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RIBA 

Chartered Practice



Justification & Heritage Statement

**Application for Certificate of Lawful Development for
Proposal to site Mobile Home within back garden
(curtilage of Grade II Listed Building)**

**Pear Tree Cottage
Clacton Road
Thorrington
CO7 8EY**



Project Ref: 3691
Document Ref: CLD-JHS
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Written by: CR

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Right: photograph of rear elevation of Pear Tree Cottage as existing, with summerhouse on eastern boundary to right. The proposed mobile home is to be set in line with the summerhouse, along the eastern boundary between the summerhouse and the black-boarded cartlodge structure.



Cover image: Google aerial image of Pear Tree Cottage showing the proposed mobile home location shaded pink.

01. Site & Location

Pear Tree Cottage sits on the southern side of Clacton Road, which itself is on the southern edge of the small village of Thorrington.

The property lies within a row of similar properties: almost plot-width detached dwellings on narrow, long plots, with parking and garages to front and along sides, a broad mix of architectural styles, single or double-storey, finished in coloured render, red or buff brick

02. Proposed

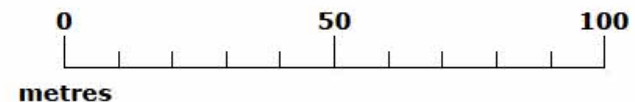
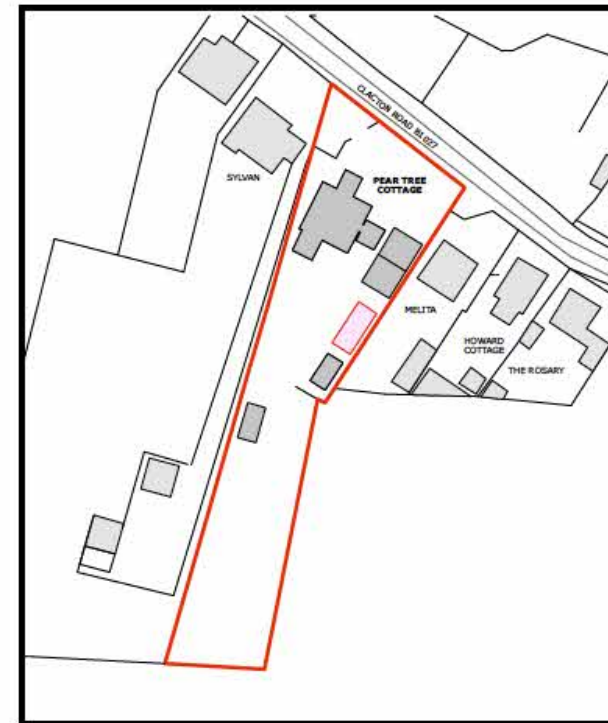
This proposal is for locating a mobile home 9 metres x 4 metres in the rear garden of Pear Tree Cottage which is a Grade II listed building.

The mobile home is 9 metres x 4 metres and within the legal definition of a caravan in terms of design, size, mobility and construction. It will be fixed to steel beams resting on levelled sleepers ie it will not be fixed to the ground.

The mobile home will be located against the eastern site boundary, between an existing summerhouse and existing cartlodge.

The mobile home is to be used as ancillary to Pear Tree Cottage and will share services, facilities, and access with Pear Tree Cottage.

This application for a Lawful Development Certificate is accompanied by details of the arrangements for lifting the mobile home over the existing cartlodge to the garden – accompanying document ref. 3691 CLD-PA-TD Technical Details.



03. Justification - Use

The proposed mobile home is for the use only of the applicants family, to ensure the stability and sustainability of intergenerational living. It is needed immediately for a young adult child, to allow independence and ability to save. She will continue use Pear Tree Cottage for laundry, cooking and bathroom facilities.

In the short-term future, it is anticipated that the mobile home will be used for elderly parents for respite / sheltered accommodation.

The proposal would not require planning approval if the host building were not listed.

We hope that our assessment of the impact of the proposal on the setting of this heritage asset is shared by the LPA.

04. Heritage

Pear Tree Cottage is Grade II listed. These are the listing details:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1235266

Date first listed: 10-Apr-1987

List Entry Name: PEAR TREE COTTAGE

Statutory Address 1: PEAR TREE COTTAGE, CLACTON ROAD

THORRINGTON CLACTON ROAD TM 10 NE 6/143 Pear Tree
Cottage

- II

Cottage. C16 or earlier with later alterations and additions. Timber framed, part plastered, part weatherboarded with central drip board. Red plain tiled roof outshot at rear. Central red brick chimney stack. One storey and attics. 2 C20 small paned casements, central vertically boarded door. Gable to road with ground floor and attic windows. Front single storey red tiled extension. Back to back inglenook fireplace. Part of the frame is exposed. Inserted ceiling with stop chamfered bridging and ceiling joists. Heavy widely spaced wall studs, halved and bridled top plate scarf. One storey post with mortice for a large arched brace which was possibly removed when the ceiling and chimney were inserted. Arched bracing to front wall. Combed pargetting to original rear wall. Some damage was sustained during the late C19 earthquake.

