



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
15 DECEMBER 2021**

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**PRESENT**

Chairman	Councillor Mrs J C Stilts
Councillors	M R Edwards, M S Heard, B B Heubner, C Mayes, S P Nunn, N G F Shaughnessy and C Swain
In attendance	Councillor C Morris

**411. CHAIRMAN'S NOTICES**

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting.

**412. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Miss A M Beale and K M H Lagan.

**413. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 17 November 2021 be approved and confirmed.

**414. DISCLOSURE OF INTEREST**

The following Councillors declared on Agenda Item 5 – 21/01020/HOUSE - 21/01021/LBC - Josua, 4 Silver Street, Maldon, Essex, CM9 4QE

Councillor S P Nunn made a non-pecuniary declaration as he was acquainted with the applicant and the history of the building.

Councillor C Mayes declared a non-pecuniary interest as she had met with Historic England on site.

Councillor M S Heard declared a nonpecuniary interest as he was acquainted with one of the objectors.

Councillor F G F Shaughnessy declared a non-pecuniary interest as she was acquainted with the objector.

415. **21/01020/HOUSE - 21/01021/LBC - JOSUA, 4 SILVER STREET, MALDON, ESSEX, CM9 4QE**

<b>Application Number</b>	<b>21/01020/HOUSE &amp; 21/01021/LBC</b>
<b>Location</b>	Josua, 4 Silver Street, Maldon, Essex, CM9 4QE
<b>Proposal</b>	Restoration and alterations to exterior and interior of the existing house.
<b>Applicant</b>	Mr N Bresler - Eleven Cromwell Hill Ltd
<b>Agent</b>	Mr Simon Plater - Plater Claiborne Architecture And Design
<b>Target Decision Date</b>	17.12.2021
<b>Case Officer</b>	Hannah Dungate
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Resubmitted application following a previous refusal by an Area Committee which was contrary to the Officer's recommendation.

A Members' Update was circulated prior to the meeting that detailed comments from Historic England and the National Amenity Society, together with representations from Interested Parties. It also contained an amended Condition 2 and informative.

Following the Officer's presentation, an Objector, Ms Wood addressed the Committee. The Chairman then opened the debate.

A discussion ensued where Members accepted that any previous concerns had been addressed and they thanked the Officer for an excellent presentation. The Committee was reassured that all windows of historic importance would be maintained, and that parking provision was adequate for this application.

Councillor Heard proposed that the application and listed building consent be approved in accordance with the Officer's recommendation, and this was seconded by Councillor Mayes.

The Chairman put Councillor Heard's proposal to the Committee, and it was agreed.

**RESOLVED** that the application be **APPROVED** and listed building consent be **GRANTED** subject to the following conditions:

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - 2017/Loc01 rev A
  - 2017/02 Rev B
  - 2017/03 Rev B
  - 2017/04 Rev B
  - 2017/05 Rev C
  - 2017/06 Rev B
  - 2017 07 Rev B
  - 2017/08 Rev B
  - 2017/09 Rev B
  - 2017/10 Rev B
  - 2017/11 Rev B
  - 2017/12 Rev C
  - 2017/13 Rev C
  - 2017/14 Rev C

- 2017/15 Rev B
- 2017/16 Rev B
- 2017/17 Rev B
- 2017/18 Rev C
- 2017/19 Rev B

**GRANT LISTED BUILDING CONSENT** subject to the following conditions:

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - 2017/Loc01 rev A
  - 2017/02 Rev B
  - 2017/03 Rev B
  - 2017/04 Rev B
  - 2017/05 Rev C
  - 2017/06 Rev B
  - 2017 07 Rev B
  - 2017/08 Rev B
  - 2017/09 Rev B
  - 2017/10 Rev B
  - 2017/11 Rev B
  - 2017/12 Rev C
  - 2017/13 Rev B
  - 2017/14 Rev B
  - 2017/15 Rev B
  - 2017/16 Rev B
  - 2017/17 Rev B
  - 2017/18 Rev C
  - 2017/19 Rev B
  - 2017 Design and Access Statement Rev C
  - Heritage Statement Rev B
  - 4 Silver Street notes by Tim Howson
  - BJHC Excavation Report 4 Silver Street
  - 4 Silver St Report on the Interior Decoration Feb 2021
- 3 Large-scale drawings of all new windows and doors – showing elevations at 1:20 and sections through heads, cills, jambs, glazing bars and glazing at 1:2 – shall be submitted for approval by the local planning authority prior to their installation. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 4 Large-scale drawings of the new flights of stairs shall be submitted for approval by the local planning authority, prior to their installation. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 5 Details of the location and external appearance of all new flues and extract vents shall be submitted for approval to the local planning authority, prior to their installation. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 6 Prior to the commencement of the development, a report by a conservation-accredited structural engineer specifying all structural repairs and alteration shall be submitted for approval to the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

- 7 Prior to the installation of the limecrete floor, a specification of the proposed limecrete floor – including details of its depth, extent, finish. and the manner in which the medieval hearth shall be preserved and remain viewable – shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 8 Prior to the commencement of any plastering, a specification detailing all new internal and external plaster finishes shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 9 All new rainwater goods shall be of cast metal finished black unless otherwise approved in writing prior to their installation and retained as such thereafter.
- 10 All new external joinery shall be of painted timber and retained as such thereafter.

The meeting closed at 8.00 pm.

MRS J C STILTS  
CHAIRMAN