

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

10 July 2024

REFERENCE: HW/LBC/23/00470

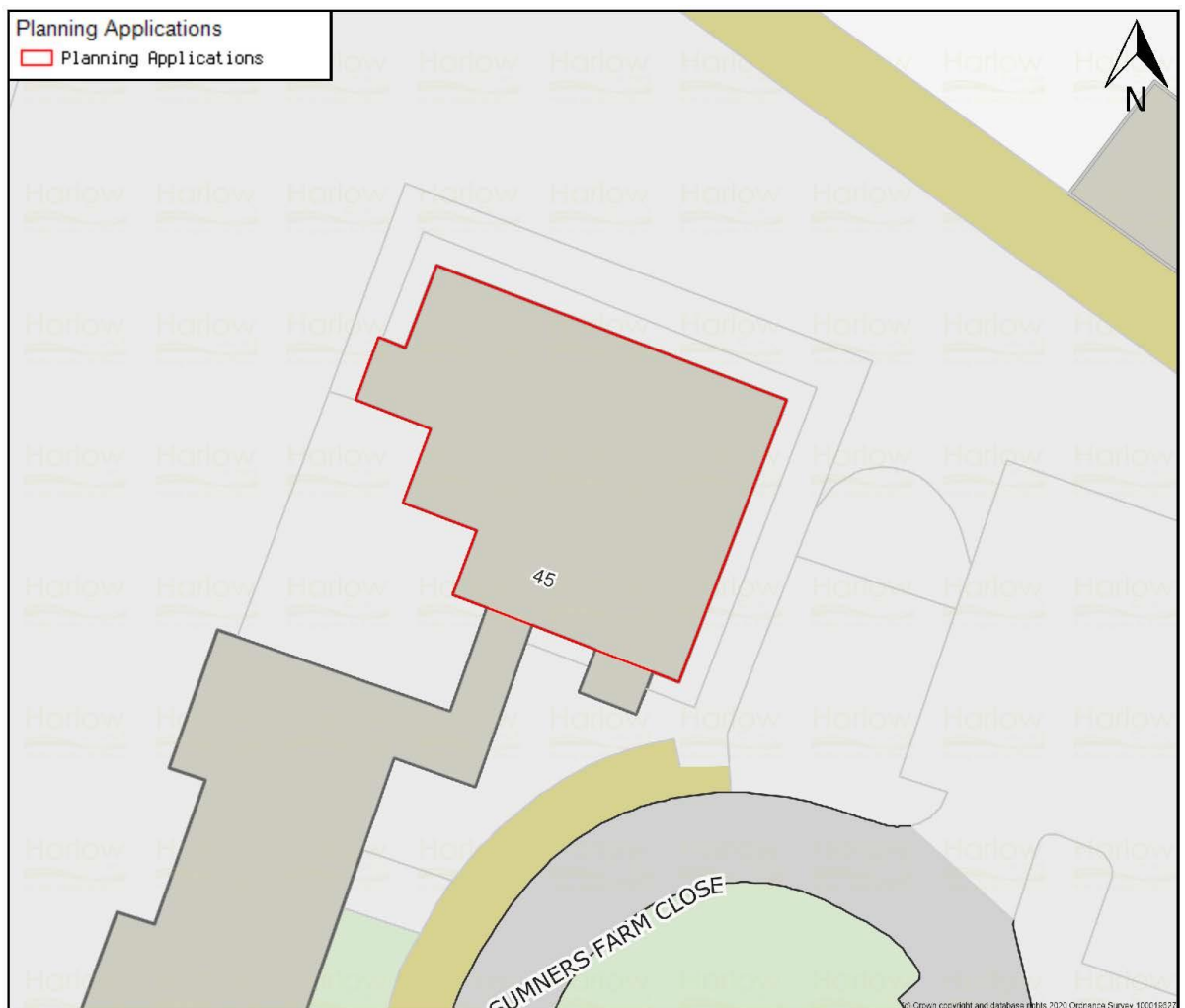
OFFICER: Mick Gavin

APPLICANT: Harlow Council

LOCATION: 45 Sumners Farm Close
Harlow
Essex
CM19 5SL

PROPOSAL: Construction of a single storey rear extension in the form of a conservatory to the rear elevation. Installation of double heighted lobby to access flat no.1 and flat no. 2. Extension of GO2 shower room to flat no.2. Replacement of existing staircase with a new timber staircase. Relocation of entrance door to flat no.1 and change of layout to suit new entrance door location & amendments to entrance lobby to flat no. 4.

LOCATION PLAN



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REASON BROUGHT TO COMMITTEE: The applicant is Harlow District Council.

