedroomed apartment above.

Main considerations

Principle of development

6. The proposed development should be assessed in accordance with the National Planning Policy Framework (NPPF) and Policy CP2 and RTC5 of the Core Strategy and DM34 and DM35 of the Development Management Plan contained in the Local Plan where the compatibility of a scheme to its surrounding, neighbouring residents and highway implications is imperative to the acceptability of a development in any location.

7. The site is located within Rochford Town Centre. Paragraph 85 of the NPPF supports the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. It is recognised that town centres should promote their long-term vitality and viability by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters. It is considered that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

8. The application retrospectively proposes to change the use of a retail premises (class A1) to an estate agent (Class A2) and formally separates the residential flat from the ground floor commercial premises. The site is defined in a Town Centre Location as well as situated in Rochford’s Conservation Area, where policies CP2 and RTC4 of the Core Strategy and DM34 and DM35 of the Development Management Plan would apply.
9. Additionally, the site is designated as Secondary Shopping Frontage and within Character Area A in the Rochford Town Centre Area Action Plan. In Character Area A the RTCAAP supports and strengthens the retail function and character of the area. It confirms that secondary shopping frontages should be a mix of retail and other appropriate town centre uses and upper floors could be occupied by a range of uses including offices and residential.

10. Policy DM35 allows for the use of upper floors of shops in town centre locations for residential purposes where the accommodation is self-contained and provides a satisfactory standard of residential convenience and amenity.

11. The proposal would result in the loss of the ground floor retail use; however, the application site is situated in a secondary shopping frontage where other appropriate town centre uses are allowed. The NPPF defines offices as a main town centre use. Accordingly, an estate agent is considered appropriate and therefore acceptable in this location.

12. The proposed residential use has been situ for many years and therefore not an additional residential use in a town centre location; the proposal is considered acceptable.

13. Policy RTC5 ensures that Rochford town centre plays an important role within the District and its importance as a town centre shall be promoted via an Area Action Plan. The proposal would not affect the status of Rochford town centre and therefore would not be applicable.

14. Furthermore, the site also falls within Rochford Conservation Area. It is an important consideration when assessing the proposal to have special regard to the preservation and enhancement of the conservation area in accordance with policy CP2 of the Core Strategy.

15. The principle of changing the use of the ground floor to an estate agent (Class A2) and internal work to the first-floor flat is considered acceptable and is not objected to. The main issues and acceptability of the development are the material considerations explored below.

Impact upon the Character and Appearance of the area

16. Minor alterations are proposed to the façade, these alterations are considered unobtrusive and would be considered in more detail via the listed building consent application.
Neighbour Impact

17. The envelope of the building would not be extended or altered. The development proposed would not detrimentally impact upon adjoining neighbouring and therefore, no objections are raised with regards to the proposal having an overbearing or overlooking impact.

Highway Safety

18. A car parking space would be situated to the rear that would measure to the required dimensions set out in the parking standards. This space would be allocated for the residential flat. Ordinarily two spaces would be required for a three-bedroom flat. However, as stated above, this residential flat has been in existence for some number of years. In addition, the site is situated in a town centre where the parking standard stipulates that a reduction in car parking would be allowed. The site is close to several public transport options. As it is an existing situation and given its location no objections are raised that could be sustained on appeal. The proposed development is considered to comply with Parking Standards and policy DM30 of the Development Management Plan.

Representations:

19. ROCHFORD PARISH COUNCIL - Members noted that this was a retrospective application. Although they had no objections to the alterations to the building, they felt that the signage was out of keeping with the streetscene within the Conservation Area.

