

MP ARCHITECTS LLP

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October 2021

Planning Department
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

Dear Sir or Madam,

33 The Meadows, Ingrave

Further to your request for a Heritage Statement relating to our client's recent planning application at 33 The Meadows, CM13 3RL, we write to provide additional information and to request this requirement is removed.

Following a review of the Brentwood Borough Council validation requirements, we understand Heritage Assessments are required only where applications affect heritage assets or their settings.

Note that the site does not fall within the conservation area and the proposals will not be visible from either the Grade I listed Thorndon Hall, its setting or publicly accessible areas in the park/conservation area.

The photo below shows the view from the nearest edge of the Thornton Park conservation area, which is entirely within the private garden of 33 The Meadows.



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The photo below shows the view of the rear of 33 The Meadows from the closest publicly accessible area within the Thornton Park conservation area, a footpath to the rear of the garden.



As can be seen from the above photo, 33 The Meadows is not visible from the nearest area of accessible public space within the conservation zone due to the densely wooded nature of the area, as can be seen from the below screenshot.



To demonstrate the entire visual disconnection from the proposed (minor ground floor) works on 33 The Meadows to the Grade I listed Thorndon Hall, we have attached a pdf markup showing the nature of the some 450 metre separation between the two (through largely densely planted woodland). Furthermore, the photo below shows the view from 33 The

Meadows at 2nd storey level, looking towards Thorndon Hall, to demonstrate the nature of the woodland further.



It cannot therefore be held that proposals will have any impact on the setting of heritage assets (including the conservation area) and the contribution of setting to the significance of assets in accordance with the NPPF. We therefore believe that a request for a Heritage Statement

seems disproportionate and we suggest that the responsible officer can clearly make a judgement on this issue without the request for this onerous and costly study.

We further note that significantly more extensive developments with the same relationship to the conservation area, including 2 storey side extensions (e.g 21/00953/HHA at 17 The Meadows) appear to have no Heritage Assessments included within their supporting documentation and appear to have been successfully approved without this requirement?

We look forward to hearing from you at your earliest convenience to clarify the validation requirements and allow our client's application to be progressed.

Yours Faithfully,

M P Architects LLP