PROPOSED DEVELOPMENT: Construction of a single storey rear extension in the form of a conservatory to the rear elevation. Installation of double height lobby to access flat no.1 and flat no. 2. Extension of GO2 shower room to flat no.2. Replacement of existing staircase with a new timber staircase. Relocation of entrance door to flat no.1 and change of layout to suit new entrance door location & amendments to entrance lobby to flat no. 4.

Summary

The proposal seeks listed building consent for the addition of a conservatory to the building, together with various internal works, to enhance the living accommodation of four existing flats providing care accommodation.

It is considered that the proposal accords with National and Development Plan policies in respect of heritage assets and it is recommended for approval.

Site and surroundings

45 Sumner's Farm Close is a two-storey building, originally a farmhouse it is now Grade II listed. The building is linked by a corridor to the Sumners Farm Close development which is an extra care supported housing scheme consisting of 42 one bedroomed properties which is a joint project between Harlow Council as the landlord, and Essex County Council as the procurer of care services to provide independent living services for frail elderly people to negate the need for in-home residential care.

Details of Proposal

Following permission granted in 2019 the building was converted from previous office and flat use to four flats, two at ground floor and two at first floor. The current application seeks listed building consent for:

1. Addition of a conservatory
The single storey conservatory would wrap around the building's side (west) and rear (south) elevations, with a maximum depth of 8.4m and width of 9.0m
2. Internal works and minor external alterations to convert the existing two ground floor flats to adapted supported accommodation and convert the two existing first floor flats to unadapted supported accommodation.
The works principally comprise:
 - new staircase to be omitted, space to be retained and provide a double height lobby to access flats 1 and 2
 - shower Room to flat 2 extended to suit location of wall
 - relocation of entrance door to flat 1 and change of layout to this flat to suit new entrance door location a
 - amendments to entrance lobby to flat 4.

A concurrent application for planning permission (HW/FUL/23/00469) is considered elsewhere on this agenda.

RELEVANT PLANNING HISTORY

Application Number	Proposal	Status	Decision Date
HW/FUL/18/00463	Change of use from offices to four one bed flats, linking to existing care home, internal alterations and refurbishment	Approved	04.07.2019
HW/LBC/18/00362	Conversion to four one-bed flats with link existing care home including internal alterations, removal of glazed porch, new dormer and replacement windows	Approved	04.07.2019

CONSULTATIONS

Internal and external Consultees

Heritage - Place Services

Internal alterations:

Overall the alterations are considered acceptable, not resulting in additional harm than the works approved in 2018

Ground floor extension and external alterations:

The conservatory is out of scale and wraps around the side and the front elevations as an incongruous and non-traditional addition to the historic building resulting in an overall cluttered appearance of the site.

The additional glazed porch to the new staircase would be prominent as part of the main elevation.

Neighbours and Additional Publicity

Number of Letters Sent: 12

Total Number of Representations Received: 0

Date Site Notice Expired: 11 January 2024

Date Press Notice Expired: 4 January 2024

Summary of Representations Received

None received

PLANNING POLICY

National Planning Policy Framework (NPPF)

The Development Plan is prepared taking account of the National Planning Policy Framework (NPPF) (as extant at the time - the NPPF is regularly updated; currently in its 2023 version) and the associated Planning Practice Guidance (PPG) (first published in March 2014 but also regularly updated with the NPPF). The relevant strands are considered further in the report.

S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states the following:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

The Local Plan in this instance is the Harlow Local Development Plan (2020).

Harlow Local Development Plan 2020

Planning law requires that proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site consists of the Harlow District Council (HDC) Harlow Local Development Plan 2020 (HLDP), Essex County Council (ECC) Essex and Southend-on-Sea Waste Local Plan 2017 and ECC Essex Minerals Local Plan 2014.

The part of the Development Plan applicable to the proposal is the HDLP. The HDLP is prepared in the context of the National Planning Policy Framework (NPPF) – see ‘Planning Standards’ below. It is important to note that this is a very recently adopted and therefore ‘up to date’ plan in terms of NPPF Para.12.

Policies of most relevance to the proposal are:

SD1 – Presumption in Favour of Sustainable Development
WE5 - Heritage
PL12 – Heritage Assets and their Settings

Harlow and Gilston Garden Town (HGGT) is a designated ‘Garden Community’ under the Government’s Garden Communities Programme.

The following are material planning considerations in the determination of applications and appeals:

National Planning Policy Framework (NPPF) (2023)

The Development Plan is prepared taking account of the National Planning Policy Framework (NPPF) (as extant at the time - the NPPF is regularly updated; currently in its 2023 version) and the associated Planning Practice Guidance (PPG) (first published in March 2014 but also regularly updated with the NPPF). The NPPF is a material consideration in the determination of applications.