20. ECC - HISTORIC BUILDINGS - No objections

21. ECC - HIGHWAYS - No objections subject to a condition relating to the storage of materials within the curtilage.

APPROVE

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

2. The development hereby permitted shall be carried out in complete accordance with the following approved plans: 100, 200 rev D, 202 rev B, 201 rev C

Relevant Development Plan Policies and Proposals:

NPPF

Core Strategy - CP2, RTC1, RTC2, RTC5,

Development Management Plan - DM30, DM34, DM35
Rochford Area Action Plan

The local Ward Member(s) for the above application are Cllr M J Lucas-Gill
Cllr M J Steptoe Cllr A L Williams

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<th>Zoning</th>
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<td>Conservation Area, Town Centres</td>
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Case Officer: Ms Katie Ellis
Parish: Rochford Parish Council
Ward: Roche South
Location: 69 West Street Rochford SS4 1BE
Proposal: Change use of shop to financial and professional services and internal and external alterations to form three bedroomed apartment above

SITE AND PROPOSAL

1. The application site comprises a one and half storey building situated on a prominent junction of West Street and Bradley Way. The building is a Grade II Listed Building situated in Rochford's Conservation Area. The listing entry ID: 1112571 states: -

2. ROCHFORD WEST STREET TQ 86/8790 (south side) 14/274 No's 67 and 69 GV II Pair of cottages. C18. Timber framed and weather boarded. Red plain tiled gambrel roof. Rear red brick chimney stack. One storey and attics. 3 flat headed dormers, C19 style 2-light casements with centre transoms. 3 window range, that to left fixed, with 2 mullions, central a small paned vertically sliding sash, right shop window with 4 mullions and centre transom. 4-panelled door to left, vertically boarded door between centre and right windows, both in simple surrounds. To right angle and return is a hipped painted brick lean-to extension, door at angle, right return 4-light window with central transom, fixed metal canopy over.

3. The application site is allocated within Rochford Town Centre and the Area Action Plan for Rochford. According to Rochford's Town Centre Area Action Plan the premises fronts a secondary shopping area.

Proposal

4. Listed building consent is being sought to subdivide the property into two units with a commercial unit on the ground floor and a residential self-contained unit occupying part of the ground floor and the entirety of the first floor.
5. As part of the subdivision an opening from the main ground floor rooms (west) to the staircase has been blocked off to create a party wall between the commercial unit and residential unit.

6. New partitions walls have also been introduced to create a WC to the commercial unit, with a new doorway formed to access this area.

7. As part of the refurbishment of the building, new surface materials have been applied to the ground and first floor, including installation of breathable lime products to the walls.

8. Repairs are also proposed to the internal roof surface to the attic to include the application of fibreboard and a lime plaster.

9. UPVC windows have been replaced with timber windows. Minor repairs to the cladding on the façade, replacement roof tiles (like for like) and replacement UPVC gutter with a colour coated metal gutter are also proposed.

10. The existing original/early roof structure will not be removed (DWG 201) but retained and ‘reversible insulation’ applied in addition.

Planning History

19/00161/FUL - Pending Consideration - Change use of shop to financial and professional services and internal and external alterations to form three bedroomed apartment above.

Main Consideration

Principle of development

11. The application property is a Grade II Listed Building that is situated along West Street. The main considerations when assessing the above is whether the proposal would have special regard to the desirability of preserving the building and any of the features of special architectural or historic interest that it possesses.

12. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and confirms that conservation areas must also be preserved or enhanced. This is reiterated in the National Planning Policy Framework and Planning Policy Guidance which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
13. Whilst the principle of development is not objected to, the main issues and acceptability of the development are the material considerations explored below.

The effect of the proposal upon the Grade II Listed Building

14. It is proposed to use breathable lime products to internal walls. This product is not considered to result in a harmful impact upon the aesthetic finish of the building.

15. The proposed treatment to the internal attic roof surface is to apply wood fibre insulation board over the existing historic laths and render onto this with a lime plaster and mesh reinforcement. This treatment introduces insulation to the first-floor accommodation without the removal of historic fabric. This is reversible. The proposal would also use materials that are moisture and vapour permeable with a view to minimising the impact to the breathability of the heritage asset. This surface treatment would be reversible in the future and is considered to result in a neutral impact upon significance.

16. The introduction of a new partition between the store room and WC, provides a separate bathroom facility for the commercial unit. The wall is a reversible intervention that can be removed without long-term impact to the heritage asset, and as such there is little impact to the historic fabric. Whilst there is an intervention to planform, the rear range is considered to be of lesser significance overall and is a later service range, in which the partition will read as a modern, honest intervention. The impact of this intervention is considered to be neutral.

