



FAO: Planning Department,
Tendring District Council

Ref: 21/02071/FULHH
Date: 06/01/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: New Forge House Station Road Ardleigh Colchester

The application is for the construction of a single storey side extension to New Forge House.

New Forge House is a 1970s two storey dwelling in Station Road, within the Ardleigh Conservation Area. Station Road is characterised by a variety of developments mostly from the 20th Century, although the most attractive is Old Coal House, a late Victorian red brick villa with segmental heads to the ground floor openings which is adjacent to the proposed site.

The proposal is to demolish an existing side shed, currently used as storage, and replace it with a new one storey side extension to be used as an office. The new extension will be set back from the main façade and will include a new window on the front elevation on Station Road and rooflights on the new roof, facing Old Coal House.

The new extension will replace an existing ancillary building with an improved design and materials matching the existing and will be subservient to the main house. The proposal will have limited impact on both the character and appearance of the Conservation Area and on the setting of the non-designated heritage asset.

We cannot support the insertion of rooflights (a non-traditional form of fenestration) to the proposed roof as these would be visible from both the Conservation Area and the non-designated heritage asset.

The use of UPVC windows and doors is only considered acceptable if the host structure has UPVC. we would otherwise recommend timber or aluminium.

We support the proposal of the applicant of using planting as mitigation for the construction of the new extension. This will make up for the loss of the existing vegetation which will need to be removed to allow for the construction of the new extension and will contribute to enhance the character and appearance of the Conservation Area by improving the building curtilage and the streetscape.



With the rooflights in this application, we consider the proposal will fail to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this harm to the designated heritage asset (Conservation Area) should be considered under paragraph 202 of the NPPF. In its current iteration we recommend this application is refused.

Should the rooflights be removed, we would have no objection.

Were permission to be granted, we request the following conditions are imposed. Please note that inclusion of potential conditions does not imply compliance with national/local legislation policy.

- Additional drawings that show details of proposed windows, doors and rooflights (if required), by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;
- Specifications of bricks, mortar and tiles shall be submitted to and approved in writing by the local planning authority, and samples made available on site for inspection; and
- Layout and specification of the proposed landscaping to the front garden.

Yours sincerely,

Luciana Rigano RIBA ARB
Built Heritage Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter