

# **PLANNING COMMITTEE AGENDA**

**Tuesday, 26 September 2017 at 07:15 PM**

**Council Chamber, Braintree District Council, Causeway House, Bocking  
End, Braintree, CM7 9HB**

**THIS MEETING IS OPEN TO THE PUBLIC**  
*(Please note this meeting will be webcast and audio recorded)*  
[www.braintree.gov.uk](http://www.braintree.gov.uk)

---

**Members of the Planning Committee are requested to attend this meeting to transact the business set out in the Agenda.**

**Membership:-**

Councillor K Bowers	Councillor Mrs I Parker
Councillor Mrs L Bowers-Flint	Councillor R Ramage
Councillor T Cunningham	Councillor F Ricci
Councillor P Horner	Councillor Mrs W Scattergood (Chairman)
Councillor H Johnson	Councillor P Schwier
Councillor D Mann	Councillor Mrs G Spray
Councillor Lady Newton	

Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk) by 3pm on the day of the meeting.

A WRIGHT  
Acting Chief Executive

## **INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS**

### **Declarations of Disclosable Pecuniary Interest (DPI), Other Pecuniary Interest (OPI) or Non- Pecuniary Interest (NPI)**

Any member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

### **Public Question Time – Registration and Speaking on a Planning Application/Agenda Item**

Anyone wishing to speak are requested to register by contacting the Governance and Members Team on 01376 552525 or email [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk) no later than 2 working days prior to the meeting. The Council reserves the right to decline any requests to register to speak if they are received after this time.

Registered speakers will be invited to speak immediately prior to the relevant application/item. Registered speakers wishing to address the Committee on non-Agenda items will be invited to speak at Public Question Time. All registered speakers will have 3 minutes each to make a statement.

The order in which registered speakers will be invited to speak is: members of the public, Parish Councils/County Councillors/District Councillors, Applicant/Agent.

The Chairman of the Planning Committee has discretion to extend the time allocated to registered speakers and the order in which they may speak.

**Documents:** There is limited availability of printed Agendas at the meeting. Agendas, Reports and Minutes can be accessed via [www.braintree.gov.uk](http://www.braintree.gov.uk)

**WiFi:** Public Wi-Fi (called BDC Visitor) is available in the Council Chamber; users are required to register when connecting.

**Health and Safety:** Anyone attending meetings are asked to make themselves aware of the nearest available fire exit. In the event of an alarm you must evacuate the building immediately and follow all instructions provided by staff. You will be directed to the nearest designated assembly point until it is safe to return to the building.

**Mobile Phones:** Please ensure that your mobile phone is switched to silent during the meeting in order to prevent disturbances.

**Webcast and Audio Recording:** Please note that this meeting will be webcast and audio recorded. You can view webcasts for up to 6 months after the meeting using this link: <http://braintree.public-i.tv/core/portal/home>

We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk)

## **PUBLIC SESSION**

## **Page**

- 1 Apologies for Absence**
- 2 Declarations of Interest**  
To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.
- 3 Minutes of the Previous Meeting**  
To approve as a correct record the Minutes of the meeting of the Planning Committee held on 12th September 2017 (copy to follow).
- 4 Public Question Time**  
(See paragraph above)
- 5 Planning Applications**  
To consider the following planning applications.

### **PART A**

Planning Applications:-

- |           |   |                |
|-----------|---|----------------|
| <b>5a</b> | <b>Application No. 17 01076 VAR - Land West of Boars Tye Road, SILVER END</b>           | <b>5 - 22</b>  |
| <b>5b</b> | <b>Application No. 17 01310 FUL - Walnut Tree House, 9 Gardeners Road, HALSTEAD</b>     | <b>23 - 28</b> |
| <b>5c</b> | <b>Application No. 17 01432 FUL - Halstead Police Station, Trinity Street, HALSTEAD</b> | <b>29 - 39</b> |

### **PART B**

Minor Planning Applications:-  
There are no Part B applications.

- |          |   |                 |
|----------|---|-----------------|
| <b>6</b> | <b>Braintree District Council Local List of Heritage Assets</b> | <b>40 - 132</b> |
|----------|---|-----------------|

**7 Urgent Business - Public Session**

To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.

**8 Exclusion of the Public and Press**

To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

*At the time of compiling this Agenda there were none.*

**PRIVATE SESSION**

**Page**

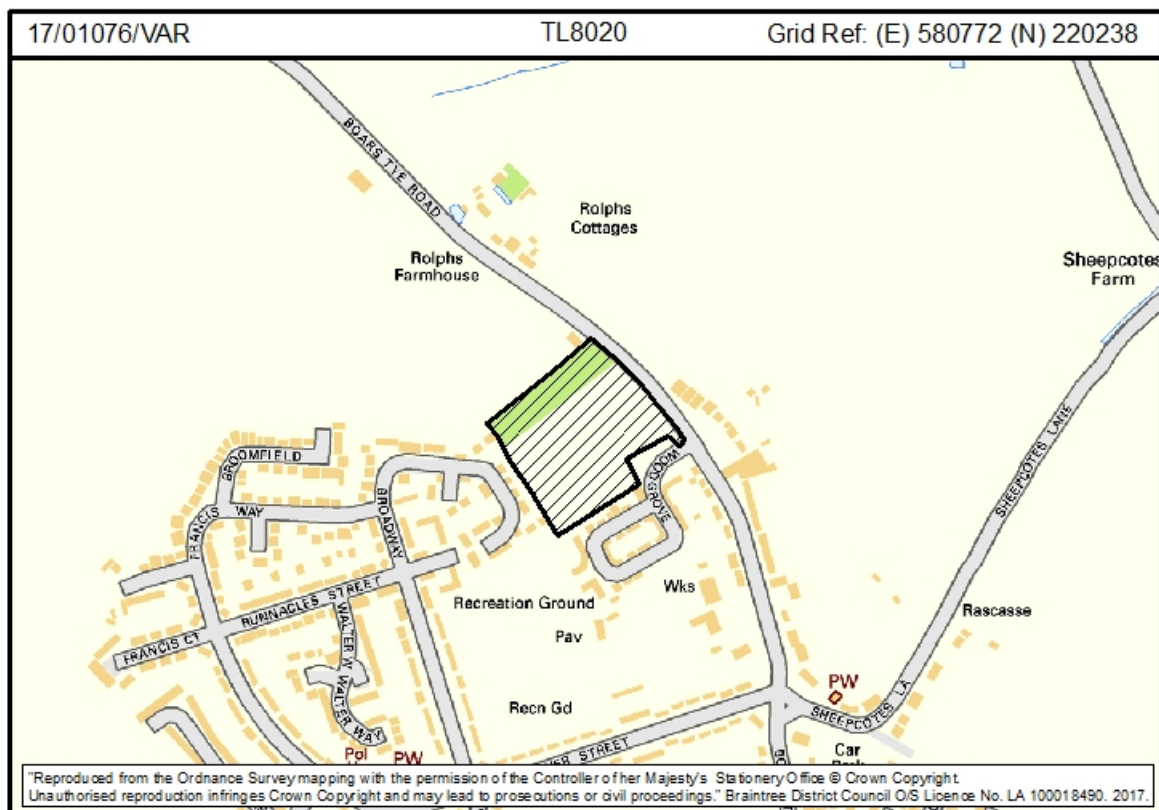
**9 Urgent Business - Private Session**

To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

PART A

APPLICATION NO: 17/01076/VAR DATE: 12.06.17  
 VALID:  
 APPLICANT: Mr Ian McFaul  
 Keepmoat Homes, 950 Capability Green, Luton, LU1 3LU  
 AGENT: Ms Jo Hanslip  
 Urbanissta Ltd, EastSide, London, N1C4AX  
 DESCRIPTION: Application for variation of conditions 3, 13 and 17 of outline application 15/01004/OUT with regards to updating references to approved plans (Condition 3) and replacing the approved arboricultural and landscape details with revised details (Condition 13 & 17)  
 LOCATION: Land West Of, Boars Tye Road, Silver End, Essex

