

# REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

11 September 2024

**REFERENCE:** HW/LBC/24/00155

**OFFICER:** Mick Gavin

**APPLICANT:** Mr M Wigington

**LOCATION:** Crabbe Farmhouse  
Crabbe Farm  
Latton Common Road  
Harlow  
Essex  
CM18 7HS

**PROPOSAL:** Change of use of residential dwelling and outbuilding from Use Class C3 (Residential Dwelling) to Use Class C2 (Residential Care Home for up to six children/young persons between the ages of 13-18 years of age) along with retrospective planning consent for the installation of replacement sash windows.

## LOCATION PLAN



## Reason for Committee Referral

More than two letters of objection have been received contrary to the officer recommendation of approval. The associated full planning application is also presented to Committee for determination.

## Reccomendation

Listed building consent is sought for new windows to the Grade II listed buildings at Crabbe farmhouse. The proposed windows are to replace inappropriate UPVC windows which harm the appearance and character of the listed buildings. The replacement windows are timber and of appropriate design and quality. It is recommended that listed building consent be granted.

## Details of proposal

The proposal seeks listed building consent for replacement windows, as part of a scheme for a change of the use of the residential dwelling and outbuilding to a children's home (see concurrent application for planning permission under HW/FUL/24/00162).

Inappropriate new UPVC windows have been installed at the property. The application seeks listed building consent to replace these with windows of appropriate design and quality.

## Site and surroundings

The site sits on the north side of Latton Common Road and includes a two-storey house and a single storey outbuilding of ancillary residential outbuilding. There is a gated vehicular access and separate pedestrian access. Both the house and outbuilding are separately Grade II listed, dating from the mid nineteenth century. The house has four bedrooms and the outbuilding comprises two separate self-contained units. The site benefits from a parking area for up to six cars and a rear garden area.

The site was used in the past as a Harlow Council depot, and following that the house was in use as a supported care home. The site has been vacant for a number of years.

On the site's west side is a residential development at the cul-de-sac Clifton Hatch. Adjoining to the north are the rear gardens of houses fronting Upper Mealines. Adjoining on the east side is Crabbe Farm Cottage, which prior to conversion to a dwelling had been an outbuilding to Crabbe farmhouse and part of the Council depot. Opposite across Latton Common Road to the south is Green Belt land forming a Local Wildlife Site

## RELEVANT PLANNING HISTORY

### Planning Applications

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/FUL/24/00162	Change of use of residential dwelling and outbuilding from Use Class C3 (Residential Dwelling) to Use Class C2 (Residential Care Home for up to six	PCO	

	children/young persons between the ages of 13-18 years of age) along with retrospective planning consent sort for the installation of replacement sash windows.		
90/00014	GENERAL REFURBISHMENT OF OUTBUILDINGS INCLUDING RE-ROOFING	GTD	14.03.1990

## CONSULTATIONS

### Internal and external Consultees

#### Heritage – Place Services

##### *Initial submission*

The proposed reinstatement of the two over two single glazed timber sash windows with horns is appropriate. However, no section or window details are submitted so it is unclear whether the glazing bars would be integral or not. Glazing bars should be integral, and not 'applied'. This is because they do not accurately reflect the architectural values and interest of multi-paned windows which reproduce broken reflections as noted in the Historic England guidance. Furthermore, trickle vents would be unacceptable as they detract and distract from the character and proportions of the windows.

Further information is required in the form of details of the proposed new windows to be used by section and elevation at scales between 1:20 and 1:1. Whilst normally this could be conditioned, given the current planning history it is requested as prior to determination to ensure the acceptability of the proposals.

##### *Additional drawings*

Following the receipt of updated plans, it is considered that the proposal is acceptable.

### Neighbours and Additional Publicity

Number of Letters Sent: 31

Total Number of Representations Received: 3

Date Site Notice Expired: 18 June 2024

Date Press Notice Expired: 13 June 2024

### Summary of Representations Received

Three letters received which are summarised below:

- Proposal that replacement windows have non-integral glazing bars should not be allowed
- Windows should be reinstated as close to originals as possible.

## PLANNING POLICY

### National Planning Policy Framework (NPPF)

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).

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.”*

### 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.

Policies of most relevance to the proposal are:

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

### **Supplementary Planning Documents / Current Planning Guidance**

Harlow Design Guide (2011) and Harlow Design Guide Addendum 2021

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.

## **Assessment**

The Council's Heritage Consultant had concerns that the proposed replacement windows were not of appropriate design, particularly with regard to whether the glazing bars would be integral or not. Glazing bars should be integral, and not 'applied'. This is to because they do not accurately reflect the architectural values and interest of multi-paned windows which reproduce broken reflections.

Further detail including section drawings were submitted. The Heritage Consultant has confirmed that the quality of the new windows is now appropriate.

Accordingly, the proposal would enhance the fabric and character of these heritage assets and the proposal is supported.

## **RECOMMENDATION**

**That Committee resolve to grant listed building consent 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. 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.