

**AMENDMENTS TO PREVIOUSLY APPROVED PLANNING APPLICATION FOR 'WITCHES'**  
Design & Access and Heritage statement for Braintree District Council

Client: Keith and Julie Maltwood  
Property: Witches, Plums Lane, Bardfield Saling, Essex CM7 5EG

Version: 1.0

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## INTRODUCTIO

This report describes the amendments to a previous approved planning appeal REF: APP/Z1510/W/19/3233923 and APP/Z1510/Y/19/3233926 ( Planning ref 18/02246/FUL , 18/02247/LBC ) that Keith and Julie Maltwood wish to undertake to their home 'Witches'. 'Witches' is located on Plums Lane, on the eastern edge of Bardfield Saling (Figure 1).



Figure 1 | The site location to the eastern edge of Bardfield Saling village centre

'Witches' is a Grade II listed cottage formed from two 'worker's' cottages. Historic England lists the building as a 'Cottage adjoining Clyro to the right (North East)', with listing number 1338128. The listing details state:

*Cottage. C17/18 or earlier. Timber framed and weather boarded. Thatched roof half-hipped to right, with two flat head dormers and extending forward to central porch. Central red brick chimney stack. One storey and attics. 3:3 window range of diamond leaded casements. Central vertically boarded door.*

Full details of the listing are attached as Appendix 1.

### Planning application

The planning application is an amendment to previously approved appeal ref: APP/Z1510/W/19/3233923, APP/Z1510/Y/19/3233926 and Planning ref 18/02246/FUL 18/02247/LBC

The following covers the minor changes that my clients would like to consider making into the previously approved Garage and Garden Studio.

### DESCRIPTION OF PROPOSED WORKS

The proposed works are as follows:

#### New building elements

Replace the sedum flat roof to the approved double garage to the front of the site and replace with a slate tiled pitched roof to match the pitch of the previously approved house extension.

The roof space will accommodate a home office.

Integrate a garden shed and log store to the North side of the garage.  
Replace the larch cladding with black painted feather edged boarding to match the rear extension to the main house.

Replace the larch cladding and sedum green roof to the previously approved single storey Garden Studio and replace this with a slate tiled pitched roof and black painted feather edged boarding to match the adjacent garage.

### **The site entrance – vehicular access**

High hedges screen the property from Plum's Lane, and both neighbouring properties to the west and east. There is an entrance gate in the centre of the hedge to the roadside.



Figure 2 | The property frontage seen from Plum's Lane

A small off-road parking area, for two cars, sits in front of a flat roofed double garage at the eastern corner of the frontage to Plum's Lane. The original garage building is in poor condition, and probably dates from the 1960's/1970's.



Figure 3 | The off-street parking and existing double garage

The approved proposal was to take down the existing garage and build a new single-storey double garage, with a green roof, set slightly further back into the site. This would allow for an enlarged off-road area, expanding into the garden to the left where the picket fence is shown here, so that vehicles can reverse out of the garage and exit onto Plum's Lane bonnet first. Vehicles have to reverse into the lane at present.

As described in the original planning application the enlarged off-road area for reversing vehicles will use a small part of the existing garden area, pictured in Figure 4 below. This composite view looks over the picket fence. We propose to retain the trees, and use the lawn area up to the low box hedge.



Figure 4 | The enlarged off-road area will use a small area of lawn at the front of the site

### **The site entrance – pedestrian access**

A fence and high hedge separates 'Witches' from the neighbour on the eastern edge of the site, so there will be no overlooking issues or loss of visual amenity. The garage location and footprint will remain as previously approved.

### **PLANNING POLICY AND HERITAGE**

Policy RLP100 of the adopted Local Plan supported by Policy CS9 of the adopted Core Strategy states inter alia that works will be permitted where they do not harm the setting, character, structural stability and fabric of the building (or structure); and will not result in the loss of, or significant damage to the building or structure's historic and architectural elements of special importance, and include the use of appropriate materials and finishes.

Policy LPP 60 of the draft Local Plan states that: Development of internal, or external alterations, or extensions, to a listed building or listed structure (including any structures defined as having equivalent status due to being situated within the curtilage of a listed building and locally listed heritage assets) and changes of use will be permitted when all the following criteria are met;

- a) The works or uses do not harm the significance of the setting, character, structural stability, and fabric of the building or structure

- b) The works or uses do not result in substantial harm, or damage to the building or structures historic and architectural elements which are considered to be of significance or special importance
- c) The works or uses include the use of appropriate materials and finishes
- d) The application submitted contains details of the significance of the heritage asset, within a Heritage Statement which should include any contribution made by their setting

### **Design, appearance and layout**

Policy CS9 of the adopted Core Strategy seeks to promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment. In addition, the adopted development plan requires that proposals for new development be in harmony with the character and appearance of the surrounding area. RLP90 seeks a high standard of layout and design in all developments, large and small in the district.

The existing cottage is an attractive timber framed and thatched house of seventeenth century construction with later small-scale additions but relatively little internal reconfiguration. It is listed Grade II for its historic and architectural interest.

In our pre-application report we had indicated that we were considering a 'storey and a half' rear extension in place of the conservatory. The Historic Buildings Consultant was not happy with the 'storey and a half' extension in terms of its relationship in scale to the existing cottage, but indicated he would support in principle a rear extension that was visually compatible and in keeping with the property.