For more information about this Application please contact:  
 Mrs Natalie Banks on:- 01376 551414 Ext. 2545  
 or by e-mail to: [natalie.banks@braintree.gov.uk](mailto:natalie.banks@braintree.gov.uk)



## SITE HISTORY

14/00068/SOL			18.12.14
15/00008/SCR	Town & Country Planning Act 1990 (as amended), Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Screening & Scoping Opinion Request - Residential development of up to 60 dwellings, landscaping, access and associated infrastructure	Screening/ Scoping Opinion Adopted	23.07.15
15/01004/OUT	Development of up to 60 dwellings with all matters reserved, except access	Granted with S106 Agreement	16.03.16
17/01074/REM	Application for approval of Reserved Matters for 'Appearance', 'Landscaping', 'Layout', and 'Scale' pursuant to outline planning permission 15/01004/OUT (Development of up to 60 dwellings with all matters reserved, except access)	Pending Consideration	
17/01075/DAC	Application for approval of details reserved by condition no. 1, 2, 3, 7, 10, 13, 15, 16, 17, 18, 19, 20 and 22 of approved application 15/01004/OUT	Part Grant, Part Refused	18.08.17

## POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20<sup>th</sup> June 2016 and was the subject of public consultation between the 27<sup>th</sup> June and 19<sup>th</sup> August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5<sup>th</sup> June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16<sup>th</sup> June to 28<sup>th</sup> July 2017.

In accordance with paragraph 216 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

*“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*

*The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;*

*The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 216 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

#### National Planning Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP5	Affordable Housing in New Developments
RLP6	Affordable Housing in Rural Areas
RLP8	House Types
RLP9	Design and Layout of Housing and Mixed Use Areas
RLP10	Residential Density
RLP22	Accessible Housing and Lifetime Housing
RLP49	Pedestrian Networks
RLP50	Cycleways
RLP51	Cycle Parking
RLP54	Transport Assessments
RLP56	Vehicle Parking
RLP65	External Lighting
RLP69	Sustainable Urban Drainage
RLP70	Water Efficiency
RLP71	Water Supply, Sewerage & Drainage

RLP72	Water Quality
RLP74	Provision of Space for Recycling
RLP77	Energy Efficiency
RLP80	Landscape Features and Habitats
RLP81	Trees, Woodland Grasslands and Hedgerows
RLP90	Layout and Design of Development
RLP91	Site Appraisal
RLP92	Accessibility
RLP93	Public Realm
RLP105	Archaeological Evaluation
RLP106	Archaeological Excavation and Monitoring
RLP138	Provision of Open Space in New Housing Developments

#### Braintree District Local Development Framework Core Strategy 2011

CS5	The Countryside
CS8	Natural Environment and Biodiversity
CS9	Built and Historic Environment
CS10	Provision for Open Space, Sport and Recreation
CS11	Infrastructure Services and Facilities

#### Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Strategy for North Essex
SP3	Meeting Housing Needs
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP17	Housing Provision and Delivery
LPP33	Affordable Housing
LPP37	Housing Type and Density
LPP44	Sustainable Transport
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP51	An Inclusive Environment
LPP53	Provision of Open Space, Sport and Recreation
LPP55	Layout and Design of Development
LPP56	Conservation Areas
LPP63	Archaeological Evaluation, Excavation and Recording
LPP67	Natural Environment and Green Infrastructure
LPP68	Protected Species, Priority Spaces and Priority Habitat
LPP70	Protection, Enhancement, Management and Monitoring of Biodiversity
LPP71	Landscape Character and Features
LPP75	Energy Efficiency
LPP77	Renewable Energy within New Developments
LPP78	Flooding Risk and Surface Water Drainage
LPP79	Surface Water Management Plan
LPP80	Sustainable Urban Drainage Systems
LPP81	External Lighting



Supplementary Planning Guidance

Affordable Housing Supplementary Planning Document  
Essex Design Guide  
External Lighting Supplementary Planning Document  
Open Spaces Supplementary Planning Document  
Open Spaces Action Plan  
Essex Parking Standards Design and Good Practice 2009

Other Guidance

Landscape Character Assessment 2006  
Braintree District Settlement Fringes – Evaluation of Landscape Analysis June 2015

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is brought before the Planning Committee following an objection from Silver End Parish Council which is contrary to the officer recommendation.

Notation

The application site is located outside the Silver End Village Envelope as designated in the Braintree District Local Plan Review 2005.

The application site is allocated for development in the Publication Draft Local Plan.

PROPOSAL AND SITE DESCRIPTION

The site is located on the northern edge of Silver End on the western side of Boars Tye Road, immediately adjacent to the Village Envelope.

To the south and west of the site is established residential development fronting onto Broadway and Wood Grove. Boars Tye Road defines the eastern boundary of the site and existing housing extends part-way along the opposite side of the road. An established woodland buffer encloses the entire northern boundary and separates the site from the countryside beyond. Agricultural land lies to the north and north-east of the site.

The site was previously used in connection with a timber fabrication business that operated on the land to the south of the site where the Wood Grove development is located. The land is now disused and has largely reverted to scrubland.

Outline consent has been granted for development up to 60 dwellings, with all matters reserved, except access. This application seeks permission to vary Conditions 3, (the condition which lists the approved plans), 13 and 17 to replace the approved arboricultural and landscape details with revised details as set out on the following Drawing numbers:

15/01004/OUT

17/01076/VAR

Landscaping  
Plan ref: 233608/PP03

Landscape Parameters  
Plan ref: 926-00-012

Landscaping  
Plan ref: 4658-D

Site Dev Layout Parameters  
Plan ref: 926-00-013

Parameter Drawing  
Plan ref: 233608/PP01

Preliminary Arboricultural Impact  
Assessment  
Plan ref: RT-MME-125678

Topographical Survey  
Plan ref: 233608/TOPO\_001

Arboricultural Method Statement  
Plan ref: RT-MME-123526 Rev E

Topographical Survey  
Plan ref: 22871 Rev 1

Condition 13 required that no work on the implementation of the development permitted should be undertaken until a detailed Arboricultural Method Statement and Tree Protection Plan had been submitted to and agreed in writing by the Local Planning Authority, in accordance with the recommendations set-out in the preliminary Method Statement and Protection Plan submitted with this outline planning application. These details have now been revised, hence the requirement to vary the condition.

Condition 17 relates to landscaping and needs to be varied because it refers to Drawing No: 4658-D. This 'variation' application will not require a new S106 Agreement, however, a supplemental agreement will be required to update the relevant plan references.

This application has been submitted concurrently with a reserved matters application (application reference 17/01074/REM) seeking approval for layout, appearance, scale and landscaping, along with an approval of details application (application reference 17/01075/DAC). Given the changes proposed to the outline planning permission, subject of this application, it is sensible to consider this application prior to the determination of the reserved matters application or approval of details application.

### CONSULTATIONS

Silver End Parish Council has objected to the application on the grounds that the Traffic Survey submitted with the 2015 application is now out of date.

ECC Historic Buildings Consultant – no objections.

BDC Landscape Services has no objections to the revised Arboricultural Impact Assessment and Arboricultural Method Statement with Tree Protection Plan as they are sufficient.

## REPRESENTATIONS

A representation has been received from the occupier of No.123 Wood Grove on the grounds that the dwellings are too close to the boundary of her property which will result in an unacceptable level of overshadowing and over-looking.

## REPORT

### Principle of Development

Paragraph 14 of the NPPF sets out that there is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision-taking. Paragraph 17 sets out Core Planning Principles, which require that development should be, amongst other things, 'plan-led', creative, and of high quality design.

Policy CS5 of the LDF Core Strategy seeks to limit new development to within recognised development limits in order to protect and enhance the character of the countryside.

