

PLANNING STATEMENT:

Accompanying Section 73 Application and corresponding listed building application

On behalf of: Stone Crest Homes Ltd

Property Address: Beaumont Hall, Church Lane, Beaumont, Clacton on Sea



Charter Court
Newcomen Way
Severalls BusinessPark
Colchester
Essex CO4 9YA
Ref: SS/224364/2

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1. Introduction

- 1.1 This planning statement is submitted to support the section 73 application and the associated listed building application making revisions to the previously approved scheme.
- 1.2 Because the application comprises a s73 application to vary the original grant of planning permission the original documents submitted with the approved applications are pertinent to the consideration of these applications. As the Council will be aware there is no provision for a variation to a listed building application and where a new listed building application is therefore required in respect of the proposed amendments. Notwithstanding this it is considered that the listed building application can similarly rely on the previously submitted documents in dealing with the proposed amendments. Revised plans are of course submitted with this application to demonstrate the changes sought.
- 1.3 The proposed revisions have been extensively discussed via two detailed on site meetings with Place Services, in conjunction with the Council. The proposed amendments were also presented in plan form at the second meeting. Some minor agreed changes have been incorporated in to the revised submission.
- 1.4 This application and the accompanying listed building application seeks to make some very minor changes to the approved scheme, mainly in respect of fenestration, provision of details pursuant to conditions (removing the need for imposition of further such conditions) and the removal of the kennel building (shown for use as communal bike/ bin store) on the approved application.
- 1.5 The applications have also been discussed with the Council so that they are aware of the proposed submission.
- 1.6 This is detailed more within this accompanying statement.

2. Application Proposal

- 2.1 As stated, the scheme has been critically considered and where fenestration changes are proposed to support the proposed residential units.
- 2.2 These changes have, it is considered, resulted in positive enhancement to the scheme and are fully supported by Place Services who have seen and discussed the plans on site.
- 2.3 The application also provides for the removal of the kennel building from use as a communal bin store/ cycle store. The reason for this is because each unit, as can be seen on the plans, has ample bike/ bin store and where it is considered the kennel building would be

superfluous and represent a poor use of the building and a lost opportunity. This was also discussed with Place Services who confirmed their support for the re-use of the kennels as a single dwelling.

- 2.4 A separate, full planning application and listed building application will be submitted for the use of this as a single dwelling utilising the courtyard for private amenity space to service the additional dwelling.

3. Application Site History

19/01347/LBC	Change of use of Beaumont Hall to six residential dwellings with provision of associated outbuildings and gardens.	Approved 28 th February 2020.
19/01346/FUL	Change of use of outbuildings at Beaumont Hall to six residential dwellings with provision of associated outbuildings and gardens.	Approved 28 th February 2020.
21/01899/DISCON	Discharge of Condition 3 (Historic building recording WSI) and 4 (Archaeology WSI) of application 19/01347/LBC.	Awaiting decision.

4. Planning Policies

National Planning Policy Framework July 2021 (NPPF)

National Planning Practice Guidance

Tendring District Local Plan 2007

- QL1** - Spatial Strategy
- QL7** - Rural Regeneration
- QL8** - Mixed-Uses
- QL9** - Design of New Development
- QL10** - Designing New Development to Meet Functional Needs
- QL11** - Environmental Impacts and Compatibility of Uses
- ER11** - Conversion and Reuse of Rural Buildings
- HG1** - Housing Provision
- HG4** - Affordable Housing in New Developments
- HG6** - Dwelling Size and Type
- HG7** - Residential Densities

- HG9 -** Private Amenity Space
- COM6 -** Provision of Recreational Open Space for New Residential Development
- EN1 -** Landscape Character
- EN6 -** Biodiversity
- EN6A -** Protected Species
- EN11A -** Protection of International Sites European Sites and RAMSAR Sites
- EN13 -** Sustainable Drainage Systems
- EN23 -** Development Within the Proximity of a Listed Building
- EN24 -** Redundant Listed Agricultural Buildings
- TR1A -** Development Affecting Highways
- TR7 -** Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- SPL1 -** Managing Growth
- SPL3 -** Sustainable Design
- HP5 -** Open Space, Sports & Recreation Facilities
- LP1 -** Housing Supply
- LP2 -** Housing Choice
- LP3 -** Housing Density and Standards
- LP4 -** Housing Layout
- LP5 -** Affordable and Council Housing
- PP13 -** The Rural Economy
- PPL3 -** The Rural Landscape
- PPL4 -** Biodiversity and Geodiversity
- PPL5 -** Water Conservation, Drainage and Sewerage
- PPL9 -** Listed Buildings
- CP1 -** Sustainable Transport and Accessibility

5. Planning Considerations


- 5.1 As discussed, it is considered that the proposed changes represent overall site enhancement/benefit, ensuring that the essential character of the listed building range is retained.
- 5.2 The fenestration changes result in no additional fenestration within the central courtyard. The previous scheme did have some additional fenestration within this area. The removal of the previously approved additional fenestration was agreed by Place Services to be a good improvement.
- 5.3 Additional/ enlarged windows are proposed on the outer facades, but where these can be justified in terms of their position, allowing provision of sufficient light to proposed rooms and allowing connections from the dwelling units into their private rear gardens. The additional doors proposed allow for that connection to be made from the kitchen area to gardens representing the most frequent and likely used means of access to the private rear garden, including for children playing in the garden and dogs and cats exiting the dwelling.
- 5.4 The careful ordering of the proposed fenestration ensures that the impact upon the historic character of the buildings is maintained at a minimum whilst providing an acceptable residential unit.
- 5.5 The public benefit arising from the proposal is that this revised scheme represents overall positive gain over the previously approved scheme.
- 5.6 The choice of material, colour, style of windows and setting of windows within the walls is all as discussed with Place Services, representing an honest and contemporary addition into these important barns.
- 5.7 The loss of additional fenestration in the roof scape of the internal courtyard is considered to be a strong gain for the scheme.
- 5.8 The former kennels in use as a bin/ cycle store, as discussed, really is a lost opportunity. Using this building as an additional residential unit provides purpose for the building and where it will not become an underused building.
- 5.9 The proposed use will overall enhance the site, investment will be made into the building, the setting is enhanced.
- 5.10 Use as a bike/ bin store does not represent such gain for the site or any parties. It would also require the setting up of a management

company to manage the building, which may put off potential purchasers.

- 5.11 The kennels application submitted as a separate application as it represents a new additional unit, but where this application seeks to remove it from the approved scheme with the substitution of revised plans. This has again been fully discussed and agreed with Place Services.
- 5.12 Recognising that there is a number of conditions that need to be discharged pursuant to application reference 19/01346/FUL, this section 73 application to vary that application also seeks to discharge all of those outstanding conditions within this application.
- 5.13 This application is therefore accompanied by a Construction Method Statement, hard and soft landscaping details, walls and fencing details and bin details.
- 5.14 The ecology conditions are currently being worked on and additional information, it is hoped, will be submitted during the life of this application.
- 5.15 In respect of the highway conditions previously attached, this is progressing positively with Essex Highways and an update will be made to the Council during the life of this application.
- 5.16 The schedule of repairs, pursuant to the listed building application, is also in hand and will be submitted in due course for discharge.

6. Conclusion

- 6.1 Overall, this section 73 application and associated listed building application is considered to represent positive enhancement over the previously approved scheme.
- 6.2 All of the proposed changes/details have been extensively discussed with Place Services to ensure delivery of a scheme that whilst policy compliant, represents a scheme that is highly supportive of the historic buildings and setting of those.


Planning and Enforcement Manager
Fisher Jones Greenwood LLP

18th November 2021