

## **Project 5612**

### JOINT HERITAGE DESIGN AND ACCESS STATEMENT IN SUPPORT OF APPLICATION REQUIRING PLANNING PERMISSION AND LISTED BUILDING CONSENT

CLIENT: MR AND MRS FLYNN

SITE: THE RECTORY  
CHURCH LANE  
RIDGEWELL  
ESSEX  
CO9 4SA

## **INTRODUCTION**

### **Application Site**

The application site is located within Ridgewell village envelope and The Rectory benefits Grade II listed statutory protection.

The site is also located within the Ridgewell Conservation Area.

The list entry summary records The Rectory as an early 19<sup>th</sup> Century gault brick and red brick in Flemish bond roofed with slate. The house is double pile with a near square plan. There are several period features within the donor building and outbuildings together with landscape that are not comprised by the minor proposals planned.

As noted, the building is listed under the Planning (Listed Buildings and Conservation Areas Act 1990) as amended for its special architectural and historic interest.

### **Recent planning history**

A planning search shall reveal that an earlier planning permission for extension and outbuilding renovation has recently been granted and these works are ongoing and are exclusive to the current minor works application.

### **The Proposals**

The proposals suit the applicants' personal needs and a commitment to provide a more ecologically sound heating source and building services management regime for the property.

It is proposed to replace an existing oil fired boiler with a new clean burning LPG system.

Works comprise of the insertion of a new boiler with traditional through the wall flue with suitable flue guard finish and replacing the existing oil tank located on the site boundary with an LPG tank and suitable screen surround, all as illustrated on application drawings.

### **Scale**

There are no proposals to alter the scale or general composition of the building or landscaping.

The replacement tank is consistent with the oil tank to be removed and the screen enclosure resembles the existing established landscaping.

### **Planning Considerations**

The NPPF seeks to protect our heritage asset and whilst there is a presumption in favor of development.

Policies maintain the stance of protection of the countryside both the natural and historic environment.

The Adopted Local Plan contains policies that protect the countryside and contains requirements pursuant to development affecting Listed Buildings.

Relevant planning policy can be found in government planning statements and the adopted Braintree District Council Local Plan.

The following policies have been considered when preparing the submission.

### **Policy Considerations and involvement.**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **Local Plan Policies**

RLP2

Town Development Boundaries and Village Envelopes

RLP18

Layout and Design by Development

RLP100

Alterations and Extensions and Changes of Use to Listed Buildings and their settings

### **Braintree Core Strategy**

CS5            The Countryside

CS9            Building and Historic Environment

### **Material Planning Considerations**

Design Guidance for Extensions to Listed Buildings