

SHADOW PLANNING COMMITTEE (NORTH) – 16 April 2019

APPLICATION NO DC/19/1049/FUL REP51(SH)

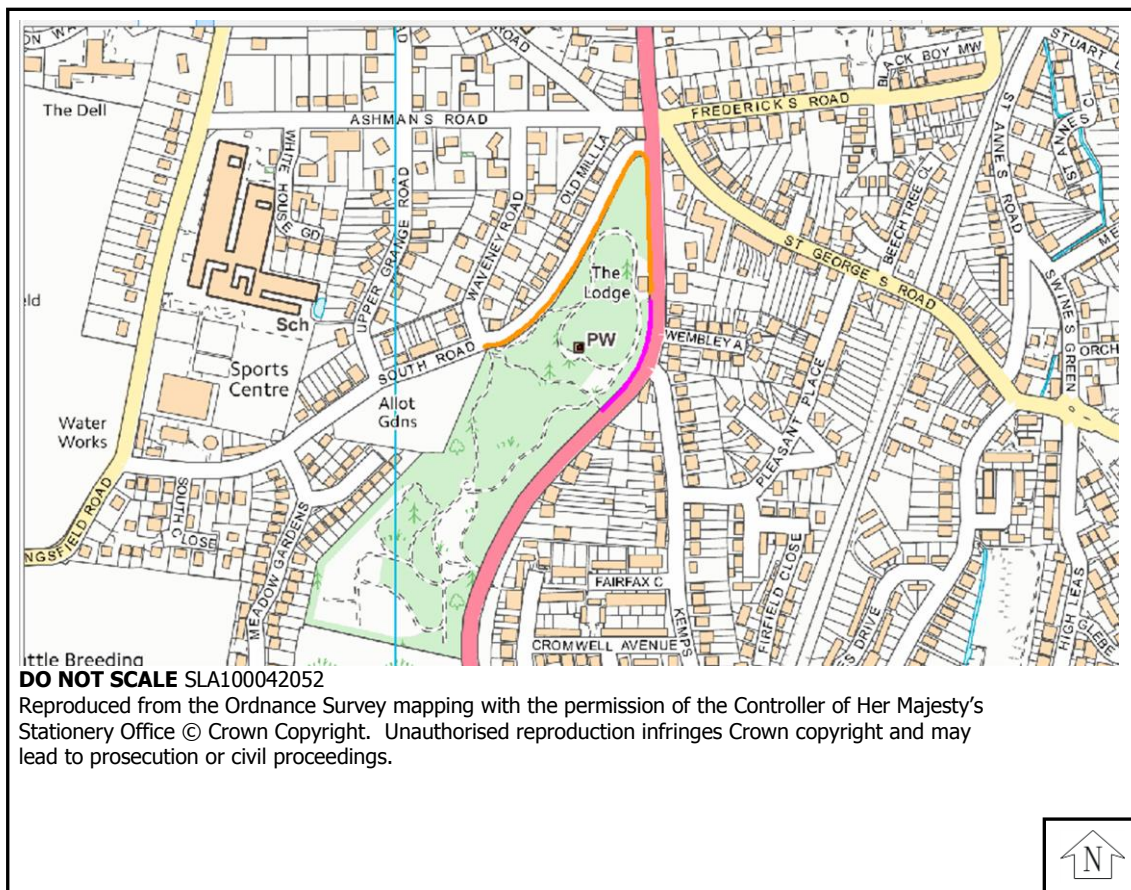
LOCATION

61 London Road
Beccles
Suffolk
NR34 9YT

EXPIRY DATE 6 May 2019
APPLICATION TYPE Full Application
APPLICANT East Suffolk Council

PARISH Beccles

PROPOSAL Application of lime render with render stop bead applied to the face of part of the boundary wall to the London Road frontage



1 SUMMARY

1.1 Planning permission is sought to add lime render to half the wall with render stop bead to the face of a 54m section of the cemetery wall bounding London Road, Beccles. The works will also include a number of elements such as repointing and replacing of bricks, however, these are considered to be general repairs and therefore planning permission is not required.

- 1.2 The application is before committee as it has been submitted on behalf of East Suffolk Council.
- 1.3 The proposed works are considered to preserve the appearance and character of the Conservation Area, and the retention of the wall is considered to outweigh the less than substantial harm to the Conservation Area. As such it is recommended that planning permission be granted subject to conditions.