Our pre-application proposals for a new garage, garden studio and pavilion were considered to be an improvement in terms of design and the materials palette, and the officer's opinion was that there would be no objection in principle to these elements.

We believe that the proposals we are submitting enhance the setting of the existing cottage by removing unsightly outbuildings and landscape features. The proposal for a single-storey rear extension is sympathetic to the scale, materials and overall form of the listed cottage. The glazed link, and simple 'barn' like form of the extension create a strong visual separation between the two buildings allowing them to complement each other.

The proposal to create two new dormer windows to the rear face of the thatched roof, 'mirroring' those existing on the front face of the roof, was not considered to be detrimental to the architectural significance of the cottage by the Historic Buildings Consultant during our pre-application meeting. The consultant made it clear that details on the removal of rafters, and how the dormers will be integrated around the purlins, will need to be provided and we are happy for timber details in connection with these dormers, and any other proposed changes to the existing fabric, be made a reserved matter should a consent be awarded.

### **Impact on Neighbour Amenity**

Considering the position of the dwelling, and having regard to the proposed works, the planning officer considered that the proposal would not have a detrimental impact upon adjacent residential properties in terms of loss of natural light, overshadowing, overbearing, or in terms of overlooking.

## APPENDIX ONE

Historic England listing for 'Witches'

### COTTAGE ADJOINING CLYRO TO THE RIGHT (NORTH EAST)

#### Overview

Heritage Category: Listed Building

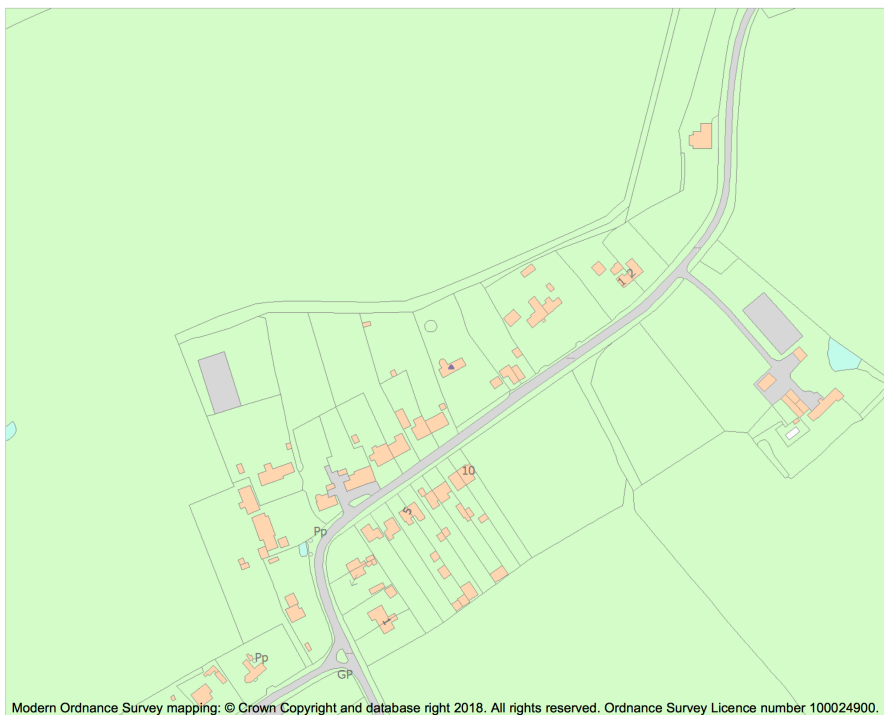
Grade: II

List Entry Number: 1338128

Date first listed: 02-Jan-1985

Statutory Address: COTTAGE ADJOINING CLYRO TO THE RIGHT (NORTH EAST)

#### Map



This is an A4 sized map and should be printed full size at A4 with no page scaling set.  
**Name:** COTTAGE ADJOINING CLYRO TO THE RIGHT (NORTH EAST)

|                           |             |
|---------------------------|-------------|
| <b>Heritage Category:</b> | Listing     |
| <b>List Entry No :</b>    | 1338128     |
| <b>Grade:</b>             | II          |
| <b>County:</b>            | Essex       |
| <b>District:</b>          | Braintree   |
| <b>Parish:</b>            | The Salings |


For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

|                        |                |
|------------------------|----------------|
| <b>List Entry NGR:</b> | TL 68542 26965 |
| <b>Map Scale:</b>      | 1:2500         |
| <b>Print Date:</b>     | 2 June 2021    |

 Historic England  
HistoricEngland.org.uk

The above map is for quick reference purposes only and may not be to scale.

#### Location

Statutory Address: COTTAGE ADJOINING CLYRO TO THE RIGHT (NORTH EAST)

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Braintree (District Authority)

Parish: Bardfield Saling

National Grid Reference: TL 68542 26965

## Details

TL 62 NE BARDFIELD SALING NEW GREEN (North side)

1/25 Cottage adjoining Clyro to the right (north east)

## GV II

Cottage. C17/C18 or earlier. Timber framed and weatherboarded. Thatched roof half hipped to right, with 2 flat head dormers and extending forward to central porch. Central red brick chimney stack. One storey and attics. 3:3 window range of diamond leaded casements. Central vertically boarded door.

Listing NGR: TL6854226965

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 114928

Legacy System: LBS

## Legal

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