

## **Agenda Items 9 & 10**

**Crabbe Farmhouse, Latton Common Road, Harlow**

### **Application References**

**HW/FUL/24/00162 & HW/LBC/24/00155**

**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 sort for the installation of replacement sash windows.**

# Application Details

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Change of use of C3 dwelling to C2 residential care home

Up to six young persons between the ages of 13-18 years old

Three care staff and facility manager

Care staff operate a 12-hour rotation system from 0700h – 1900h when next staff take over

Manager on site Monday – Friday between 0900h – 1700h

Retrospective planning consent for installation of sash windows

No alterations to main dwelling or outbuilding proposed internally or externally (except windows)

# Location Plan



Former Harlow Council depot after which it was a supported care home

Both dwelling and outbuilding grade II listed

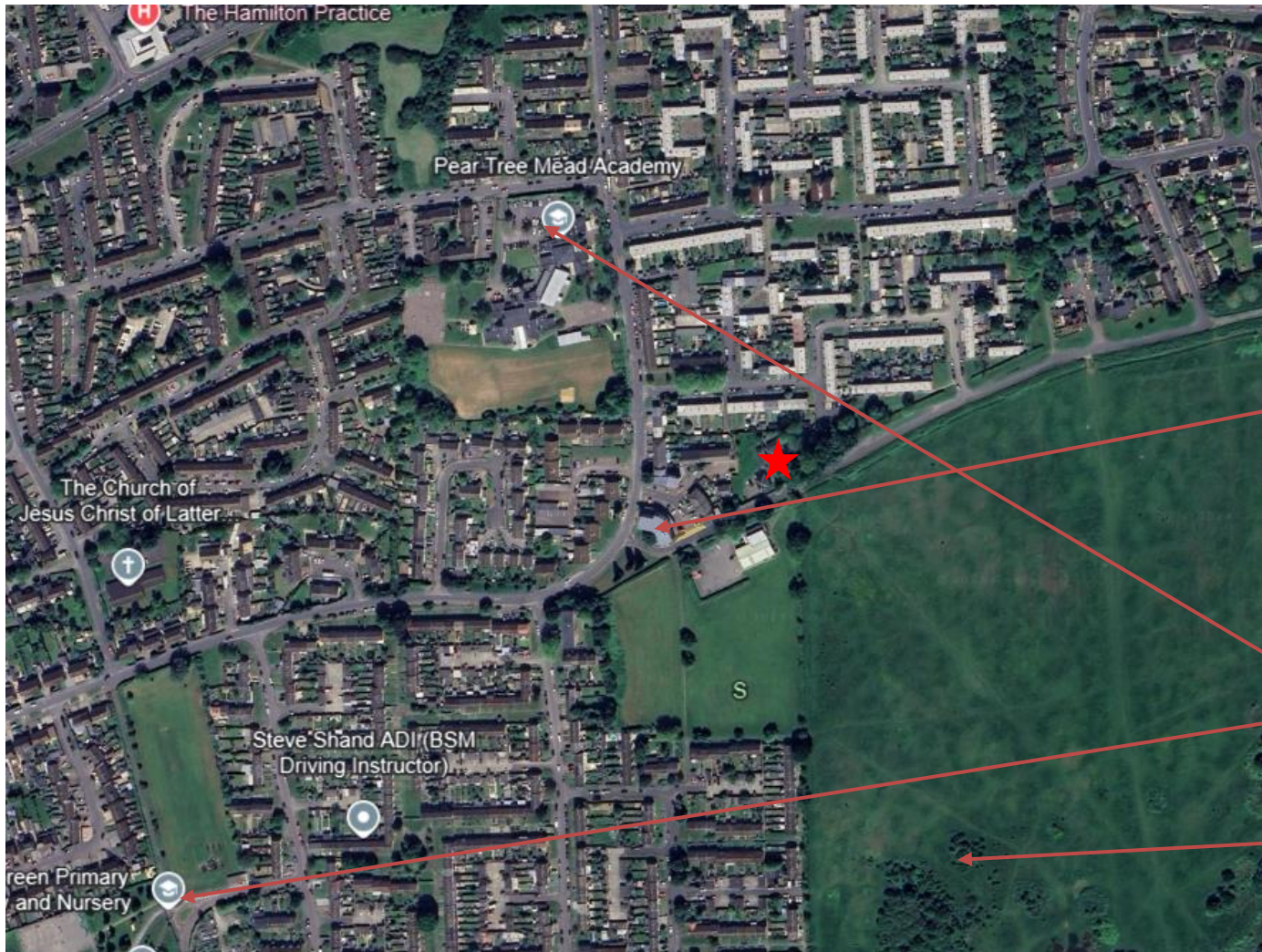
Dwelling has four bedrooms and outbuilding two self-contained units