Listing NGR: TM0971319919

05. Planning History

Planning History for Pear Tree Cottage describing significant alteration and extension over the last 20 years:

Construction of new garden room. Ref. No: 04/01692/FUL | Status: Approval – Full

Construction of new garden room. Ref. No: 04/01693/LBC | Status: Approval - Listed Building Consent

Proposed single storey side extension, side porch extension, detached double car port, garden walls, gate & driveway. (Following demolition of existing side extensions & garage). Ref. No: 13/00230/FUL | Status: Approval – Full

Proposed single storey side extension, side porch extension, detached double car port, garden walls, gate & driveway. (Following demolition of existing side extensions & garage). Ref. No: 13/00232/LBC | Status: Approval - Listed Building Consent

Discharge of condition 2 (details of the gates, wall and hardstanding area), 3 (on site parking facility for construction workers) and 4 (wheel and underbody cleaning facility) of planning permission 13/00230/FUL - FOR INFORMATION ONLY. Ref. No: 13/00547/DISCON | Status: Split - Discharge of Condition

Discharge of condition 2 (details of all new windows) of listed building consent 13/00232/LBC - FOR INFORMATION ONLY. Ref. No: 13/00548/DISCON | Status: Approval - Discharge of Condition

Erection of single storey outbuilding. Ref. No: 17/00497/FUL | Status: Approval – Full

To remove large windows from garden room and replace with smaller windows and rendered timber frame infill. Ref. No: 17/01525/LBC | Status: Approval - Listed Building Consent

Proposed rear extension. Ref. No: 19/01494/FUL | Status: Approval – Full

Proposed rear extension. Ref. No: 19/01511/LBC | Status: Approval - Listed Building Consent

Discharge of condition 02 (materials) and 03 (surface treatments) of planning permission 19/01511/LBC. Ref. No: 19/01847/DISCON | Status: Approval - Discharge of Condition

Proposed erection of a summer house with veranda and landscaping. Ref. No: 20/01443/FUL | Status: Approval – Full

Proposed erection of a summer house with veranda and landscaping. Ref. No: 20/01444/LBC | Status: Approval - Listed Building Consent.

This brief planning history is included here to illustrate the level of approved change to Pear Tree Cottage over the previous 20 years.

This level of change, involving alterations and impact to fabric and setting, although sympathetic, can be said to have had an impact on the heritage value of the asset.

06. Existing Rear Elevation Pear Tree Cottage

This application proposal has no impact at all on the principal elevation of Pear Tree Cottage, and therefore the focus of this statement is entirely on potential harmful impact to the rear elevation.

The garden (south) elevation has undergone a greater level of change than the principal elevation. All alterations have been well-designed and well-built, and the property is very well-maintained and in good order.

The rear elevation appears as a pleasing and proportionate composition, and when seen from halfway down the garden appears as an assembly of pitched roofs, of different heights but all oriented the same way, and all but the cartlodge set at the same pitch.
Photograph (below) of rear elevation December 2024



Level of change to the rear elevation of Pear Tree Cottage

The house is finished in white-painted render and white-painted boarding with a plain tiled roof. The most recent garden room extension has a cropped hip roof, allowing it to sit snugly against the host building. The cartlodge building on the right of the composition is a simple pitched roof form, with the pitch set slightly lower than the roofs of the house and clad in dark horizontal timber boarding. Fenestration across the site is not consistent – there are white timber casements on the older parts of the building whereas the later additions show larger areas of glazing fitted between structural timbers.

Opposite: thumbnail drawing of existing rear elevation. The original part of the house as described in the Listing Details is shaded blue. Additions and extensions constructed within the last 20 years are shown shaded pink.



07. The wider setting of the Listed Building.

The Pear Tree Cottage site lies adjacent to a large expanse of arable farmland, and some 300 metres to the south-east across the field is the Grade II* St Mary Magdalen Church.

We have assessed the impact on the church of any changes to Pear Tree Cottage, and are confident that these images below illustrate that a combination of physical distance, the presence of hedges and trees, and the bulk and outbuildings of Thorrington Hall and its outbuildings, mean that Pear Tree Cottage cannot be said to have any meaningful architectural relationship with this group of listed buildings.

Left: map showing Grade II listed buildings. Pear Tree Cottage is circled red, and Thorrington Hall and St Mary Magdalen are located due south-east. Right: Google aerial image of same location with distance marked as 300 metres.



08. Summary of impact/harm to heritage asset.

Value of the asset

Given the considerable level of (albeit well-designed and sympathetic) alteration to Pear Tree Cottage, and in particular the rear elevation of the heritage asset, we have ascribed the value of 'medium value' to the existing asset.

This proposal will have no physical impact on the fabric of Pear Tree Cottage, and it will have no impact on the wider setting of Pear Tree Cottage (see previous page).

Effect of proposal on the setting (curtilage) of the asset.

The proposal will have a visual impact on the immediate setting (curtilage) somewhere between minor – 'The proposed changes may cause minimal impact to the building or overall character of a heritage asset but will not cause an overall change to the building or views around it' and negligible – 'the proposed changes will have a very minor effect on the heritage asset or very minor impact on the overall character of the surrounding context.'

A minor/negligible level of change to the setting of a heritage asset of medium value suggests an overall level of impact somewhere between Neutral and Slight.



Above: rear elevation of Pear Tree Cottage existing.

Below: rear elevation of Pear Tree Cottage proposed: mobile home tucked between existing cartlodge and summerhouse.



BLUE SHADING = ORIGINAL VOLUME OF PEAR TREE COTTAGE AS DESCRIBED IN LISTING DETAILS.
PINK SHADING - LATER CONSTRUCTED ADDITIONS.

09. Alternative Planning Application

This application for a Certificate of Lawful Development for the proposed siting of a mobile home in the rear garden of Pear Tree Cottage is one of two applications being submitted at the same time. The second application is a listed building application for extending the existing summerhouse by the same footprint as this mobile home to create the same level of annexe accommodation, but built to a higher spec with better thermal performance than a mobile home.

Of the two applications, it is the applicants preference to extend rather than provide a mobile home, but we await the decision of the LPA on both.

10. Conclusion

Siting a mobile home within the curtilage of an unlisted residential dwelling is usually Permitted Development. It is hoped that, based on the information submitted, illustrating the minimal (Neutral/Slight) level of harm that will be caused to Pear Tree Cottage, this application is deemed acceptable and approved.