17. The proposal also involves the introduction of a new partition between the bathroom and lobby. As above, the partition enables the viable use of the eastern end of the building as a residential unit, by providing an entrance lobby and separate bathroom which enables the existing plumbing to be contained to the ground floor of the later southern range, thereby limiting the intervention to the historic floorboards and fabric compared to the provision of a bathroom at first floor level. The partition is reversible and does not involve the loss of historic fabric or obstruction of historic features. As such the impact of this intervention is neutral.

18. The formation of an opening through the wall between the shop unit and WC serves a functional purpose which enhances the viability of the commercial premises. However, the opening requires loss of fabric in the historic rear wall of the heritage asset and impacts upon the perceived historic planform. As such, the impact of the new opening is considered to have a low adverse effect.

19. The infilling of the opening between the shop unit and staircase serves as a party wall between the two units, facilitating the viable use of the
asset as both a commercial unit and residential unit. No historic fabric has been lost as a result of the intervention, which is also reversible, so that the planform can be reinstated in future if necessary. The impact is therefore neutral.

20. The infilling of the opening further facilitates the required subdivision of the ground floor space for use as both commercial and residential use, to secure the viability of the heritage asset in the long-term. The infill is reversible and could be detailed on either side to evidence the presence of a door here historically, ensuring that the historic planform continues to be interpreted. The impact is therefore neutral.

21. The blocking up of the opening at first floor enables the two bedroom spaces to be used independently, facilitating the viable use of the asset and ensuring that it responds effectively to reasonable domestic requirements in the twenty-first century. The infill is reversible and could be detailed on one of either side to evidence the presence of a door here historically, ensuring that the historic planform continues to be interpreted. The impact is therefore neutral.

22. The uPVC windows are proposed to be replaced with timber units to match the existing. These respond positively to the historic character and appearance of the heritage asset. The impact of the installation of these timber units is considered to be an enhancement compared to the existing uPVC units. No details of the timber windows have been provided as part of this application, but a condition would be imposed requesting these details.

23. The replacement of the modern plastic rainwater goods with metal, half-round alternatives is considered to be more in-keeping with the traditional character and appearance of the heritage asset and would represent an enhancement to its overall significance, particularly in key views from the public realms and surrounding Conservation Area. The impact is therefore beneficial. No details of the rainwater goods have been provided as part of this application, but a condition would be imposed requesting these details.

24. The proposed snow guard is intended to serve a practical function of preventing tiles slipping and falling onto the pedestrian pavement along the north of the heritage asset, thereby reducing the risk of accident to members of the public. In heritage terms, the addition is a modern and reversible intervention which does not involve the loss of fabric. Whilst it is not a traditional feature, it can be discerned as a contemporary addition and the overall impact upon the significance of the heritage asset is neutral.

25. The scheme of works has also included like-for-like repairs and refurbishment of timber windows in the property and repairs to the roof. This has a low beneficial impact to the building due in improving its long-term condition and reducing risk from water ingress.
26. The works proposed to the listed building are minor works that would either preserve or enhance the features of special architectural merit and restore the buildings historic interest. Therefore, the proposed development is found acceptable. Additionally, the proposal is supported by Essex County Council - Historic Buildings Advisor.

Representations:

27. ROCHFORD PARISH COUNCIL - Members noted that this was a retrospective application. Although they had no objections to the alterations to the building, they felt that the signage was out of keeping with the streetscene within the Conservation Area.

28. ECC - HISTORIC BUILDINGS - No objections subject to conditions requesting further details relating to the rainwater goods and the timber windows.

APPROVE

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

2. Details of the proposed rainwater goods to be used on the building to which this consent relates shall have been submitted to and agreed in writing by the Local Planning Authority prior to any works taking place to rainwater goods. Details to be submitted shall include current catalogue details of the rainwater goods, which shall be of cast metal, and details of the colour finish. The works shall be carried out in accordance with the approved detail and thereafter retained in the agreed form.