Not in Conservation Area

Green Belt/LWS due south

Flood Zone 1

# Context Plan



★ Site

Clifton Hatch

School

Green Belt / LWS

# Aerial Image



Site

# Listed Building Listing - house

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1169379**

Date first listed: **19-Jun-1981**

County: **Essex**

District: **Harlow (District Authority)**

Parish: **Non Civil Parish**

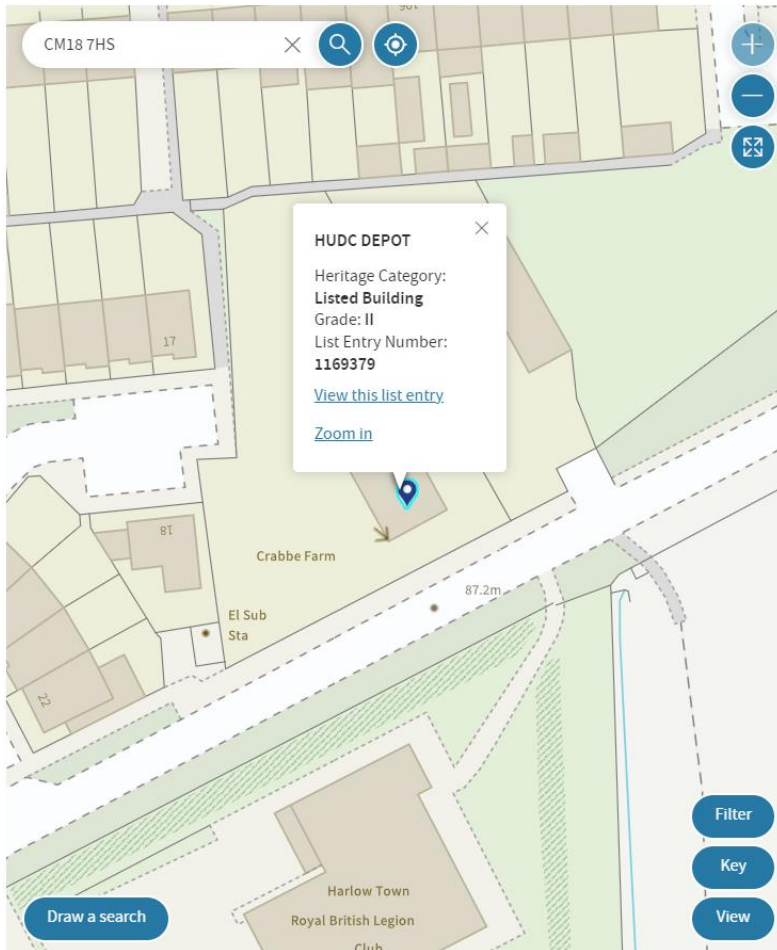
National Grid Reference: **TL 46418 08159**

