

PLANNING STATEMENT:

Accompanying full planning application and corresponding listed building application relating to the conversion of the redundant ex-kennels building to a single residential unit and associated works including a single storey addition and enclosed courtyard area.

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 a planning application and an associated listed building application relating to the conversion of a redundant kennels building at Beaumont Hall to a 2 bedroom dwelling and associated works including; a single storey addition to the existing structure and a brick enclosure to form a courtyard amenity space.
- 1.2 The ex-kennels building forms part of a complex of listed barns that were previously the subject of planning permission and listed building consent for the conversion to six residential units and associated outbuildings and garden area.
- 1.3 The building was originally proposed to be demolished as part of the previous application, but due to its historic merit and input from ECC-Place Services, amended plans were submitted to secure its retention as a bike and bin store ancillary to the use of the proposed residential units.
- 1.4 Following positive on-site discussions with ECC-Place Services and the alternative provision of bike and bin stores to serve the new properties, the retention of the building as an independent dwelling unit is now proposed.
- 1.5 A separate planning application and associated listed building consent seeking revisions to the fenestration of the listed barns and the removal of the bin and bike store element from the ex-kennels building has been submitted to the Local Planning Authority and is under consideration.

2. Site Context

- 2.1 The application site is situated at the southern end of Church Lane immediately to the south of the village of Beaumont-cum-Moze. The settlement boundary of the village extends down Church Lane to a point approximately 220m from the application site.
- 2.2 Beaumont-cum-Moze is a small village with several facilities including a playground and sports field, village hall, a church and other business uses. A bus service runs through the village to the larger nearby settlements of Clacton and Harwich.
- 2.3 As outlined above the ex-kennels building forms part of a listed group of barns that date back to the 17th and 18th century. This grouping of historic agricultural buildings is located to the west of the Grade II* Listed Beaumont Hall, which is a large brick mansion set in spacious landscaped grounds.
- 2.4 To the north of Beaumont Hall is the Grade II* Listed Church of St Leonard and further to the north along Church Lane are several residential properties. The remainder of the land to the north and west of the barns is agricultural in nature, but the land immediately

around the barn grouping is laid to grass and enclosed by mature native species hedgerows and trees.

- 2.5 The application building is located centrally at the entrance into a courtyard that originally served the historic farmstead. Supporting information provided as part of the previous planning application identifies the application building as originally forming part of a central east-west range at right angles to the late 18th century barn. Historically this range sub-divided the farmyard into two yards. The building can be described as a later ancillary structure associated with the evolution of the barn complex.
- 2.6 In the present day the building is a single-storey, red brick building constructed with a part slate and part corrugated tin sheet roof. Sections of the external brickwork have weathered and internally it is rendered and painted.
- 2.7 The surrounding barns are all constructed from red brick with either slate or red clay tiled roofs. The historic barn grouping is considered to be highly significant from a historic perspective and their sensitive conversion into residential units aims to give them a beneficial use that will enhance their longevity.

3. Application Proposal

- 3.1 The full application and the associated listed building application seek the sympathetic conversion of the ex-kennels building, located centrally within the farm courtyard, to a single residential unit comprising of 2 bedrooms (1 no. double bed space and 1 no. single bed space), a lounge, a kitchen and dining area, a bathroom and separate WC.
- 3.2 The unit would be served by a private courtyard area of 42sqm in size and parking provision of 2 no. spaces within the existing courtyard directly to the north-east of the building.
- 3.3 As outlined above the application building was originally proposed to be demolished as part of the wider scheme to convert the barns into residential units. However, following input from ECC-Place Services it was considered that the building had sufficient historic merit to be retained. As a consequence the previous planning permission and listed building consent relating to the whole barn complex showed the retention of the building and its use as a bin store, cycle store and parking area to serve the new residential uses.
- 3.4 As the wider residential scheme to main barn complex has been designed to provide each unit with ample bike and bin storage it is considered that the previously approved use of the ex-kennels building is superfluous and represents 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.

3.5 The proposed conversion will sensitively retain the existing form and character of the building. The proposed roof will be finished in natural slate with original tiles to be utilised where possible. The exterior of the building will retain the exposed red brickwork with select areas being clad in black stained feather edge boarding. The rear extension accommodating the dining area will extend the structure out a further 3.25 metres and will follow the historic footprint of the original structure which sub-divided the farmyard. The remainder of this area, up to the barn complex, will be enclosed to form a courtyard area. Both the extension and the courtyard will be constructed utilising matching soft red brickwork.