HDC Design Guide SPD (2011)
Design Guide Addendum SPD (adopted December 2021).
Essex Parking Standards (2009)

ECC Development Management Policies (2020 - living document with regular updates).

HGGT Guidance

Harlow and Gilston Garden Town (HGGT) is a designated 'Garden Community' under the Government's Garden Communities Programme.

NPPF Para.72 provides the national policy context for Harlow and Gilston Garden Town (HGGT) as a location for larger scale (housing) development. Of particular note is the emphasis on; existing or planned investment in infrastructure, the areas economic potential and the scope for net environmental gains..... plus; clear expectations for the quality of development and how this can be maintained (such as by following garden city principles).

The HGGT (Local Authorities) Partnership has published a series of documents that set the standards expected for developments in the Garden Town and are therefore relevant to this application.

The HGGT Vision elaborates on the HGGT's interpretation of garden city principles and sets expectations for high quality development to accord with the principles.

The HGGT Design Guide requires consideration of design quality in a garden city principles sense and draws attention to specific local issues.

Main Considerations

Heritage

Policy PL12 of the HDLP, Heritage Assets, seeks to protect the significance of heritage assets including listed buildings

The Council's Heritage Consultant considers that the conservatory fails to preserve the special interest of the listed building and identifies this as 'less than substantial harm', pursuant to the National Planning Policy Framework (NPPF) 2023. As such the harm must be weighed against any public benefits of the proposal (NPPF paragraph 208).

The proposal seeks to bring the historic building to its optimum viable use which would lead to the investment and maintenance necessary to secure its long-term conservation and use. There is a growing elderly population in Harlow with an increased waiting list for properties of the sort provided at Sumners Farm Close. The proposed remodelling of the building and addition of the conservatory would enhance existing accommodation thereby helping to meet the needs of the diverse population of Harlow. It is noted that the remodelling of the farmhouse was proposed within the Supported Housing Review Report that was presented to the Scrutiny Committee in November 2017 and agreed by Cabinet in February 2018.

Pursuant to paragraph 208 officers consider that the public benefits of the proposal outweigh the harm identified. The proposal is therefore considered to be acceptable in terms of heritage impact and to be compliant with policy PL12.

Equalities

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The above duties require an authority to demonstrate that any decision it makes is reached “in a fair, transparent and accountable way, considering the needs and the rights of different members of the community and the duty applies to a local planning authority when determining a planning application.” Officers consider that the application does not give rise to any concerns in respect of the above

Conclusion

The proposed development is considered to comply with relevant Development Plan and NPPF policies relating to protection of heritage assets. The proposal is supported.

RECOMMENDATION

That Committee resolve to grant permission subject to the following conditions:

1. The works hereby granted consent shall be begun not later than three years from the date of this consent.
REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Acceptable construction hours are between 8:00 to 18:00 on Mondays to Fridays and 8.00 and 13.00 on Saturdays. No construction work should take place or plant operated outside these hours.
REASON: In the interests of neighbouring amenity, in accordance with policy PL2 of the Harlow Local Development Plan, December 2020.
3. The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.
REASON: For the avoidance of doubt and in the interests of proper planning.

<u>Plan and Document Reference</u>	<u>Date Received</u>
P23617-BA-A1-FF-DR-A-3012 Rev P01 Existing First Floor Plan	28.11.2023

P23617-BA-A1-FF-DR-A-3201 Rev P02 Proposed First Floor Plan	28.11.2023
P23617-BA-A1-GF-DR-A-3010 Rev P01 Existing Site Plan and Location Plan	28.11.2023
P23617-BA-A1-GF-DR-A-3011 Rev P01 Existing Ground Floor Plan	28.11.2023
P23617-BA-A1-GF-DR-A-3200 Rev P02 Proposed Ground Floor Plan	28.11.2023
P23617-BA-A1-RF-DR-A-3013 Rev P01 Existing Roof Plan	28.11.2023
P23617-BA-A1-RF-DR-A-3202 Rev P02 Proposed Roof Plan	28.11.2023
P23617-BA-A1-XX-DR-A-4000 Rev P01 Existing Elevations	28.11.2023
P23617-BA-A1-XX-DR-A-4001 Rev P01 Existing Elevations	28.11.2023
P23617-BA-A1-XX-DR-A-4100 Rev P02 Proposed Elevations	28.11.2023
P23617-BA-A1-XX-DR-A-4101 Rev P02 Proposed Elevations	28.11.2023

INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Elizabeth Beighton
Development Manager

Contributing Officer
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