2 SITE DESCRIPTION

- 2.1 The site is located within the Settlement Boundary for Beccles, and comprises of cemetery with brick wall abutting a public footpath all around. The site is located within the Conservation Area for Beccles, and the wall is prominent along London Road.
- 2.2 The section of wall for which this application relates is between the entrance to the site along London Road, to the junction of London Road and South Road. The wall fronts onto London Road and is bounded by a public footpath for that section.

3 PROPOSAL

- 3.1 Planning permission is sought to apply lime render with render stop bead along an approx. 54m section of the cemeteries boundary wall facing London Road. A number of sections of wall have also been identified as requiring repointing works, and/or replacing of bricks/ rebuilding brickwork.

4 CONSULTATIONS/COMMENTS

- 4.1 **Parish/Town Council**
No comments received
- 4.2 **Neighbour consultation/representations**
No comments received

5 PUBLICITY

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|--------------------|------------------|---------------|----------------------------|
| Conservation Area, | 22.03.2019 | 12.04.2019 | Beccles and Bungay Journal |
| Conservation Area, | 22.03.2019 | 12.04.2019 | Lowestoft Journal |

6 SITE NOTICES

The following site notices have been displayed:

General Site Notice Reason for site notice: Conservation Area,
Date posted 15.03.2019
Expiry date 05.04.2019

7 PLANNING POLICY

- 7.1 Section 38(6) of the planning and compensation act 1990 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.
- 7.2 The National Planning Policy Framework (2019) and National Planning Policy Guidance (NPPG) forms a material consideration in the determination of this application in particular those areas of guidance relating to the location of town centre uses.
- 7.3 S66 Planning (Listed Buildings and Conservation Areas) Act 1990, Part II
- 7.4 The East Suffolk Council - Waveney Local Plan Core Strategy was adopted in March 2019 and contains the following policies of relevance to the determination of this application:
- WLP8.29 – Design
 - WLP8.39 – Conservation Areas

8 PLANNING CONSIDERATIONS

- 8.1 The key considerations in the determination of this application are:
- Design and appearance considerations and impact on the conservation area,
 - Impact on amenity
 - Other matters

Design and appearance considerations and impact on the Conservation Area

- 8.2 The application seeks to make a number of general repairs to the entire wall including repointing and replacing brickwork. These elements are considered to be general repair work and therefore planning permission for these works is not required.
- 8.3 It is also proposed to apply a lime render with render stop bead to the lower half of the wall facing London Road. The wall is a retaining structure due to the higher level of earth on the opposite side, and the works are required in order to ensure the structural integrity of the wall. Whilst the introduction of lime render to the wall will look slightly at odds with the existing brick wall, it is not considered that its introduction would significantly impact on the character and appearance of the Conservation Area.
- 8.4 Policy WLP8.39 states that Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area. The works proposed are considered to preserve the character and appearance of the conservation area, and as such it is considered to comply with adopted policy.
- 8.5 In addition, paragraph 196 of the NPPF (2019) states 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.”

- 8.6 It is considered that the proposed introduction of lime render has a less than substantial harm to the significant of Conservation Area and asset. The proposal is required in order to make the structural stability of the wall, thereby retaining it and ensuring that no harm arises to the general public. Therefore in this instance it is considered that the public benefit outweighs the less than substantial harm that arises.

Residential Amenity

- 8.7 The introduction of render to the lower half of 50m of wall is not considered to impact on the amenity of neighbouring residents.
- 8.8 In addition, it is not considered that the addition of render would have any no impact on pedestrian activity along the adjacent footpath.

Other matters

- 8.9 It is considered that the proposal is minimal and would not result in any adverse impact to highway uses.
- 8.10 The trees which are causing issues to the wall have been removed separately from this application, and are therefore not a planning consideration of this application.

9 CONCLUSION

- 9.1 In conclusion, it is considered that the proposed works preserve the character and appearance of the Conservation Area, and would have no adverse amenity impact to of neighbouring residents. As such the principle and detail of the development is considered to be acceptable and in compliance with relevant local plan policies and the National Planning Policy Framework.

10 RECOMMENDATION

- 10.1 It is recommended, that the application be **approved** subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Proposed Works, reference 15-12-40 04 Rev A, received 12/03/2019,
 - Proposed Works, reference 15-12-40 03, received 12/03/2019,
 - Site Location Plan, reference 15-12-40 20, received 12/03/2019;for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

BACKGROUND INFORMATION:

See application ref: DC/19/1049/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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