

14/00025/LBC**7 SOUTH STREET ROCHFORD****INSTALLATION OF THREE WINDOWS WITHIN REAR
ELEVATION AND REMOVE/INFILL SIX ROOF WINDOWS
WITHIN FLAT ROOF****APPLICANT: ROCHFORD DISTRICT COUNCIL****ZONING: GRADE II LISTED BUILDING, CONSERVATION
AREA****PARISH: ROCHFORD****WARD: ROCHFORD****1 PLANNING APPLICATION DETAILS**

- 1.1 This application is to a site 50m south of the junction with West Street on the eastern side of South Street within Rochford town centre. The frontage buildings are formerly houses and are now in use as offices by Rochford District Council.
- 1.2 The frontage buildings are Listed and are of Special Historic and Architectural interest; these buildings and the site are also located within the Rochford Conservation Area.

2 THE PROPOSAL

- 2.1 The proposal is to install three windows within the rear elevation of the flat roofed, single storey element to the rear of No. 7 South Street and remove/infill six roof windows within the flat roof. There is an accompanying application 14/00002/FUL, for full planning permission.

3 RELEVANT PLANNING HISTORY

- 3.1 There have been a number of applications relating to the Council offices.
- No records can be found for the existing office subject of this application. However, it appears on a plan submitted in 1977, therefore the structure has existed for a considerable length of time.
- 3.2 14/00002/FUL – Remove roof light and install three windows to rear elevation – Pending.

4 CONSULTATIONS AND REPRESENTATIONS

4.1 Essex County Council Historic Buildings and Conservation

4.2 These are applications to remove roof lights and install three windows to the rear elevation of this late C20th extension to the above listed building. While the proposed windows are too wide in relation to their height to be considered well-proportioned, their location would mean that they could not be seen from any location other than the gap between the buildings.

4.3 I do not consider that these works would have any impact on the character or appearance of the historic listed building and I therefore raise no objections.

4.4 English Heritage

4.5 We do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions, details of which are enclosed.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The building to which the application relates is Grade II Listed and is located within the Rochford Conservation Area.

5.2 The National Planning Policy Framework (NPPF) explains at paragraph 132 that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

5.3 The works proposed would be carried out to a previously extended part of the Council offices, a modern flat roofed single storey element currently used as office accommodation. This extension cannot be seen from South Street and is largely obscured by the existing reception building; (this building is subject to temporary planning permission). However, it should be noted that members of the public can see this single storey element when visiting the Council offices or beyond using the pedestrian access.

5.4 Three windows would be installed to the rear elevation of this single storey extension; these windows would be 1.6m x 1.8m, the proposed window materials as stated on the application form would be timber and the design of the windows would be similar to the window seen on the side elevation. These materials are not considered objectionable.

5.5 As previously mentioned, the windows would be obscured by the existing reception building and therefore would not be visible to members of the public.

5.6 The proposal also includes the removal of six roof windows; no further alterations would be made to the flat roof and a felt roof to match the existing roofing material would infill the areas due to the removal of roof windows.

- 5.7 Due to the works being carried out on a modern extension, the works would not be clearly visible from the public realm, however the Council must have special regard to preserving the building and its setting as well as preserving and enhancing the character of the Conservation Area. The proposal is not considered to harm the appearance of the Listed Building or Rochford Conservation Area.
- 5.8 The proposal also has the specialist officer's support and would not conflict with Policy BC1 to the Council's adopted Local Plan.

6 CONCLUSION

- 6.1 It is considered that the proposed alterations would not affect the significance of the heritage asset and its setting.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

That the Secretary of State for Communities and Local Government be advised that the Council is minded to APPROVE the application, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this consent.
- (2) The proposed materials to be used in the development hereby permitted shall be those as detailed within the application form date stamped 22 January 2014. Where alternative materials are proposed these shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Notwithstanding the details shown on the submitted plans, large scale plans (1:20) showing the windows to be constructed shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

HP6, BC1, of the Rochford District Council Adopted Replacement Local Plan As saved by Direction of the Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004. (5th June 2009).

