

# *Andrew Stevenson Associates*

Chartered Surveyor

ARCHITECTURAL & BUILDING SURVEYING SERVICES

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AGS/SBD

Ref Number: 5689 001

23<sup>rd</sup> December 2021

Planning Department  
Uttlesford District Council  
London Road  
Saffron Walden  
Essex  
CB11 4ER

Dear Sirs

**RE: 1 – 2 GOODFELLOWS FARM COTTAGES, TILTY, GREAT DUNMOW, ESSEX  
CM6 2HP**

On behalf of our clients, the Trembath family, we have pleasure in enclosing a fresh application for the demolition of existing 2 no. farmworker's cottages and erection of 1 no. replacement dwelling with associated landscaping and operational development.

This application follows the refusal of application number UTT/21/2508/FUL. Since determination, the applicants and design team have taken legal advice from a planning lawyer and should the development opportunities and constraints fail, the existing building will be refurbished and the subsequent application will be submitted to use the property as a single dwelling.

The points of concern on the earlier application focused on the condition of the existing roof that has now been removed without the lawful need for further survey or site visit. Ahead of this, our ecologist conducted an ecological survey and was satisfied that, consistent with several applications presented to the local authority, there was no risk to protected species being affected. Naturally, throughout the course of earlier operations to remove the roof, should any protected species have been present works would have stopped and the appropriate bodies would have been notified.

We would ask, therefore, that this fresh application be determined as a point of law against the earlier submitted documents that are relevant apart from the ecological survey that refers to peg tiles on the donor cottages that no longer exist.

Our fresh application comprises of documents consistent with the earlier submission and, as recorded on the portal application documents, comprise of submission information that was considered, having read your delegated report, completely acceptable.

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Post submission of the initial application and efforts to dialogue throughout its determination, following receipt of the refusal notice we have entered into further discussion with Mr William Allwood, senior planning officer and explained the sequence of events post determination that has enabled us to present this fresh submission in a lawful manner that addresses and removes the areas of concern contained within the previous submission.

We trust that the fresh submission can be processed in an expedient manner and reassessed wherein all measures offered as part of the initial submission can be entertained through appropriately worded conditions.

Yours faithfully

A large black rectangular redaction box covering the signature area.

A G Stevenson

Encs