The application site is located immediately adjacent to but outside of the Silver End Village Envelope and is situated in the countryside. However, as referred to above, outline planning permission has been granted for residential development at this site. It is also relevant to note that since the outline permission was granted, the site has been allocated for residential development in the Publication Draft Local Plan. Whilst the weight attached to this allocation is somewhat limited at this stage, significant weight must be given to the extant permission which established the principle that a residential development of up to 60 dwellings is acceptable at this site.

### Detailed Considerations

Policy CS8 of the Core Strategy states that all development proposals must ensure the protection and enhancement of the natural environment. Development must have regard to landscape character and its sensitivity to change. Where development is permitted, it will need to enhance the local character of the landscape in accordance with the Landscape Character Assessment.

Policy RLP80 of the Local Plan Review requires that applications for new development will be required to include an assessment of their impact on

wildlife and should not be detrimental to the distinctive landscape features and habitats of the area such as trees, hedges, woodlands

Policy RLP81 states that the Council will encourage landowners to retain, maintain and plant, in appropriate locations, locally native trees, woodlands, grasslands and hedgerows.

The impact of the development on the landscape setting of the site was a material consideration at the outline application stage. The Committee was advised that whilst the 2008 Landscape Character Assessment commissioned by the Council identified concerns in respect of the landscape character area, the revised Landscape Capacity Analysis of June 2015 provided a more detailed assessment. This report identified that although the application site was partly within what was an area with a “medium to low capacity” to accommodate development, it recognised that there may be areas suitable for small-scale development where there was already a moderate amount of visual enclosure. The site is well-contained and is fairly well-screened, particularly on its north-western boundary with the open countryside, where a substantial belt of trees and other vegetation closes views into the site from this direction.

The Arboricultural Method Statement submitted with the application states that the development of the site will still require the removal of a number of trees to permit its successful implementation. However, it is important to note that the visually important woodland to the north of the site, and the 7.5 m wide landscape buffer to the west will be retained and brought into a manageable state as part of the strategic landscape management plan. The development would therefore still be within a landscaped setting that would be well-screened incorporating significant areas of landscaping within it.

In terms of the amount of space allocated for the woodland area, informal open space and play area this is not changing but is being re-configured in the light of the revised Arboricultural Impact and Method Statement.

As referred to above, the Council’s Landscape Officer considers that the Arboriculture Impact and Method Statements are satisfactory and he therefore has no objection. In terms of the likely impact on the appearance of the development, it is considered that the changes are minor in nature and are unlikely to be readily discernible in terms of the development as a whole. As such, the development is considered acceptable.

### Other Matters

As referred to above, this application seeks permission to vary the plans condition and two further conditions on the outline planning consent relating to landscaping and arboricultural issues only. While the concerns raised relating to traffic impact and the principle of the development are noted, these issues were previously considered as part of the assessment of the original outline planning application.

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. Accordingly, the conditions set out within the recommendation section of this report repeat the conditions from the original outline planning permission and have been updated where necessary.

## CONCLUSION

The site lies outside but adjacent to the Silver End Village Envelopment as designated in the Braintree District Local Plan Review. It has been allocated as a designated site in the Publication Draft Local Plan 2017, and although this can be afforded limited weight, an outline planning application has been granted. The changes brought about as a result of the revised Arboricultural Impact and Method Statements are minor in nature and will ensure that the other details required by condition are better informed.

## RECOMMENDATIONS

It is **RECOMMENDED** that the following decision be made:  
Application **GRANTED** subject to the following conditions and reasons and in accordance with approved plans:-

## APPROVED PLANS

Topographical Survey	Plan Ref: 22871	Version: REV 1
Site Masterplan	Plan Ref: 233608_U_SK_IMP-004	
Location Plan	Plan Ref: 926-00-010	
Access Details	Plan Ref: 130883/A/O5	Version: REV C
Landscaping	Plan Ref: 926-00-012	
Parameter Drawing	Plan Ref: 926-00-013	
Arboricultural Report	Plan Ref: RT-MME-123545	Version: REV E
Method Statement	Plan Ref: RT-MME-125678	

### 1 Details of the:-

- (a) scale, appearance and layout of the buildings
- (b) landscaping of the site

(hereinafter referred to as "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Application for approval of the reserved matters shall be made to the local planning authority not later than 16th March 2019.

The development hereby permitted shall take place not later than [2] years from the date of approval of the last of the reserved matters to be approved.

Reason

The particulars submitted are insufficient for consideration of the details mentioned and also pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason

In order to comply with Section 92 of the Town and Country Planning Act 1990 and as the outline application as submitted does not give details sufficient for consideration of these matters, which are reserved for subsequent determination.

- 3 The reserved matters application to be submitted pursuant to this outline planning permission shall together provide for no more than 60 dwellings, parking, public open space, landscaping water attenuation and associated infrastructure and shall demonstrate compliance with the approved plans listed above insofar as they relate to the matters that fall to be determined under this outline planning permission.

Reason

To define the outline planning permission granted and for the avoidance of doubt.

- 4 Prior to first occupation of the development hereby permitted the access shall have been implemented and be available for use as shown on approved drawing no 233608\_U\_SK\_IMP\_004 received 05 08 2015.

Reason

To ensure satisfactory vehicular access into the site for occupiers of the development.

- 5 Construction of any buildings shall not be commenced until samples of the materials to be used on the external surfaces have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved samples.

Reason

To ensure that the development does not prejudice the appearance of the locality.

- 6 Prior to first occupation of the development hereby permitted a 2 metre wide footway shall be provided from the access road into the site from Boars Tye Road continuing south to join with the existing public footway at the bus-stop at Wood Grove, in accordance with detailed plans and a specification which shall have previously been submitted to and agreed in writing with the Local Planning Authority.

Reason

To provide safe and proper pedestrian access and linkages to existing public transport services, in the interest of sustainability.

- 7 Prior to first occupation of the development hereby permitted, the new access into the site from Boars Tye Road shall at its centre-line be provided with visibility splays of dimensions 2.4 metres by 103 metres to the south and 2.4metres by 134 metres to the north, as measured from and along the nearside edge of the carriageway. The area within each splay shall at all times be kept clear of any obstruction exceeding 600mm in height.

Reason

In the interests of highway safety.

- 8 Prior to first commencement of the development hereby permitted, including the carrying-out any site preparation works, demolition or or ground works, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the following, all clear of the highway:
  - safe access to and from the site by all visiting vehicles, including vehicles delivering goods and materials
  - parking within the site by site operatives and visitors
  - loading and unloading of plant and materials
  - storage of plant and materials used in the construction of the development
  - vehicle wheel and underbody washing facilities
  - measures to control the dispersal of dust during site preparation, clearance and construction
  - safeguarding of public rights of way during construction
  - hours of working at the site
  - details of any temporary lighting, including security lighting, to be operated during the site's preparation for development, its clearance and the construction of the development permitted.

The approved Construction Management Plan shall be adhered to throughout the site's development - from site preparation through to completion of the development.

Reason

In the interests of highway safety and to protect the amenity of occupiers of neighbouring residential properties.

- 9 Prior to first occupation of the development permitted, the two bus-stops closest to the site shall be upgraded in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The upgrades shall include raised kerbs to provide level access onto and off buses, telematics to provide time-table and

timing information and passenger shelters as appropriate.

Reason

To provide convenient and safe access to and from buses serving the development and to the public transport network more generally, in the interests of sustainability.

- 10 Prior to first occupation of the development permitted, the proposed gateway feature to be installed to the north of the site on Boars Tye Road, as indicated on approved drawing no 130883/A/05 Rev C, shall be provided in accordance with details which shall have been previously submitted to and agreed in writing by the Local Planning Authority.

Reason

To slow the speed of traffic entering Silver End from a northerly direction, in the interests of highway safety.

- 11 No development or preliminary groundworks of any kind shall take place until the applicant has secured and undertaken a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason

To safeguard the potential archaeological interest of the site.