## Details

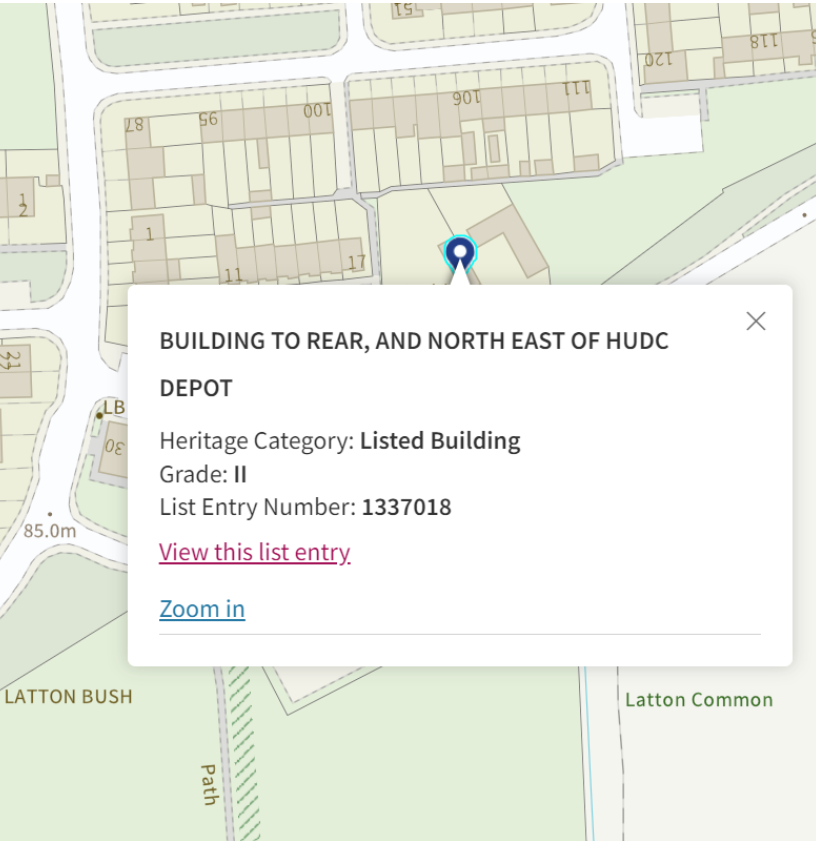
1. 5216 LATTON COMMON ROAD HUDC Depot TL 40 NE 4/23

II GV 2. Mid C19 house. Stock brick in Flemish bond. Of 3 bays and 2 storeys with lead flashed hip roof, slated. Two bold stock brick chimneys each having 4 shafts with capital and base treatment in brick. A range of 3 small-paned horned sashes under straight gauged arches on first storey. Central door on ground storey with rectangular light above it, and matching sashes each side, all with straight gauged arches.

Listing NGR: TL4641808159



# Listed Building Listing -outbuilding



Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1337018**

Date first listed: **19-Jun-1981**

List Entry Name: **BUILDING TO REAR, AND NORTH EAST OF HUDC DEPOT**

Statutory Address: **BUILDING TO REAR, AND NORTH EAST OF HUDC DEPOT, LATTON COMMON ROAD**

## Details

1. 5216 LATTON COMMON ROAD Building to rear, and north-east of HUDC Depot TL 40 NE 4/22

II Gv 2. Mid C19 building. Stock brick in Flemish bond with slated roof, hipped, and eaved, having a single chimney stack near one end of the ridge. Part of the north-east wall has open brickwork air-vents, and 2 small-paned casements with a door between them. Roof ridges flashed with lead.

