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ARCHITECTURAL & BUILDING SURVEYING SERVICES

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AGS/SBD

Ref Number 5612 001

15th December 2020

Planning Department
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB

Dear Sirs,

RE: THE RECTORY, CHURCH LAND, RIDGEWELL, ESSEX CO9 4SA

On behalf of our clients, Mr and Mrs Flynn, we have pleasure in enclosing the following documents in support of our Householder planning and listed building consent application for operations seeking variation to previously approved and part implemented scheme for the following project description:

- **Conversion of existing outbuilding into bedrooms and living accommodation together with single storey link extension to existing house**

This application follows the determination of application numbers 17/01364/FUL and 17/01365/LBC, that were approved on 28th February 2018. Subsequent discharge of pre commencement conditions cleared.

The applicants have implemented these permissions and a contract has been awarded to a local conservation accredited contractor for procurement and, at the moment, operations are extant to secure decision notices.

The original submission was authored and presented by others and the new owners of The Rectory, Mr and Mrs Flynn, have paid for and enjoy the copyright of documentation authored by the historic agent.

The changes to the approved and part implemented scheme comprise:

- The construction of a single storey link extension between the donor house and outbuilding to create, as before, a garden room extension. The proportion and scale of the garden room are in tune with the earlier proposals but there has been a slight change to the fenestration treatment including improved brickwork detailing and appearance of joinery together with a slight adjustment in the floor plate of the building



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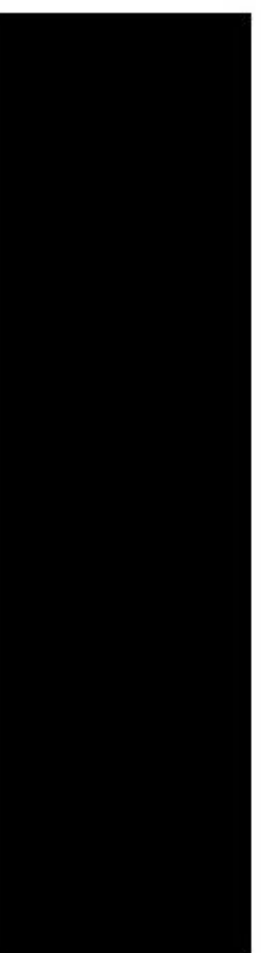
- Within the conversion and works to the neighbouring outbuilding, the spirit of the previous consent remains a key driver for the proposals. However, an adjustment to the plan layout of the building and creating an extended link removing the need for forming an opening in the gable end of the outbuilding, has culminated in a fresh submission being required for operations.

Our revised submission comprises:

1. Completed application form
2. Biodiversity questionnaire
3. Fee for the sum of £206 has been forwarded by the applicants
4. Original planning statement authored by others with release of copyright of benefit to the new building owners
5. Summary sheet of changes and supplementary notes for application under file reference 5612 Appendix A
6. Application drawing numbers 5612/01 – 09 inclusive
7. Originally approved joinery detail drawing (prepared by others) with release of copyright
8. 5612 DOC details

Please feel free to contact us at any time throughout the determination period if any matters are raised by way of statutory consultation that prohibit the fresh and minor alterations to the scheme being presented before either senior officers or your development control committee with a positive and supportive recommendation.

Yours faithfully



A Stevenson

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