- 12 No site preparation works of any nature, including clearance and demolition, or construction works of any nature shall place anywhere on the site, including the starting of machinery and the delivery of materials, shall take place outside the following times:

Monday to Friday 08.00 hrs to 18.00 hrs

Saturday 08.00 hrs to 13.00 hrs

Sundays, Bank Holidays and Public Holidays - no work or deliveries of any kind.

Reason

To protect the level of amenity enjoyed by occupiers of neighbouring residential properties.

- 13 The development shall be carried out in accordance with the above mentioned Preliminary Arboricultural Impact Assessment and Arboricultural Method Statement. The development shall be undertaken in strict accordance with the agreed Method Statement and Protection Plan. In particular, the specific agreed measures to protect specified trees or groups of trees and other vegetation, including the protection of roots from damage, shall be in place on site before site preparation and clearance and construction works are first commenced and shall be retained until the completion of the development.



Reason

To ensure the protection of all existing trees and other vegetation to be retained in accordance with the Preliminary Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan.

- 14 No clearance of trees and other vegetation from the site in preparation for the carrying-out of development, or during the course of the development being carried-out, shall take place during the bird nesting season (March to August inclusive) until a bird nesting survey has been submitted to and agreed in writing by the Local Planning Authority to ascertain if the site is being used for bird nesting. If the survey reveals the presence of any nesting bird species, then no development shall take place within those areas identified as being used for nesting during the period March to August inclusive.

Reason

To protect nesting birds at the site and to protect and enhance biodiversity.

- 15 The development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased run-off rates. To mitigate against increased flood risk to the surrounding area during construction therefore, there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

- 16 No development, other than the formation of the site access, shall begin until a surface water drainage scheme providing detailed information about the types of SuDs features that will be employed for attenuation and conveyance of water around the site, exceedance routes and treatment shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained and managed as agreed in writing by the Local Planning Authority.

#### Reason

To ensure a satisfactory method of water drainage across the site is achieved, to avoid increasing the local risk of flooding and to prevent harm to the local environment.

- 17 The landscaping scheme required by Condition 1 of this outline planning permission shall incorporate a detailed specification of hard and soft landscaping works, including those trees and other vegetation that is to be retained. The scheme shall include plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, including any areas of wildflower grassland, the colour and type of all hard-surfacing and the method of laying these areas, the provision to be made for refuse storage, details of any signs proposed and the proposals for lighting across the development. Trees and vegetation shown to be retained on the submitted Arboricultural Impact Assessment, including the tree belt on the northern boundary, shall be retained as indicated within the Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan that supports the application and shall be incorporated into the landscaping proposals to be submitted with the application.

All areas of hardsurfacing shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the Local Planning Authority. All planting, seeding or turfing contained in the approved landscaping scheme shall be carried out in the first available planting and seeding season after the completion of development, unless otherwise previously agreed in writing by the Local Planning Authority. All areas of hard-surfacing agreed as part of the approved landscaping of the site shall be carried out before the first occupation of the buildings or upon completion of the development, whichever is the sooner.

Any trees, plants seeding or turfing that die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of similar size, species and seeding mix, unless otherwise previously agreed in writing by the Local Planning Authority.

#### Reason

Landscape planting will add character to the development and it is considered desirable for these to be dealt with concurrently with the other details

- 18 Before first occupation of any of the dwellings permitted, a SuDs Maintenance Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall set-out details of which parties will be responsible for the different elements of the surface-water drainage system, the range of maintenance tasks to be applied and at what frequency, including the methods of reporting and logging when maintenance is undertaken and what is carried-out. Maintenance of the

surface-water drainage system shall then be carried-out in strict accordance with the approved Maintenance Plan.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface-water drainage system to function as intended to ensure proper mitigation of flood-risk over the life-time of the development.

- 19 Before the development hereby permitted is first commenced, a detailed lighting scheme for the development shall be submitted to and agreed in writing by the Local Planning Authority. If the development is undertaken on a phased basis - the details submitted as reserved matters for each phase shall include the specific lighting details relating to that phase and that phase shall then be carried out in strict accordance with the lighting details agreed for that phase. The submitted Lighting Scheme shall include a layout plan of the development showing where lighting will be installed, what form this will take and shall include a schedule of the equipment to be installed, including its design (luminaire type, type and height of mounting column, the beam orientation and the angles at which the luminaires will be affixed) and the demonstrating the extent to which the lighting will be energy efficient. All lighting shall be installed, maintained and operated in accordance with the details set-out in the approved lighting scheme. There shall be no other external illumination unless otherwise agreed in writing by the Local Planning Authority.

Reason

To promote sustainable forms of development and to minimise its environmental, ecological and amenity impact in the locality.

- 20 Before the development hereby permitted is first commenced, full details of the storage facilities to be provided across the development for refuse bins and recyclable materials, including its separation into different types of recyclable material, and of the location and treatment of the collection points to be provided for refuse and recyclable materials, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the details agreed for that phase. If the development is undertaken on a phased basis - the details submitted as reserved matters for each phase shall include the specific provision to be made for the storage of refuse bins and recyclable materials, including its separation into different types of recyclable material, as they relate to that phase and that phase of the development shall then be undertaken in accordance with the details agreed for that phase. Where a refuse collection vehicle is required to access any road within the development, that road shall be constructed to accommodate a load of at least 26 tonnes. The refuse and recyclable materials storage facilities shall be provided prior to first occupation of any of the dwellings erected as part of the development or, if the development is undertaken on a phased basis, prior to first occupation of any of the dwellings permitted as part of that phase. The approved storage facilities

for refuse and recyclable materials and the collection points for refuse and recyclable materials storage shall be retained in the approved form thereafter.

**Reason**

To meet the District Council's requirements for recycling and to prevent the indiscriminate proliferation of unsightly refuse and recycling containers across the development, in the interests of visual and residential amenity and of sustainability.

- 21 Plan no 233608\_U\_SK\_IMP\_004 submitted with this application is approved only insofar as it relates to the details of the access into the site from Boars Tye Road. This is the basis on which the application has been submitted and all the other details shown thereon, including the layout, the roads, the disposition of buildings across the site and the provision of open-space and landscaping, are treated as being illustrative only, to show that the site could accommodate up to 60 dwellings. None of the other details shown thereon are, therefore, approved as part of this outline planning permission.

**Reason**

For the avoidance of doubt and to define the planning permission granted.

- 22 Before first commencement of the development hereby permitted, an Ecological Management Plan shall have been submitted to and agreed in writing by the Local Planning Authority, based on the finding and recommendations of the Ecological Assessment submitted with and approved as part of this application. The required Plan shall, inter alia, include proposals to enhance the biodiversity interest of the site, including the creation of new habitat where appropriate and measure to encourage nesting birds generally and to provide specific measure to encourage the nesting of the common swift - such as the installation of swift brick - which is amber-listed on the list of 'Birds of Conservation Concern'. The development shall then be carried-out in strict accordance with the approved Management Plan.

**Reason**

To enhance the potential biodiversity and ecological interest of the site.

**INFORMATION TO APPLICANT**

- 1 Please note that in accordance with Government Legislation a formal application must be made to the Local Planning Authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £28 for householder applications and £97 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site [www.braintree.gov.uk](http://www.braintree.gov.uk)

- 2 Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place, pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including: the digging of a trench which is to contain the foundations, or part of the foundations of a building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road; and any work of demolition of a building. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.
- 3 All works within or affecting the highway are to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. An application for the necessary works should be made to [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or SMO1 - Essex Highways, Colchester Highways Depot, 910 The Crescent, Colchester, CO4 9QQ.
- 4 The Highway Authority cannot accept any liability for costs associated with highway improvements required to be undertaken. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- 5 Your attention is drawn to condition 11 of this planning permission and that there may be archaeological remains on the site. Any financial implications resulting from the need for archaeological investigation and subsequent protection measures are the responsibility of the developer/applicant. In respect of these requirements, you are advised to contact the Essex County Council Historic Environment Branch (Teresa O'Connor 01245 437638).
- 6 Your attention is drawn to the fact that certain individual trees and groups of trees on the site boundaries are shown within the application to be retained, along with the tree shelter belt along the site's northern boundary. These are to be regarded as essential elements of any landscaping proposals for the site and should be included in any subsequent application for approval of reserved matters relating to the landscaping. There will be a fee for such an application.

