



FAO: Planning Department,
Tendring District Council

Ref: 21/02118/FUL
Date: 07/01/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land adjacent to 145 Connaught Avenue Frinton On Sea Essex

The application is for the proposed development of 2 x 2 bedroom flats.

The application site is located within the Frinton and Walton Conservation Area and adjacent to McGrigor Hall, a 1930s non-designated heritage asset. It is also facing Frinton War Memorial Club and in close proximity to Ashlyns House, both highlighted in the Walton and Frinton Conservation Area appraisal as non-designated heritage assets.

I do not support this application and recommend it is refused.

There are many elements of this application which are considered unacceptable as they will cause considerable harm to the character and appearance of the Conservation Area and to the significance of the affected non-designated heritage assets in their settings.

- Lack of information: the applicant's Heritage Statement has not provided sufficient information regarding the significance of the heritage assets affected, including any contribution made by their setting, or an assessment of the potential harm that could be caused by the construction of the new development. As set out in Paragraph 194 of the NPPF, the level of detail provided should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance, a requirement. The existing application is not considered compliant with paragraph 194 of the NPPF;
- Given the lack of heritage information about the site, and its context in the Conservation Area, it is not possible to support development here in principle.
- Quality of the proposed design: Should the proposed site be deemed suitable for new development, the proposal, in the current form, will not make a positive contribution to the local character and distinctiveness of the area. The proposed design, as stated in the attached Design Statement, uses Ashlyns House as architectural reference for the new development. Ashlyn House was originally built as a commercial unit. The ground floor still retains most of its fine original features, but the building was unsympathetically extended at some point in the past with the construction of a first floor extension of poor design and the introduction of details that



are not distinctive of the local architecture (e.g., the flat roof, the Juliet balcony, the casement windows). This caused an irreversible harm to both the significance of the non-designated asset and the character and appearance of the Conservation Area. The elevations of the proposed development replicate those elements that are considered to have a negative impact on the heritage assets and therefore cannot be recommended for approval. This new building references the poorest elements of the streetscape and would average down the architectural quality of the Conservation Area;

- Context: the proposed plans and elevations do not provide any information on the context of the proposed development and its relationship with the surrounding buildings within the Conservation Area. Based on the information provided, it is not possible to assess how the new development would change the local streetscape and how it would contribute to the distinctiveness of the area;
- Materials and details: the applicant have not provided adequate information on the materials to be used or construction details at adequate scale of representation. The scale and quality the proposed drawings (particularly of the elevations) are not always adequate to assess the proposal and most of the annotation are not readable; and
- The proposals include features such as street-fronting Juliet balconies which will not be supported in principle.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance (Paragraph 206 of the NPPF) and, in determining applications, should take account of the desirability of the new development making a positive contribution to local character and distinctiveness (197c of the NPPF). The proposal is not considered to comply with either paragraph. Also, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Paragraph 202 of the NPPF). Given the harm caused to the Conservation Area, I recommend this application is refused.

In this form, the proposals fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would have a detrimental impact upon the significance of the non-designated heritage assets and their settings. I therefore recommend the application is refused.

Yours sincerely,

Luciana Rigano RIBA ARB
Built Heritage Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter