

Our Ref: EB/B0057/22

5 May 2022

Planning Department
Uttlesford District Council

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* By electronic submission *

Dear Sir or Madam,

**Planning Application for the rebuilding of an outbuilding At:
The Chequers Inn, Braintree Road, Felsted, Dunmow, Essex, CM6 3DL**

On behalf of our client, Hawthorne Leisure, owner and operator of the above public house I am submitting this application for partial demolition and rebuilding of an outbuilding at this site.

Site and Surroundings

The Chequers is located on the north side of the B1417, Braintree Road, opposite Felsted Preparatory School in the village of Felsted.

The main one and two-storey pub building sits on the west side of the plot. To the front/south is an area of hardstanding used for parking and for some outside seating, while to the north/rear is a beer garden. There is also a range of outbuildings along the site's eastern boundary and this outbuilding is the subject of this application.



Northern end of the outbuilding viewed from the west



Relevant Planning History

Uttlesford District Council is the relevant LPA. There are several applications in this site's planning history, however the only directly relevant application is UTT/15/2124/FUL, for "Demolition of an outhouse at the right hand side of the public house". This application was refused in 2015 for the following reasons:

- 1 *The proposed development would cause significant harm to the character and appearance of the Felsted Conservation Area, in conflict with Policy ENV1 of the Uttlesford Local Plan (adopted 2005) and more generally with Policy S3 and Policy GEN2. For the same reason, the proposal conflicts with the National Planning Policy Framework.*
- 2 *Insufficient information has been provided to demonstrate that the proposed development would not cause harm to protected species. In accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005), the National Planning Policy Framework and the Council's statutory duties under the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010, planning permission must be refused.*

The Proposal

As set out in the accompanying Structural Appraisal this outbuilding structure is dangerous and significant remedial works are required. However, in light of the anticipated impact on the Felsted Conservation Area were the outbuilding simply to be demolished (as per reason for refusal number 1, above), partial demolition and rebuilding is now proposed in preference to simple demolition. Please see attached drawings for details.

Assessment of Impacts

The building is being retained and existing materials will be reused where possible. As a result, the proposals will not cause any harm to the Felsted Conservation Area.

With regard to protected species, a Preliminary Bat Roost and Barn Owl Assessment has been conducted and is submitted with this application. This concludes that there is the potential for bat roosts to be impacted by these works. As a result, further bat surveys have been instructed and the results will be passed to the LPA when available.



Subject to the further bat surveys, the reasons the earlier application was refused are fully addressed by this application.

In the interim, the applicant is keen to progress with this planning application as soon and as far as possible because the outbuilding is unsafe. We therefore respectfully request the Council's cooperation in this matter.

If you require any further information, please contact me.

Yours faithfully,



Euan Brown BSc MBA MSc MRTPI

Consultant

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