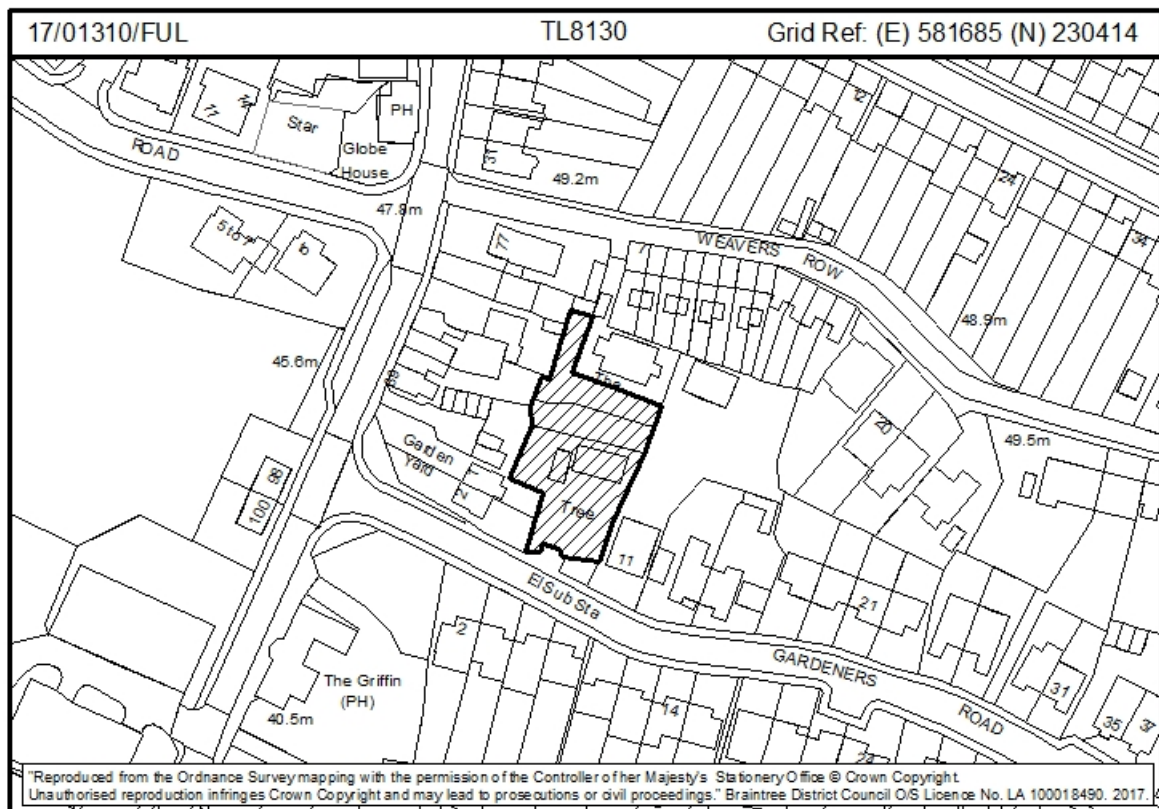
- 7 You are advised that the granting of planning permission does not absolve you from complying with the relevant law regarding protected species, including obtaining and complying with the terms and conditions of any licenses required by Part IV B of the Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations).
- 8 All construction or demolition works should be carried out in accordance with the "Control of Pollution and Noise From Demolition and Construction Sites Code of Practice 2012." A copy can be viewed on the Council's web site [www.braintree.gov.uk](http://www.braintree.gov.uk), at Planning Reception or can be emailed. Please phone 01376 552525 for assistance.
- 9 You are advised to notify the local planning authority of the presence of any significant unsuspected contamination which becomes evident during the development of the site.
- 10 All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advanced Payments Code, Highways Act, 1980. The developer will be served with an appropriate Notice within 6 weeks of Building Regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with an acceptable specification sufficient to ensure future maintenance as a public highway
- 11 In drawing-up detailed proposals for the site, the attention of the applicant/developer is drawn to the need for adherence in full with the Council's adopted parking standards, which are set-out in the Essex County publication Parking Standard - Design Good Practice 'September 2009'.

TESSA LAMBERT  
DEVELOPMENT MANAGER

PART A

APPLICATION NO: 17/01310/FUL  
 DATE VALID: 17.07.17  
 APPLICANT: Mr B Edwards  
 127 Broad Road, Braintree, Essex, CM79RZ  
 AGENT: Andrew Stevenson Associates  
 Mr Kevin Wright, 21A High Street, Great Dunmow, Essex,  
 CM6 1AB  
 DESCRIPTION: Erection of two bedroom dwelling with associated parking  
 and landscaping  
 LOCATION: Walnut Tree House, 9 Gardeners Road, Halstead, Essex,  
 CO9 2JU

For more information about this Application please contact:  
 Mr Sam Trafford on:- 01376 551414 Ext. 2520  
 or by e-mail to: [sam.trafford@braintree.gov.uk](mailto:sam.trafford@braintree.gov.uk)



## SITE HISTORY

None

## POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20<sup>th</sup> June 2016 and was the subject of public consultation between the 27<sup>th</sup> June and 19<sup>th</sup> August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5<sup>th</sup> June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16<sup>th</sup> June to 28<sup>th</sup> July 2017.

In accordance with paragraph 216 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

*“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*

*The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;*

*The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 216 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

## National Planning Guidance

National Planning Policy Framework (NPPF)



## National Planning Practice Guidance (NPPG)

### Braintree District Local Plan Review 2005

RLP3	Development within Town Development Boundaries and Village Envelopes
RLP8	House Types
RLP9	Design and Layout of Housing and Mixed Use Areas
RLP10	Residential Density
RLP56	Vehicle Parking
RLP90	Layout and Design of Development

### Braintree District Local Development Framework Core Strategy 2011

CS9	Built and Historic Environment
-----	--------------------------------

### Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP17	Housing Provision and Delivery
LPP37	Housing Type and Density
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development

### INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being presented to the Committee as the applicant is related to a member of Braintree District Council staff.

### SITE DESCRIPTION

Walnut Tree House is a two storey dwellinghouse located along Gardeners Road, within the town development boundary of Halstead. The site is located on higher ground than street level at Gardeners Road, although it is not overly prominent due to large amounts of boundary treatment.

To the side of the existing dwelling at Walnut Tree House is a piece of land which is approximately 11 metres wide at its widest, and tapers down to approximately 8.5 metres at its narrowest point.

### PROPOSAL

The proposal includes the demolition of an existing detached garage and the erection of a single dwellinghouse to the side of the existing dwelling at Walnut Tree House. The dwelling would be detached, two storey and feature cat-slide roof dormers.

To the rear would be amenity areas for both the existing and proposed dwellings, and to the front would be a parking area.

## CONSULTATIONS

Halstead Town Council – No Objections.

## REPRESENTATIONS

A site notice was displayed at the front of the site and neighbours were notified by letter. Representations were received from 2 neighbouring properties, raising issues including overlooking and works to the boundary treatments without consulting with the neighbours. It should be noted that the latter is not considered a material planning consideration.

## REPORT

### Principle of Development

Paragraph 49 of the National Planning Policy Framework states “housing applications should be considered in the context of the presumption in favour of sustainable development”, and favour residential development in sustainable locations where there is an identified need for additional housing; for example within existing towns and villages. Policy RLP3 of the Braintree District Local Plan allows for new residential development within village envelopes and town development boundaries where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character of the settlement. Policy LPP 37 of the Braintree District Publication Draft Local Plan states development should seek to create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need.