Listing NGR: TL4641608179

# Front elevation

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# Front elevation

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# Front elevation

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# Vehicular access

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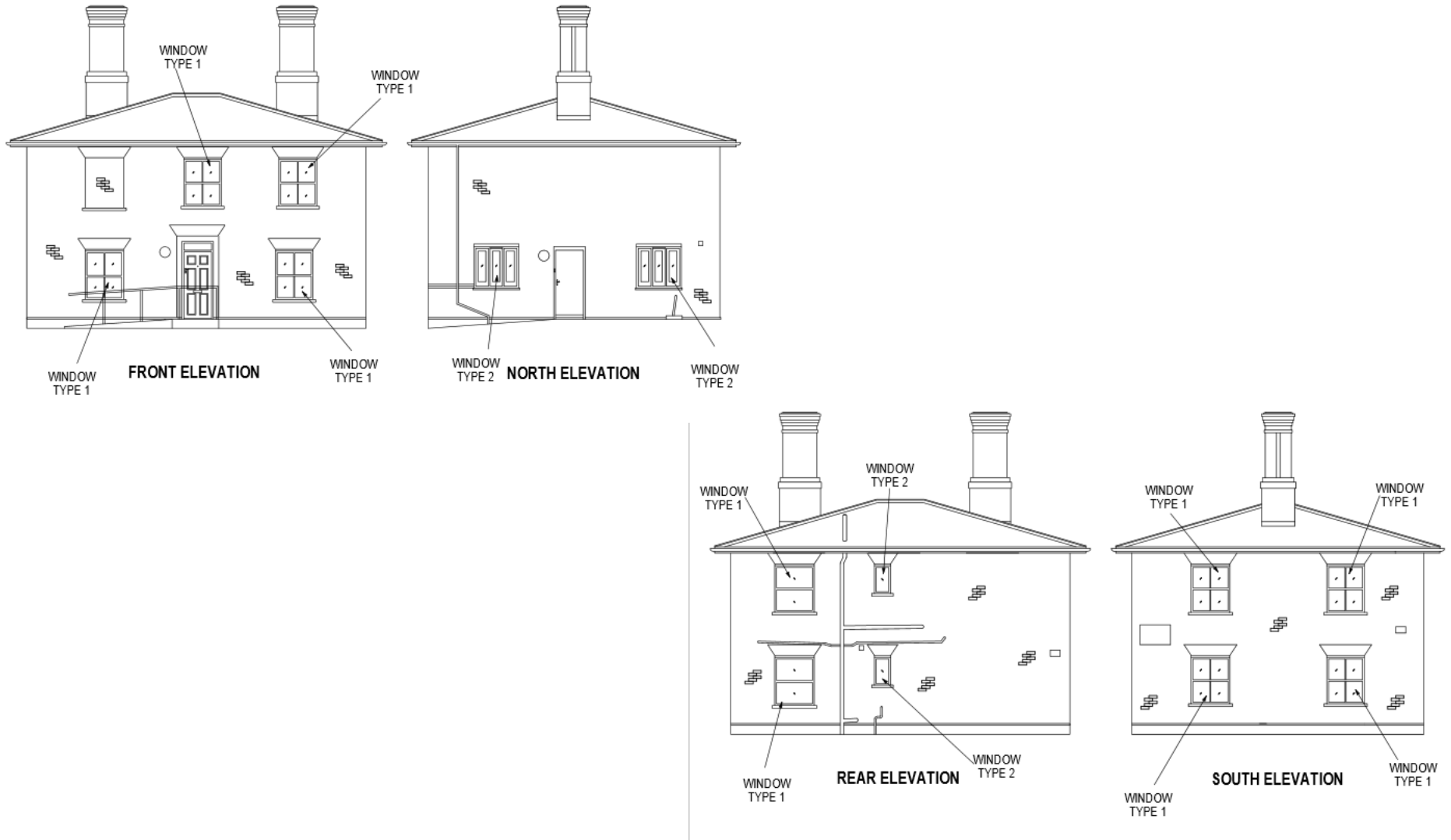