3. Prior to the replacement of any windows in the building to which this consent relates, additional drawings that show details of proposed new windows by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the Local Planning Authority. Replacement windows shall be installed, strictly in accordance with the details as agreed and retained thereafter in the agreed form.

Relevant Development Plan Policies and Proposals:

National Planning Policy Framework 2019

Core Strategy Adopted Version (December 2011) - policies CP2

The local Ward Member(s) for the above application are Cllr M J Lucas-Gill
Cllr M J Steptoe Cllr A L Williams
Application No: 19/00382/FUL  Zoning: Town Centres
Conservation Area

Case Officer: Ms Katie Ellis
Parish: Rayleigh Town Council
Ward: Wheatley
Location: 84 High Street Rayleigh SS6 7EA
Proposal: External part decoration, Garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new wash-up area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, Rearrange ladies toilet, convert bedroom to bathroom and bedroom to office.

SITE AND PROPOSAL

1. The application site is a three-storey building in use as a public house known as the 'Ye Olde Crown' situated on the corner of Crown Hill and High Street, Rayleigh.

2. The building is situated in Rayleigh Conservation Area and is a Grade II Listed Building (List entry ID: 1112643). The listing description states:

3. Public house. C17 origin with C19 and later alterations. Timber framed and plastered, batten decoration to upper floors. Double range grey slate roof, red ridge tiles. Right and off centre left front range chimney stacks. Three storeys. Five window range between pilasters of small paned vertically sliding sashes, excepting first floor name plaque to second window. Ground floor second and fourth bays with segmental headed arches and recessed board doors with top lights. Tripartite small paned vertically sliding sashes to first and third bays, the latter bay also with recessed board door, small paned sash window to fifth bay.

Proposal

4. Planning permission and listed building consent is being sought for both internal and external works.

5. Externally, the proposed works involve replacing tarmac on a like for like basis, laying out Astroturf to the rear of the pub, replacing the flank boundary fence, erecting a 1.8m high fence to enclose the bin store and installing festoon lighting on poles.
6. Internally, the works proposed involve extension of the servery at ground floor, adding a new wash-up area, adding a structural post to support a sagging beam, fixing seating, stripping and polishing the existing wooden floor and rearranging the layout of one of the toilets. At first floor level it is proposed to convert two toilets into a bathroom.

Planning History

7. There is extensive history relating to this site but none of it is directly relevant to this proposal.

Main Consideration

Principle of development

8. The application property is a Grade II Listed Building that lies within High Street a commercial area situated within Rayleigh Conservation Area. The main considerations when assessing the above is whether the proposal would have a special regard to the desirability of preserving the building, listed Grade II, and any of the features of special architectural or historic interest that it possesses.

9. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and confirms that conservation areas must be preserved or enhanced. Furthermore, this is reiterated in the National Planning Policy Framework and Planning Policy Guidance which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

10. Whilst the principle of development is not objected to, the main issues and acceptability of the development are the material considerations explored below.

Impact upon the character and appearance of the Conservation Area and the effect of the proposal upon the Grade II Listed Building

11. It is proposed to paint the façade at ground floor level grey and the single storey projection at the rear dark blue with a painted timber boarder in dark grey. The single storey projection is a modern extension to the listed building and therefore, no objections are raised. The painted render to the façade is considered to acceptable as it would improve the buildings aesthetic appearance.
12. It is proposed to replace tarmac like for like and lay out Astroturf to the rear of the pub. It is considered that these works would be an improvement to the ground surface and would improves the aesthetic appearance of the setting of the Listed Building and the surrounding conservation area.

13. The proposed replacement of the flank boundary fence with a new pre-treated softwood picket fence for safety purposes, approximately 900mm high affixed to existing steel posts would not appear dissimilar from the existing fence.

14. The proposal also seeks to erect 1.8m high boarded pre-treated sawn softwood fencing and matching gates to bin store for security and to keep bins from sight. In addition 3m high softwood pre-treated 120mm round poles for the support of festoon lighting to illuminate garden area are proposed. Lighting would comprise a black festoon belt with warm white LED festoon bulbs supported on catenary wire.

