



Planning Services
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Mr Oliver Acres - Bentley Fire Shop
Unit 4
Plough Road Centre
Plough Road
Great Bentley
Essex
CO7 8LG

Please ask for Eve Ramsden
Tel: (01255) 686227

Our Ref: 23/01471/LBC

25 October 2023

To Whom it may concern

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO: 23/01471/LBC

DATE ACCEPTED: 18 October 2023

PROPOSAL: Proposed re-pointing of the two inglenook fireplaces, raking out the existing grey cement mortar and re-pointing with traditional lime mortar. Replace approximately thirty isolated bricks using reclaimed soft clay Tudor or Imperial soft red bricks.

LOCATION: Reedlands Cottage Holland Road Little Clacton Clacton On Sea

Your application has been received and accepted on the 18 October 2023.

Please note that the description of your proposal may have been changed to more accurately reflect the intended works. If you disagree with any changes, please contact this office.

As your proposed development affects a heritage asset, you will need to provide us with a Heritage Impact Statement in line with the requirements of The National Planning Policy Framework which states that local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

I am still examining your application forms and the accompanying plans and documents to see whether they comply with the law. If I find that your application is invalid because it does not comply with statutory requirements then I shall write to you again as soon as I can.

If by 13 December 2023 you have not received notification that your application is invalid and this Authority has not given you notice of their decision (and you have not agreed with them in writing that the period within which their decision shall be given may be extended) you may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by notice sent within three months from that date (unless the

application has already been referred by this Authority to the Secretary of State). Appeals must be made on a form which is obtainable from the Planning Inspectorate.

Yours faithfully

PLANNING SERVICES