

# HURLEY PORTE & DUELL

CHARTERED ARCHITECTS

**Proposed Rear Extension and Car Port to;**

**Stone Hall, 55 London Rd, Little Clacton, Essex, CO16 9RB.**

**HERITAGE/DESIGN/ACCESS AND PLANNING STATEMENT**



**February 2021.**  
**July 2021 – REV A**

Prepared by:

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## **INTRODUCTION**

This statement has been prepared for submission with a Planning and Listed Building application for a single storey rear extension and detached Car Port to Stone Hall, 55 London Road, Clacton.

## **RECENT PLANNING HISTORY**

18/02061/FUL and 19/00229/LBC - 3.5 x 3.6m rear extension to existing outbuilding. Replacement of rafters and door. Application Approved 26/04/19.

19/00247/LBC AND 19/00246/FUL- Single Storey glazed rear extension and detached car port. Application Withdrawn 08/04/19.

## **EXISTING SITE AND BUILDINGS**

The existing building is listed, ID number 119952. Further details of the historic importance are contained in a report 'Assessment of Various Dates of Construction' prepared by Chris White, October 2018 (attached as a supporting document to this application).

## **CONSULTATIONS**

This application and the proposal are similar to those contained in applications 19/00247/LBC AND 19/00246/FUL. The previous applications were withdrawn following objections from Essex County Council (ECC) Heritage.

The objections can be summarised as - Extension too large and not subservient, and too high causing harm to the Heritage Asset.

Recommendations made by ECC - Reduction in footprint, height, reduced glazing, and subservience required.

Several alternative designs were prepared (by others) in consultation with the council's advisers, this included building investigations to establish the age and importance of the assets.

The extension was also redesigned (by others) and repositioned behind the existing kitchen and attached to the existing outbuilding. The extension floor level was set lower than the existing floor level to avoid unacceptable impact and removal of historic roof structure.

There were still concerns with the new proposals, including awkward attachments to the existing roof, the lower floor level also has the potential to undermine the existing walls of the rear of the house and the outbuilding, and the design was compromised to the extent that it didn't fit the owner's brief.

### Pre-application

Application reference – 21/30066/PREAPP

Date – 31<sup>st</sup> March 2021

Assigned Planning Officer – Julie Ramsey

Although a formal response has yet to be received from the Planning Officer, they have advised that we can proceed with submitting the Planning and Listed Building applications, as the Heritage Officer's response is now favourable to the new design. (Email correspondence confirming the above attached as a supporting document to this application).

## **PROPOSALS**

The new proposals forming this application are a response to the objections from Essex County Council Heritage, and a response to the owner's brief for the project.

The proposals are of a smaller scale and height and are more subservient than the original proposals being set behind the end elevation of main house. Glazing areas have been reduced and are set within masonry walls.

The original proposed pitched roof has now been changed to a flat roof.

The position of the extension, its height and its attachment to the existing house has been carefully considered, a flat roof attaches the extension to the house where there is an existing window thereby minimising impact to the existing walls.

The existing roof structure has been investigated which suggests with some minor alteration should be feasible to allow the new flat roof to be linked to the existing pitched roof.

The height of the flat roof has been kept as low as possible to minimise impact to the pitched roof.

## **CONCLUSION**

The proposals have responded to the objections and the owner's brief resulting in an alternative design which has less impact on the historic building.

Alterations to the existing house have been justified by investigations and dating of the structure. These proposals have been discussed with the Historic Building Advisors at a meeting on site and an acceptable solution agreed.