# View from Clifton Hatch



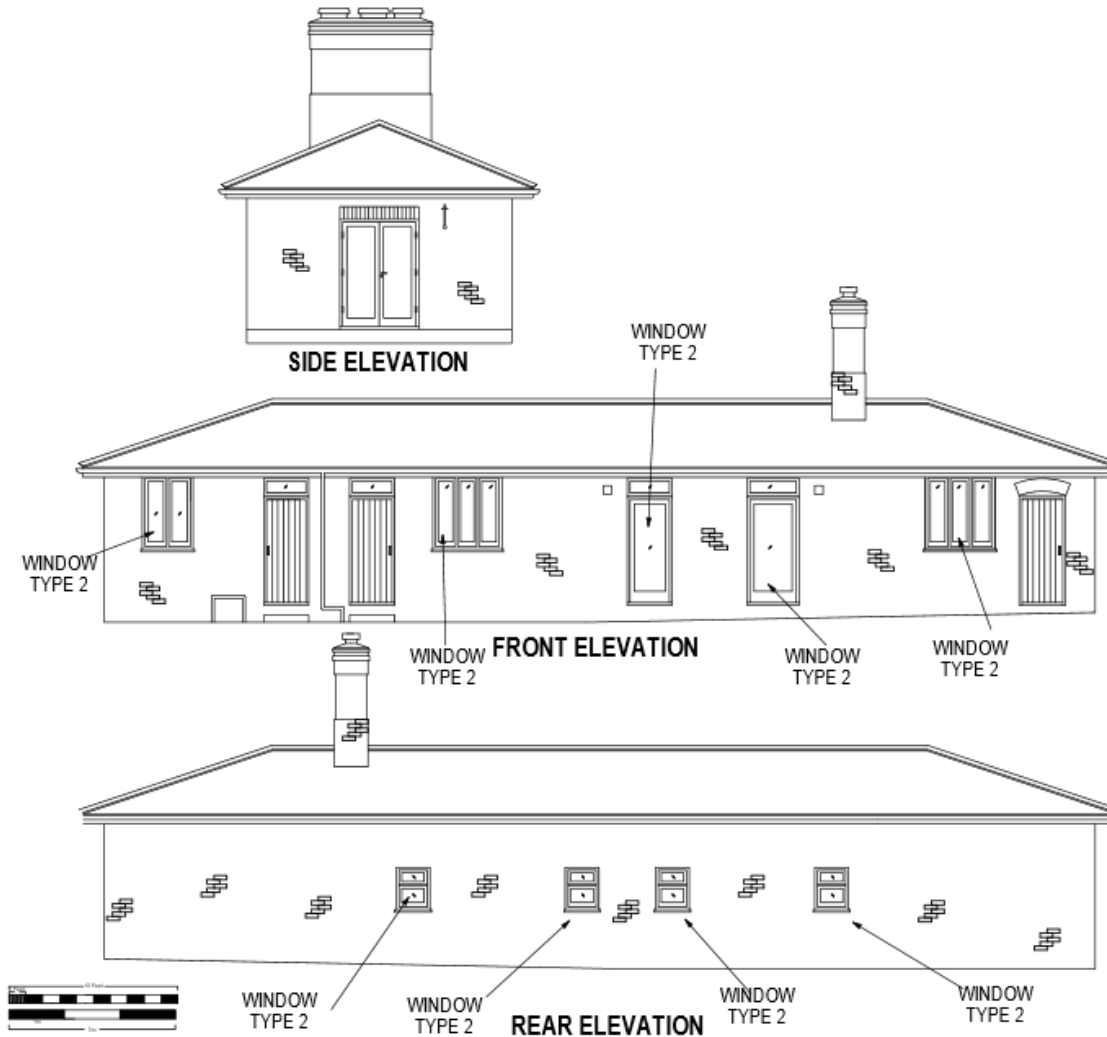
# Proposed Elevations - Dwelling

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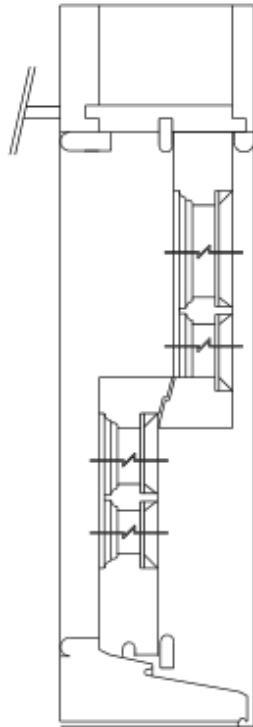
# Proposed Elevations - Outbuilding

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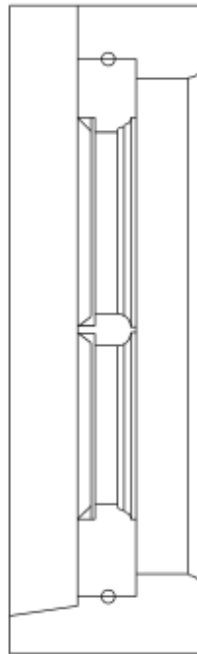


# Proposed Window Details

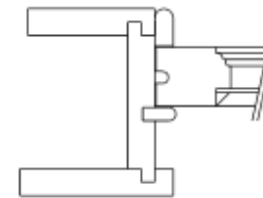
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SASH  
WINDOW SECTION  
WINDOW TYPE 1