3.6 Existing windows and door openings will be retained and improved where necessary. A new entrance door is proposed with masonry surrounds to match the existing. Where original doorways are superfluous the doors are to be retained with the void filled internally.

4. 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.

5. Planning Policies

National Planning Policy Framework July 2021 (NPPF)

National Planning Practice Guidance

Tendring District Local Plan 2007

QL7 - Rural Regeneration

QL8 - Mixed-Uses

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)

Section 1

- SP1** - Presumption in Favour of Sustainable Development
- SP2** - Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
- SP7** - Place Shaping Principles

Section 2

- 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**

Local Planning Guidance

Essex County Council Car Parking Standards – Design and Good Practice

Essex Design Guide

6. Planning Considerations

Principle of Development

- 6.1 The site is located outside, but in close proximity to, the development settlement boundary for Beaumont-cum-Moze as set out in both the adopted Tendring District Local Plan (2007) and the emerging Tendring District Local Plan (2013-2033).
- 6.2 The National Planning Policy Framework (2021) at paragraph 11 states that planning decisions should employ a presumption in favour of sustainable development. In particular it confirms that development which accords with the development plan should be determined without delay.
- 6.3 Moreover, paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Sections b) and c) of paragraph 80 are also particularly relevant to this application as they confirm that isolated residential development should be avoided unless; the development would represent the optimal viable use of a heritage asset or the development would re-use redundant or disused buildings and enhance its immediate setting.
- 6.4 Saved policy EN24 of the adopted Tendring District Local Plan (2007) is of primary relevance. This policy governs the conversion of redundant listed agricultural buildings and seeks to support such proposals providing the detailed scheme for conversion to the new use would secure its preservation in terms of its historic fabric, character and appearance, and its contribution to the group value of any building nearby and/or to the landscape of the area in general.

- 6.5 Additionally, emerging local plan policy PPL9 confirms that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance, and fabric.
- 6.6 As outlined above the application building forms part of a large range of historic barns which are no longer functional for agricultural purposes. The planning permission in place for the conversion of the complex to 6 residential units was considered to be the optimum viable use for these buildings which would secure their long-term conservation as heritage assets.
- 6.7 The application proposal for the re-use of the ex-kennels building complements the existing planning permission by promoting the building's optimum viable use and reflecting the stance previously taken that this range of historic buildings needs a holistic approach to its future use.
- 6.8 The residential use proposed is compatible with the aims and aspirations of the local and national planning policies listed above. The proposed development would clearly represent a sustainable re-use of a redundant listed agricultural building, which would signify its optimum viable use and secure its future preservation.
- 6.9 Therefore the principle of residential development to facilitate the future preservation of this important grouping of historic listed buildings is well established through the previous granting of planning permission.
- 6.10 Consequently, the principle of a sensitive residential conversion of the building is considered to meet the aims and requirements of the aforementioned paragraphs of the National Planning Policy Framework (2021) and the provisions of the saved and emerging Local Plan policies.

Heritage Assessment

- 6.11 Paragraph 190 of the National Planning Policy Framework (2021) states that Local Planning Authorities in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.

- 6.12 Moreover, paragraph 202 confirms that 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.
- 6.13 As noted above saved policy EN24 of the adopted Tendring District Local Plan (2007) relates exclusively to the conversion of redundant and listed agricultural buildings. The policy makes it clear that development will be support where the existing historic fabric is preserved and the development brings about an enhancement to the setting of the building and the wider setting if forming part of a group of historic farmstead buildings.
- 6.14 Emerging policy PPL9, which can be given significant weight given the advanced progress of the emerging local plan, states that proposals will be treated favourably where they are of a scale, design and use materials and finishes that respect the significance of the listed building (including any contribution made to that significance by its setting).
- 6.15 The Beaumont Hall Barn complex is highly significant as a group due to its age and condition and the fact it gives an important insight into the evolution of farming methods dating back to the 17th Century.
- 6.16 The application building is believed to date back to the 19th Century and is therefore more recent than the majority of the buildings located on the complex. Evidence suggests that the building originally formed part of an east-west range that sub-divided the farmyard into two courtyards.
- 6.17 Therefore, whilst not listed in its own right, the building is curtilage listed and is considered to be of historic significance given that it is important in recognising and understanding the historic evolution of the farmstead and how it operated as a double courtyard model farm. The building therefore forms an integral part of the overall group value.
- 6.18 The residential conversion of the building would represent a use compatible with the remainder of the historic barn complex and give the building a beneficial purpose that would ensure its long-term survival in good condition.
- 6.19 The scheme is sensitively designed and seeks to retain the historic fabric whilst minimising intervention. The simple bulk form and plain outline of the building will be retained. The proposal will maintain the existing format of the building and will re-use openings to form windows and doors. Where remnants of door openings are in place but no longer needed these will be made good externally and the opening infilled internally. A new entrance door is proposed to the north-west elevation that will represent a sympathetic installation with minimal intervention.