The application site is situated within the town development boundary of Halstead where the principle of a new dwellinghouse on this site is acceptable subject to other detailed criteria, which will be discussed below.

### Design, Appearance and Layout

Paragraph 64 of the NPPF makes reference to the requirement for good design, and how a failure to achieve good design can warrant refusal of a planning application, specifically where “...poor design... ...fails to take the opportunities available for improving the character and quality of an area...”. In addition to this, policy RLP90 of the Braintree District Local Plan Review and Policy LPP 55 of the Braintree District Publication Draft Local Plan require designs to recognise and reflect local distinctiveness in terms of scale, density, height and massing of buildings, and be sensitive to the need to conserve local features of architectural and historic importance, and also to

ensure development affecting the public realm shall be of a high standard of design and materials, and use appropriate landscaping.

The site is located in what would be a prominent location were it not for a thick hedgerow and a number of trees forming the boundary at the front of the site. Nonetheless, the proposed dwelling would be visible in some views as the site is situated on higher ground than Gardeners Road.

The proposal includes an acceptable amount of external amenity space for both the existing and proposed dwellings in accordance with the Essex Design Guide, and this would be useable space given its conventional shape.

At its widest, the new dwelling would fill approximately 80% of the width of the plot, and at its narrowest point it would fill approximately 60%. Whilst this may not seem excessive, it should be considered in context. In this particular case, there is another dwellinghouse immediately adjacent to the application site situated on lower ground which has been extended on numerous occasions in the past. The addition of a two storey dwelling in this location would appear overly large and cramped.

In an attempt to resolve this, efforts have been made to reduce the visual bulk of the dwelling as much as possible, including the use of cat-slide dormer windows. Whilst the design of the building itself is not considered to be unacceptable, it is considered that these efforts do not satisfactorily address the aforementioned issues, and therefore the proposed dwelling would not be acceptable in regard to design and appearance according to planning policies and guidance.

#### Impact on Neighbour Amenity

The NPPF states that new development should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”, whilst policy RLP90 from the Braintree District Local Plan Review and Policy LPP 55 of the Braintree District Publication Draft Local Plan allow for new development where there would be “no unacceptable or undue impact” on neighbouring residential amenities by way of loss of “privacy, overshadowing, loss of light or overbearing impact.”

The application site is located on higher ground than the neighbouring dwelling at 1 Garden Yard. A dwelling of the size proposed would, by virtue of the change in levels between the application site and the neighbouring site, result in an unacceptable overbearing impact which would constitute an unacceptable level of impact on their neighbouring residential amenities.

The representations raise objection in relation to overlooking from the proposed dwelling into the rear gardens of the neighbouring sites. These concerns are duly noted; however given the window in the side elevation of the proposed dwelling would be a bathroom, a planning condition could be used to ensure this is an obscure glazed window which would prevent unacceptable overlooking.

## Highway Issues

The Council refers to the latest adopted version of Essex Parking Standards Design and Good Practice (2009) Supplementary Planning Guidance, which requires new residential dwellinghouses of two or more bedrooms to benefit from a minimum of two car parking spaces. The standards specify that parking spaces shall measure at least 5.5 metres x 2.9 metres.

The proposal would not intensify the existing access to a degree which would require alterations to it, and there would be a sufficiently sized parking area to the front of the site. It is considered that the application is acceptable in regard to highway and parking issues.

## CONCLUSION

The proposal represents a new dwelling in a location which would have good access to facilities and services. However, there are design issues with it due to its siting in a tight location and with a neighbouring dwelling set on lower ground immediately adjacent to it. The proposed dwelling would also result in an unacceptable impact on neighbouring residential amenities, again due largely to the site levels.

Therefore the proposal is considered to be contrary to policies contained within the Braintree District Development Plan and the aims of the NPPF.

## RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:  
Application REFUSED for the following reasons:-

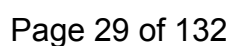
- 1        The proposed dwellinghouse, by virtue of its siting and size, together with the change in levels on the site, would result in a cramped form of development, alien to the character of the street scene and surrounding area. Furthermore, by virtue of its relationship with the neighbouring dwellinghouse at 1 Garden Yard, the proposed dwellinghouse would result in an unacceptable unneighbourly and overbearing impact on the neighbouring residential amenities of the aforementioned dwellinghouse.

Therefore, the application is considered to be contrary to policies Braintree District Local Plan Review policies RLP3, RLP10, RLP90; Braintree District Publication Draft Local Plan Policies LPP9, LPP50 and LPP55 and the aims of the National Planning Policy Framework.

TESSA LAMBERT  
DEVELOPMENT MANAGER

## PART A

For more information about this Application please contact:  
Katie Towner on:- 01376 551414 Ext. 2509  
or by e-mail to: [katie.towner@braintree.gov.uk](mailto:katie.towner@braintree.gov.uk)



## SITE HISTORY

04/01515/FUL	Proposed refurbishment, adaption and erection of rear extension	Granted	27.09.04
85/01576/P	Erection of extension to existing police station	Granted	29.01.86
09/01397/FUL	Remove existing entrance steps and step lift and replace with new DDA compliant entrance steps and ramp, including associated works	Granted	07.12.09

## POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20<sup>th</sup> June 2016 and was the subject of public consultation between the 27<sup>th</sup> June and 19<sup>th</sup> August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5<sup>th</sup> June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16<sup>th</sup> June to 28<sup>th</sup> July 2017.

In accordance with paragraph 216 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

*“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*

*The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;*

*The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date

Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 216 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

#### National Planning Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP10	Residential Density
RLP56	Vehicle Parking
RLP51	Cycle Parking
RLP90	Layout and Design of Development
RLP95	Preservation and Enhancement of Conservation Areas

#### Braintree District Local Development Framework Core Strategy 2011

CS7	Promoting Accessibility for All
CS9	Built and Historic Environment

#### Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
LPP1	Development Boundaries
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development
LPP60	Heritage Assets and their Settings

#### INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being presented to Committee, given an objection from the Town Council contrary to Officer recommendation.

#### SITE DESCRIPTION

The application site is located to the southern side of Trinity Street, Halstead and comprises a detached two storey building formerly in use as the Halstead Police Station and also a smaller detached building located to the south western corner of the site used as ancillary accommodation associated with the Police Station. To the front of the site is a large area of tarmac surfacing

and a ramp which provides access in to the front of the building. To the rear of the building is a further area laid to tarmac which was previously used for car parking and also a redundant generator and tank.

The application site is located within the Town Development Boundary and also a designated Conservation Area. The site is located within close proximity to a number of listed buildings.

## PROPOSAL

The application seeks planning permission for the conversion of the Police Station to 4no. 2 bed apartments and the conversion of the smaller detached building to a separate 2 bed unit of residential accommodation. The front area of the site would be reconfigured to remove the existing ramp and provide a stepped entrance in to plots 1, 2 and 3. The front of the site will also provide for 5no. off street car parking spaces. To the rear of the site a communal amenity area and cycle store are proposed.

## CONSULTATIONS

BDC Environmental Health – No objections subject to conditions to protect residential amenity.

ECC Archaeology – No objections but recommend a condition in respect of building recording.

BDC Waste – Further details of proposed waste collection should be sought.

ECC Heritage – No comments provided at time of writing this report

ECC Highways – No objections

## REPRESENTATIONS

Halstead Town Council – Object to the application on grounds of over development and inadequate car parking provision.

1 letter of objection and 1 letter of comments have been received in response to the public consultation, the main points of which are summarised below:

- The plans appear to be sympathetic with regards to overlooking
- Lack of car parking
- Public transport would not be used



## REPORT

### Principle of Development

The site is located within the Halstead Town Development Boundary where the principle of residential development is acceptable, in accordance with policy RLP2 of the Local Plan Review and policy LPP1 of the Publication Draft Local Plan. The site was formerly Halstead Police Station and this previous use is now redundant.

