

# Pre-app advice

preserving the primacy of the listed building. A block plan would be required to allow for an accurate assessment as to the proposed footprint, however the overall scale and height is considered appropriate for an annexe or outbuilding. Furthermore, the annexe is to the rear of the plot, thus it would be unobtrusive within main views of the heritage asset.

With regards to the proposed rear extension it is understood that the proposed location is upon a modern rear two storey extension thus no historic fabric will be impacted which is a positive. Careful consideration must also be given to avoiding the cumulative impact of later additions to the listed building and its historic core. The significance of the listed building is that of a modest rural dwelling and any extensions or additions should be subservient to the host.

The proposed rear extension is to be a single storey lean-to addition, approximately 2m in depth, with clay tiles to match the existing, timber weatherboarding and timber windows. It is considered that a modest extension as proposed would not result in harm to the significance of the listed building and the proposed materials are considered acceptable. With regard to the design, it is suggested that this should be of a utilitarian appearance with casement windows however, there is no objection in principle to a contemporary approach.

To conclude, were a formal application to be forthcoming the proposals would be considered to be acceptable, respecting the size, scale and form of the original dwelling. The proposals would not result in harm to the significance of the listed building or the Manuden Conservation Area. A Heritage Statement should be submitted within the application in order to meet Paragraph 142 of the NPPF (2021) and it is recommended that details of the proposed external materials are submitted to the local authority with the application to avoid the requirement for conditions.

It should be noted that any application should provide details of the existing and proposed parking provision.

## HIGHWAYS

The access will remain unchanged however any application should provide details of the existing and proposed parking provision.

## ECOLOGY

Given the nature of the site, an ecological appraisal may be required. The adopted validation process of the planning applications requires a biodiversity checklist to be submitted with the application, this will help indicate whether further survey are required. The site may provide habitats for protected species. We would consult our ecologist (ecology.placeservices@essex.gov.uk web: www.placeservices.co.uk) on any planning application, but you may wish to commission protected species surveys to prevent any delays. If this assessment indicates that further surveys should be undertaken these must be done prior to the submission of the application. Failure to do so is likely to result in the application being refused.

## Building Control:

It is recommended that you obtain technical advice regarding building control matters during the early stages of project design and Uttlesford Building Control has extensive