National Planning Policy Framework

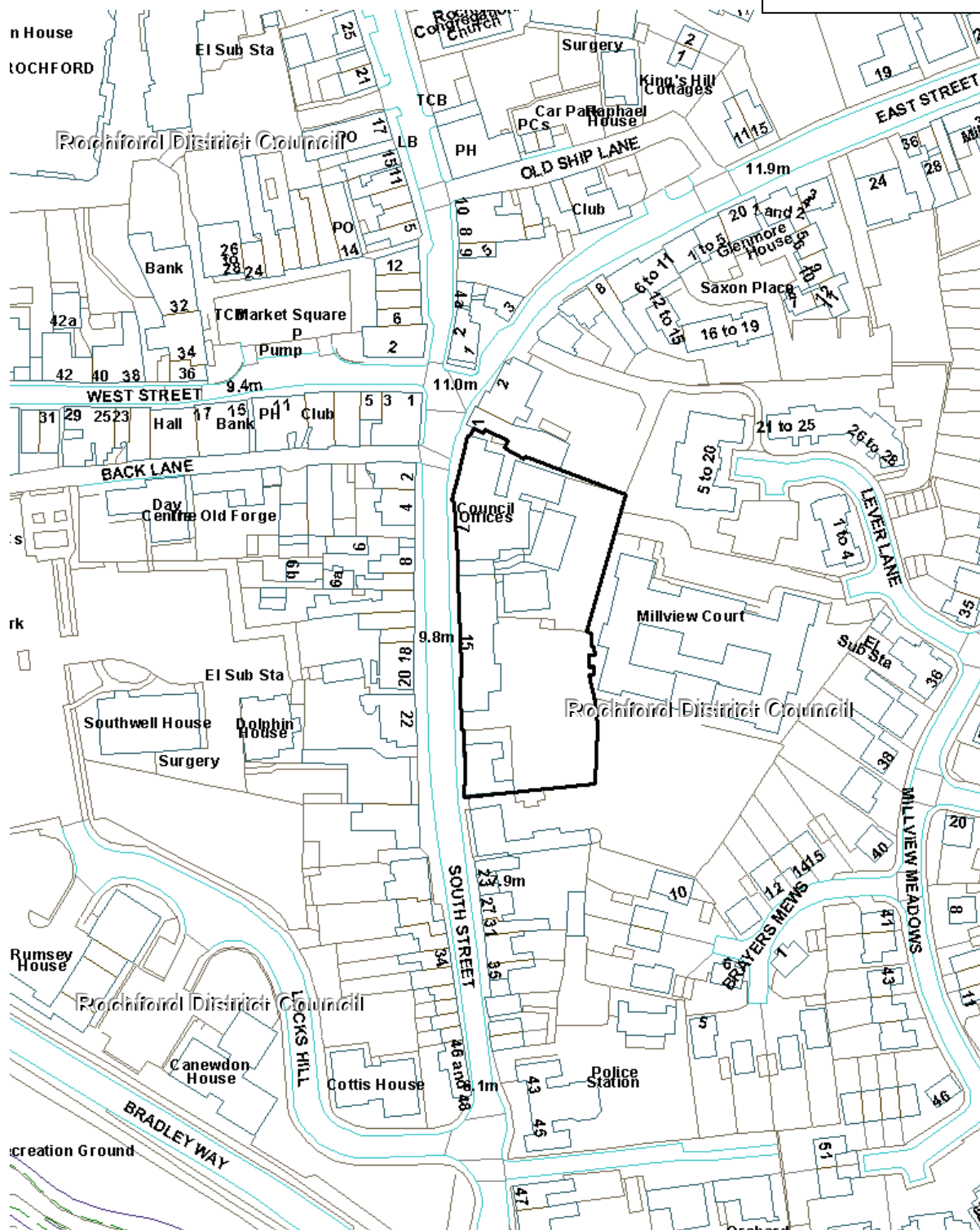
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14/00025/LBC



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