15. It is proposed to extend the servery and add a new washup area at ground floor.

16. It is proposed to fix seating, strip and polish the existing wooden floor to be reinstated all to match existing.

17. A projection at the rear of the building is a modern addition to the listed building which houses the ladies and gents' toilets. It is proposed to rearrange the layout of the ladies toilet. As this part of the building is not original, no objections are raised.

18. At first floor level it is proposed to convert two toilets into a bathroom.

19. It is considered that the changes are minor and would not result in the loss of historic fabric to the listed building and are considered to preserve the Conservation Area and Listed Building.

Impact upon residential amenity

20. There are residential flats in the nearby vicinity. The pub is already in existence and has been for some time. It is not considered that the works proposed would introduce a significant amount of noise that would detrimentally impact surrounding residents. The proposal is therefore considered to have a negligible effect on the surrounding residential amenity in accordance with DM1 and DM3 of the Development Management Plan.

Car Parking

21. The proposed works would result in the loss of three car parking spaces and therefore the pub would not benefit from dedicated off road parking; however, it is currently located within close proximity to a
public car park. There are good connections to the site in terms of public transport and therefore, it is not considered that the proposed development would have a detrimental impact on highway safety or the free flow of traffic in accordance with DM30 of the Development Management Plan.

Conclusions

22. The application for planning permission for the proposed works would accord with the statutory development plan and applicable development management policies and this application is therefore duly recommended for approval subject to the conditions as set out for the FULL application below.

23. The application for Listed Building Consent is also recommended for approval given that the proposed works would be considered to preserve or enhance the listed building and conservation area; the relevant conditions for this consent are set out below.

Representations:

24. ECC - HISTORIC BUILDINGS OFFICER - No objections

25. RAYLEIGH TOWN COUNCIL - No objections

26. NEIGHBOURS: Flat 14 Crown Height, Crown Hill: Raises concerns the development attracting both young and old people to the premises. The buildings integrity should be maintained and respected. Concerned that the development would encourage more footfall to the area that the footpaths would then become overcrowded on Crown Hill especially near the crossing. Concerns over noise in relation the use of the pub and deliveries to the pub all times throughout the day.

APPROVE

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

2 The development hereby permitted shall be carried out in complete accordance with the following approved plans: Location Plan, 4543/30/002 rev A, 4543/30/102, 4543/30/101

Relevant Development Plan Policies and Proposals:

Rochford District Council Core Strategy (2011) - CP2


Rochford District Council Local Development Framework Allocations Plan (February 2014)

National Planning Policy Framework

The local Ward Member(s) for the above application are Cllr M Wilkinson
Cllr J C Burton Cllr R R Dray

Application No : 19/00383/LBC Zoning : Town Centres Conservation Area

Case Officer : Ms Katie Ellis
Parish : Rayleigh Town Council
Ward : Wheatley
Location : 84 High Street Rayleigh SS6 7EA
Proposal : External part decoration, Garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new wash-up area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, Rearrange ladies toilet, convert bedroom to bathroom and bedroom to office.

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Proposal

4. Planning permission and listed building consent is being sought for both internal and external works.

5. Externally, the proposed works involve replacing tarmac on a like for like basis, laying out Astroturf to the rear of the pub, replacing the flank boundary fence, erecting a 1.8m high fence to enclose the bin store and installing festoon lighting on poles.

6. Internally, the works proposed involve extension of the servery at ground floor, adding a new wash-up area, adding a structural post to support a sagging beam, fixing seating, stripping and polishing the existing wooden floor and rearranging the layout of one of the toilets. At first floor level it is proposed to convert two toilets into a bathroom.

Planning History

7. There is extensive history relating to this site but none of it is directly relevant to this proposal.

Main Consideration

Principle of development

8. The application property is a Grade II Listed Building that lies within High Street a commercial area situated within Rayleigh Conservation Area. The main considerations when assessing the above is whether the proposal would have a special regard to the desirability of preserving the building, listed Grade II, and any of the features of special architectural or historic interest that it possesses.

9. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and confirms that conservation areas must be preserved or enhanced. Furthermore, this is reiterated in the National Planning Policy Framework and Planning Policy Guidance which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

10. Whilst the principle of development is not objected to, the main issues and acceptability of the development are the material considerations explored below.
Impact upon the character and appearance of the Conservation Area and the effect of the proposal upon the Grade II Listed Building

11. It is proposed to paint the façade at ground floor level grey and the single storey projection at the rear dark blue with a painted timber boarder in dark grey. The single storey projection is a modern extension to the listed building and therefore, no objections are raised. The painted render to the façade is considered to acceptable as it would improve the buildings aesthetic appearance.

12. It is proposed to replace tarmac like for like and lay out Astroturf to the rear of the pub. It is considered that these works would be an improvement to the ground surface and would improves the aesthetic appearance of the setting of the Listed Building and the surrounding conservation area.

13. The proposed replacement of the flank boundary fence with a new pre-treated softwood picket fence for safety purposes, approximately 900mm high affixed to existing steel posts would not appear dissimilar from the existing fence.

14. The proposal also seeks to erect 1.8m high boarded pre-treated sawn softwood fencing and matching gates to bin store for security and to keep bins from sight. In addition 3m high softwood pre-treated 120mm round poles for the support of festoon lighting to illuminate garden area are proposed. Lighting would comprise a black festoon belt with warm white LED festoon bulbs supported on catenary wire.

15. It is proposed to extend the servery and add a new washup area at ground floor.

16. It is proposed to fix seating, strip and polish the existing wooden floor to be reinstated all to match existing.

17. A projection at the rear of the building is a modern addition to the listed building which houses the ladies and gents' toilets. It is proposed to re-arrange the layout of the ladies toilet. As this part of the building is not original, no objections are raised.

18. At first floor level it is proposed to convert two toilets into a bathroom.

19. It is considered that the changes are minor and would not result in the loss of historic fabric to the listed building and are considered to preserve the Conservation Area and Listed Building.

Impact upon residential amenity

20. There are residential flats in the nearby vicinity. The pub is already in existence and has been for some time. It is not considered that the works proposed would introduce a significant amount of noise that
would detrimentally impact surrounding residents. The proposal is therefore considered to have a negligible effect on the surrounding residential amenity in accordance with DM1 and DM3 of the Development Management Plan.

Car Parking

21. The proposed works would result in the loss of three car parking spaces and therefore the pub would not benefit from dedicated off road parking; however, it is currently located within close proximity to a public car park. There are good connections to the site in terms of public transport and therefore, it is not considered that the proposed development would have a detrimental impact on highway safety or the free flow of traffic in accordance with DM30 of the Development Management Plan.

Conclusions

22. The application for planning permission for the proposed works would accord with the statutory development plan and applicable development management policies and this application is therefore duly recommended for approval subject to the conditions as set out for the FULL application below.

23. The application for Listed Building Consent is also recommended for approval given that the proposed works would be considered to preserve or enhance the listed building and conservation area; the relevant conditions for this consent are set out below.

Representations:

24. ECC - HISTORIC BUILDINGS OFFICER - No objections

25. RAYLEIGH TOWN COUNCIL - No objections

26. NEIGHBOURS: Flat 14 Crown Height, Crown Hill: Raises concerns the development attracting both young and old people to the premises. The buildings integrity should be maintained and respected. Concerned that the development would encourage more footfall to the area that the footpaths would then become overcrowded on Crown Hill especially near the crossing. Concerns over noise in relation the use of the pub and deliveries to the pub all times throughout the day.

APPROVE

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Prior to treatment of the wooden floors, a method statement must be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in strict accordance with the details as agreed.

**Relevant Development Plan Policies and Proposals:**

Rochford District Council Core Strategy (2011) - CP2


Rochford District Council Local Development Framework Allocations Plan (February 2014)

National Planning Policy Framework

The local Ward Member(s) for the above application are Cllr M Wilkinson Cllr J C Burton Cllr R R Dray