CASEMENT  
WINDOW SECTION  
WINDOW TYPE 2

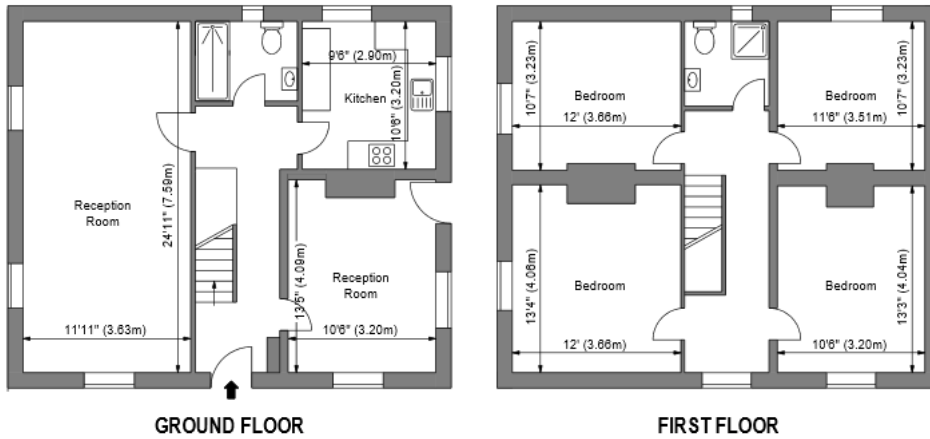


WINDOW SECTION

Notes:

THESE ARE TYPICAL WINDOWS AND  
WILL BE SIZED TO MATCH EXISTING  
OPENINGS TO RECREATE ORIGINAL WINDOWS

# Proposed Floor Plans



Main Dwelling



Outbuilding



# Key Issues - FUL

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The key planning matters are as follows:

Agenda Item 9 – FUL planning application

- Principle of development
  - Policy L2 supports provision of community facilities
  - No loss of housing and therefore policy H4 compliant

## **L2** The Provision and Loss of Recreational, Sporting, Cultural and Community Facilities

### **1. Development for the provision of recreational, sporting, cultural and community uses and facilities**

Development for the provision of recreational, sporting, cultural and community uses and/or facilities will be supported where it meets the following criteria:

- (a) there is evidence of a demonstrable need for the use and/or facility or a benefit to the local community;
- (b) the use and/or facility is easily accessible by all sectors of the community by both public and private transport;
- (c) the development would redress the deficiency of recreational provision within the locality.

*“Essex County Council (ECC) support service development to increase the sufficiency of residential placements in Essex. ECC also has a residential plan to facilitate better access to the local residential sector to keep and support our Children in Care locally. ECC also wish to find innovative ways of partnering with providers, which is inclusive and dynamic and they want to provide opportunities for new providers to work with ECC as a placing authority”*

# Key Issues - FUL

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Agenda Item 9 cont...

- Impact on residential amenity
  - Policy PL2 relates to residential amenity.
  - Whilst more intense than current use, not so significant as to warrant conflict
  - No changes to fenestration therefore no additional overlooking due east
- Standard of accommodation
  - No increase in number of rooms
  - Property has a generous garden
- Design, character and appearance
  - Only change to appearance is windows (see photos)

# Key Issues - FUL

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Agenda Item 9 cont...

- Heritage
  - Reference to LBC application
  - Re-use of an existing vacant heritage asset thereby ensuring maintenance
- Parking and highways
  - Nearest bus stop 150m away
  - Conditions proposed for cycle parking and travel plan
  - Parking standards require six spaces which can be accommodated on site
- Biodiversity
  - No physical works and exempt from BNG
- Flooding and drainage
  - Site is in Flood Zone 1
  - No changes to hardstanding and therefore no implications for drainage

# Key Issues- LBC

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The key planning matters are as follows:

Agenda Item 10 – Listed Building application

- Impact on heritage asset
  - Amendments received regarding window design
  - Heritage officer confirmed details are acceptable
  - Due regard had to S66(1)

# Proposed Windows

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# Recommendation

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Agenda Item 9 - Grant planning permission subject to conditions as listed in the report, namely:

1. Time limit
2. Details of cycle parking
3. Details of waste storage
4. Submission of travel plan
5. In accordance with approved plans

Agenda Item 10 - Grant Listed Building Consent subject to conditions as listed in the report, namely:

1. Time Limit
2. In accordance with approved plans