- 6.20 Internally, the proposed layout would result in the removal of the existing cage structures and associated partitions. These are not of historic merit and are recent additions. Several stud partition walls will be inserted with minimal intervention to the historic fabric to create storage/cupboard areas and circulation areas.
- 6.21 The construction of the single storey addition to accommodate a dining area and an enclosed red brick courtyard to the north of the building, for amenity purposes, would re-instate the original subdivision of the courtyard and represent an enhancement of the historic form and setting whilst providing extra living accommodation and amenity space provision for future residents. The courtyard walls and the extension would be constructed from period brick with a bond and finish to match the existing development.
- 6.22 The public benefit arising from the proposal is that this revised scheme represents an inclusive positive gain over the previously approved scheme.
- 6.23 The use of the building 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.
- 6.24 Therefore, the proposed use will overall enhance the site, investment will be made into the building and overall the setting is enhanced. The proposal would therefore accord with the local plan policies outlined above and would adhere to the aims and aspirations of the National Planning Policy Framework (2021).

Layout/Amenity

- 6.25 The proposed dwelling would comprise of a 2 bedroom, 3 person unit and accords with the provisions of the National Space Standards in terms of overall floor space requirements and bedroom sizes. Each room would be served by a large windows securing natural daylight requirements.
- 6.26 The property would be provided with an individual bin/bicycle storage area making use of an existing enclosed store.
- 6.27 The amenity space serving the dwelling would measure 42sqm in size and would be enclosed by 1.8m high brick walls to ensure this area remains private. Bi-fold doors within the dining area would provide access to the courtyard from the dining area.
- 6.28 The resultant dwelling would serve the functional needs of future residents through being spacious, naturally-lit, meeting the space standards and being served by private amenity space and refuse/ bicycle storage provision to accord with planning policy.

Highways/Parking

- 6.29 The proposed development will provide **two** parking spaces within the existing courtyard area. This complies with the Council's current parking standards.
- 6.30 In respect of the highway conditions attached to the planning permission for the wider barn complex (securing the widening of a section Church Lane and the provision of passing bays), this is progressing positively with Essex Highways.
- 6.31 The provision of a 2 bed unit would therefore not represent a significant intensification in the use of the site access over and above the existing consent for the wider barn complex. For this reason and given that the highway works to Church Lane are secured via the existing consent for the wider barn complex the proposal would not be detrimental to highway safety.

Ecology

- 6.32 The previous application to retain the building as a bike/bin store reviewed the roosting potential of the building in respect of bats and barn owls. The ecological assessment confirmed that the structure had moderate roosting potential and recommended **two** separate surveys.
- 6.33 The subsequent bat and barn owl surveys highlighted no evidence of bats or owls using the application structure and confirmed that there would not be a requirement for European Protected Species Licence prior to any works taking place to the building.
- 6.34 The planning permission relating to the conversion of the main group of barns secures biodiversity mitigation and site wide enhancements including the provision of bird and bat boxes.

Legal Obligations

- 6.35 Saved policy COM6 relates to recreational open space. This policy states that a financial contribution towards open space/play equipment enhancements in the area may be sought. It is understood that a consultation with the Council's Open Space Team will confirm the need for such a payment, which would then be secured via a Unilateral Undertaking.
- 6.36 It is understood that Natural England are requesting financial contributions against any recreational impact from new dwellings that are located within a zone of influence. This site falls within such a zone of influence. This is a standard financial contribution of £127.30 per dwelling and will be secured through the Unilateral Undertaking process.

7. Conclusion

- 7.1 Overall, the full application and associated listed building application are considered to represent a positive enhancement over the previously approved scheme.
- 7.2 The conversion and adaptation of the ex-kennels building in a sensitive manner represents a beneficial use for the building to secure its long-term future.
- 7.3 The development would represent a sympathetic conversion of a curtilage listed structure that would complement the conversion of the wider barn complex whilst providing a well-laid out residential property.
- 7.4 The resultant scheme proposed by these applications is compliant with local and national planning policies and is therefore expected to gain approval.

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