There is no objection to the principle of development and it is considered favourable for the site to be brought back in to beneficial use. All other material considerations are addressed below.

### Design, Appearance and Layout

Policy RLP3 of the Local Plan Review states that residential development will only be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character of the settlement. Policy RLP90 of the Local Plan Review and Policy CS9 of the Core Strategy seek to ensure a high standard of design and layout in all development. The site is also located within a Conservation Area. Policy RLP95 of the Local Plan Review advises that the Council will seek to preserve and encourage and enhancement of the character and appearance of Conservation Areas and their setting.

The submitted drawings indicate that the proposed conversion can take place within the existing buildings, without the need for extension or major alteration. The Police Station building of two storeys in height and with ornate detailing already has a residential appearance. The building is to remain as existing with the only changes being the insertion of a door on the western elevation, the insertion of two windows at ground floor level and a patio door with side lights at first floor level on the rear elevation and the enlargement of an existing window on the eastern elevation. It is considered that the building can be converted without compromising the character the building affords to the street and Conservation Area. Furthermore it is considered that the building is of a sufficient size such to accommodate the 4no. apartments proposed and provide acceptable internal living environments.

The detached building to the rear of the site can also be converted without major alterations. The front elevation would see the reinstatement of an opening for a previous garage door, but now as a window. New rooflights would be inserted into both the front and rear roof slopes and new fenestration would be introduced in the eastern elevation. The internal space within the building is small and given the location on the boundary it is not possible to include fenestration on all elevations. Opportunity has been taken however to include fenestration on the eastern elevation which will allow light into the building. Despite the small size, it is considered that the internal environment would be satisfactory for a residential use.

The proposal would see the removal of the existing ramp at the front of the site and its replacement with steps and a small landscaped area. It is considered that this is a significant improvement aesthetically to the front of the site, which is of benefit to the appearance of the Conservation Area. The provision of amenity space to the rear of the site and landscaping to the western side of the site will soften the appearance of the site which could not be achieved with the former use.

As noted above no formal comments have been received from the Heritage Consultant at the time of writing this report, however a site visit has been made and the proposal discussed with Officers. The Heritage Consultant was also included within the pre application meeting, to which no in principle objections were raised. The Heritage Consultant is encouraged that there are limited alterations proposed to the exterior of the building and the reduction in tarmac at the front of the site is favourable in respect of the appearance of the Conservation Area.

The site is located within close proximity to a number of listed buildings. The improvement to the appearance of the site is considered to have a positive effect on the setting of these nearby heritage assets. Conditions can be attached to any grant of consent to control materials and landscaping in the interests of the Conservation Area and nearby listed buildings. Any comments received from the Heritage Consultant will be presented to the Committee. Officers are satisfied that the proposal accords with the NPPF, policy CS9 of the Core Strategy and policy RLP95 of the Local Plan Review.

The plans show a bin store located to the western side of the site, which will be screened in views from the street and in a convenient location for collection day.

The apartments would be served with a communal amenity area and the smaller detached building has a small private space with access also to the communal area. Flat 2 also benefits from a balcony. The provision of such an amenity space within a town centre location is unusual and thus it is considered of benefit for future residents.

The relationship between the two buildings on site is such that they are within close proximity to each other such that some overlooking is to be expected. Overlooking is most likely to be experienced by the detached unit from the windows on the rear elevation of the main building. This matter was raised by Officers at the pre application stage and the applicant has amended the proposal by way of altering the internal layout of the apartments, re-positioning fenestration and the location of the balcony to lessen the impact of potential overlooking. Although some overlooking would result, it is considered that this would not be harmful to residential amenity to an extent that would justify withholding planning permission for this reason.

### Impact on Neighbour Amenity

The NPPF requires a good standard of amenity for all future occupiers of land and buildings. Policy RLP90 (iii) of the Local Plan Review states that there should be no undue, or unacceptable impact on the amenity of any nearby residential properties.

The application site is located between no. 1-4 Eastdene to the east, the Essex Arms (a converted former Public House) to the west and 1-4 Park Flats to the rear. There are limited windows at first floor level on the building and those which are present serve, in the main, bedrooms or bathrooms which would not be used for protracted periods throughout the day. It is not considered therefore that unreasonable overlooking would result.

The building already contains a balcony on the rear elevation, but the proposal reduces the size of this. A view would be possible from the balcony towards the neighbouring properties either side and to the rear. 1-4 Park Flats have an outside area which would be within view; however this area is not enclosed such it is already readily overlooked from New Street and thus is not private. Given the existing balcony, the distance to neighbouring properties and the angle of view, unreasonable overlooking is not considered likely to result.

### Highway Issues

The development would utilise the existing accesses from Trinity Street, to which the Highway Authority raise no objection.

The Council's adopted car parking standard requires 2 off street spaces for each property with more than 2 bedrooms. The parking standards do allow for a reduction in car parking if the site is within an urban area that has good links to sustainable transport. Furthermore policy CS7 of the Core Strategy seeks for development to be located in accessible locations to reduce the need for travel.

The plans submitted show 5no. off-street car parking spaces at the front of the site, which would provide one space per unit. Although not strictly in accordance with the adopted standard, given the previous use of the site as a police station and its intensity of use, the location of site and its accessibility to services and amenities, it is considered that a lower than standard provision of car parking spaces would be acceptable in this case and the Highway Authority are in agreement.

A cycle store is proposed to be located within the site encouraging a sustainable mode of transport and in accordance with policy RLP51 of the Local Plan Review.

## OTHER MATTERS

### Archaeology

The Archaeology team at Essex County Council recommend a condition be placed on any grant of consent requiring that a programme of building recording is undertaken before the conversion is undertaken. Given the former civic use of the building and its location within a Conservation Area, such a condition is considered reasonable.

## CONCLUSION

The application site is located within the Town Development Boundary of Halstead whereby residential uses are acceptable and in accordance with policy RLP2 of the Local Plan Review.

It is considered that the proposal is an acceptable form of development which can be satisfactorily accommodated on site. The development does not give rise to an unacceptable impact to the street scene, but instead would enhance its appearance and bring a vacant building back in to beneficial use, of benefit to the character and appearance of the Conservation Area in which it is sited. Furthermore as discussed above there is no unacceptable impact on the amenity of neighbour properties and the Highway Authority raise no objections.

## RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:  
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

### APPROVED PLANS

Location Plan	Plan Ref: 17/05/01
Existing Site Plan	Plan Ref: 17/05/02
Existing Floor Plan	Plan Ref: 17/05/03
Existing Elevations	Plan Ref: 17/05/04
Proposed Site Plan	Plan Ref: 17/05/05
Proposed Floor Plan	Plan Ref: 17/05/06
Proposed Elevations	Plan Ref: 17/05/07
Section	Plan Ref: 17/05/08
Cycle Plan	Plan Ref: 17/05/09

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

### Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 The installation of external materials shall not be commenced until a schedule of the types and colour of the materials to be used in the external finishes has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason

To ensure the use of appropriate materials having regard to the importance of this scheme in the Conservation Area and to ensure that the choice of materials will harmonise with the character of the surrounding development.

- 4 Installation of new windows, doors, eaves, verges and cills shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been 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.

Reason

To ensure the use of appropriate detailing within the Conservation Area

- 5 No conversion shall take place until the applicant has secured and undertaken a programme of building recording in accordance with a written scheme of investigation to be submitted to, and approved in writing by the local planning authority.

Reason

To enable full investigation and recording of this building of civic importance.

- 6 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement of, or additional windows, doors, rooflights, or dormer windows, as permitted by Classes A, B and C of Part 1 of Schedule 2, other than those indicated on the approved plans shall be constructed on the buildings subject to this application without first obtaining planning permission from the local planning authority.

Reason

In the interests of residential amenity and in order to secure the privacy of

adjoining occupiers

- 7 Prior to the occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority.

All hard surface areas agreed as part of the scheme shall be carried out before the first occupation of the buildings or upon the completion of the development whichever is the earlier.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

Reason

To enhance the appearance of the development and in the interests of the Conservation Area.

- 8 Prior to first occupation of the development hereby approved details of all gates / fences / walls or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall include position, design, height and materials of the enclosures. The enclosures as approved shall be provided prior to the occupation of the development hereby approved and shall be permanently maintained as such.

Reason

In order to secure the satisfactory development of the site and in the interests of visual amenity

- 9 No site clearance, demolition or construction work shall take place on the site, including starting of machinery and delivery of materials, outside the following times:-

Monday to Friday 0800 hours - 1800 hours  
Saturday 0800 hours - 1300 hours

Sundays, Public and Bank Holidays - no work

Reason

In the interests of residential amenity.

#### INFORMATION TO APPLICANT

- 1 Please note that in accordance with Government Legislation a formal application must be made to the Local Planning Authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £28 for householder applications and £97 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site [www.braintree.gov.uk](http://www.braintree.gov.uk)
- 2 Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place, pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including: the digging of a trench which is to contain the foundations, or part of the foundations of a building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road; and any work of demolition of a building. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.
- 3 Please note that the Council will contact you at least annually to gain information on projected build out rates for this development. Your co-operation with this request for information is vital in ensuring that the Council maintains an up to date record in relation to Housing Land Supply.
- 4 This development will result in the need for a new postal address. Applicants should apply to the Street Naming & Numbering Officer using the application form which can be found at [www.braintree.gov.uk/streetnaming](http://www.braintree.gov.uk/streetnaming). Enquiries can also be made by emailing [streetnaming@braintree.gov.uk](mailto:streetnaming@braintree.gov.uk).

TESSA LAMBERT  
DEVELOPMENT MANAGER

Braintree District Council Local List of Heritage Assets		Agenda No: 6
Portfolio	Planning and Housing	
Corporate Priority:	Protecting our environment	
Report presented by:	Richard Broadhead, Historic Buildings Consultant, Place Services at Essex County Council	
Report prepared by:	Richard Broadhead and Tessa Lambert	
Background Papers:		Public Report: Yes
National Planning Policy Framework (NPPF)		Key Decision: No
Historic England- <i>Good Practice Guidance for Local Heritage Listing</i>		
Executive Summary:		
<p>A report was put before the Planning Committee in 2014 outlining the benefits of establishing a local list of heritage assets within the Braintree District. On the basis of this recommendation the Braintree Local Heritage List was launched with an event on the 19<sup>th</sup> August 2015, and the selection panel was established.</p> <p>The first group of assets, focussing on the built estate associated with the Courtauld Family in Braintree and Bocking was brought before the Planning Committee in May 2015.</p> <p>This report sets out the second group of nominations for inclusion on the Braintree District Local List of Heritage Assets, for discussion and ratification by the Planning Committee. These nominations relate to the Courtauld built estate across the District, beyond Braintree and Bocking.</p>		
Decision		
<p>Officers recommend that the assets proposed for inclusion on the Braintree District Local Heritage List, as identified in the appendix to this report, are formally adopted.</p>		
Purpose of Decision:		
<p>To allow for the better protection of the Historic Environment by ensuring that the preservation of assets which make a positive contribution to local distinctiveness and character, and are of local historic and architectural significance, are given due consideration under the planning system.</p>		



<b>Corporate Implications</b>	
<b>Financial:</b>	The Braintree and Bocking Civic Society funded the original research into buildings/assets within the Courtauld Estate. The District Council commissioned Place Services at Essex County Council to launch the project, organise the nominations panel and to report on the proposed tranches of nominated assets.
<b>Legal:</b>	The inclusion of an asset on the local list does not make it subject to additional consent regimes, beyond those which would require planning permission.
<b>Safeguarding</b>	No direct implications
<b>Equalities/Diversity</b>	No direct implications
<b>Customer Impact:</b>	Please see consultation responses referenced below
<b>Environment and Climate Change:</b>	No direct implications
<b>Consultation/Community Engagement:</b>	The District Council notified the owners of all the assets nominated for inclusion, following the panel having provisionally nominated the assets for inclusion on the Local List.
<b>Risks:</b>	The current format of the nomination process has meant that the project has developed at a relatively slow pace. Future progress will depend on the capacity of the lead officer at Essex Place Services.
<b>Officer Contact:</b>	Tessa Lambert
<b>Designation:</b>	Development Manager
<b>Ext. No.</b>	2514
<b>E-mail:</b>	tessa.lambert@braintree.gov.uk

## 1. Summary and Future Progression

1.1 Over 50 sites were considered for inclusion on the Braintree Local List of Heritage Assets. Of these 46 are now put forward for inclusion on the Local List. The response from owners was again low, with the majority of homeowner responses being objections to the inclusion of the asset on the Local List. Where a response was received it has been noted below.

1.2 Following this phase, focussed on the Courtauld built estate within the District, the next area proposed to be covered is Witham, where the Town Council has already put together a list of potential entries.

1.3 To date, the project has been led by Richard Broadhead, Historic Buildings Consultant, Place Services at Essex County Council. Leading the project has involved preparing the reports on nominated buildings/structure for the selection panel and organising their review meetings to consider the nominations. The Development Management service has supported the project work by organising the despatch of notification/consultation letters to the owners of each nominated building/structure and monitoring the responses.

1.4 The timetable for future progress of the Local List project will be determined, in large part, by the constraints on Richard Broadhead's time as this project is being undertaken as a special project outside the remit of the Service Level Agreement that the District Council has with Essex Place Services for the provision of specialist Historic Buildings and Conservation advice on planning applications and applications for Listed Building Consent.

<b>TITLE/ADDRESS</b> Village Hall and Caretaker's House, Blackmore End		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Wethersfield
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p>		
<b>Historic Asset Description</b> <p><i>Village Hall with attached caretaker's house, built in 1925 by Samuel Augustine Courtauld. Hall is red brick, with red clay tile roof, the associated house is timber framed with brick infill, articulated with clay hung tiles. The village hall is a tall single storey, set north-south running parallel to the street. The associated two storey house is located at the southern end and is set at right angles to the hall, with a projecting box oriel window element at the western end.</i></p>		



<b>TITLE/ADDRESS</b> 'Charlotte' and 'Emily', Blackmore End		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Wethersfield
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>b) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached houses, built in 1929 for Samuel Augustine Courtauld. Part rendered, part exposed brick with clay tile roof. One and half storey with mansard roof and two chimneys set either side of central. Four dormer windows in the roofscape with the letters 'SAC' inscribed above.</i></p>		



<b>TITLE/ADDRESS</b> 1-3 Bronte Cottages, Blackmore End		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b>
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Terrace of three cottages, built in 1939 for Samuel Augustine Courtauld. Rendered, with decorative hanging tiles at first floor level and a clay tile roof. Two storeys with projecting ranges at both ends, and projecting two storey element including a porch in the centre of the range. Porch elements for 1&amp;3 located at the intersection of the north-south and east-west range. Symmetrical front elevation, except for the asymmetrical arrangement and form of the four brick chimney stacks. Variety of timber boundary treatments of varying quality.</i></p>		





<b>TITLE/ADDRESS</b> Village Hall and Caretaker's House, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Village Hall with attached caretaker's house, built in 1921 for Katherine Mina Courtauld. Village hall is red brick with red clay tile roof and decorative timberwork. Red brick also used for the mouldings around doors and windows. The village hall is single storey, but with elements of varying heights. The roofline is broken up by chimneys and a louvred turret. Adjacent Caretaker's house is two storeys, constructed in red brick, with decorative timberwork in the gable facing the street.</i></p>		



<b>TITLE/ADDRESS</b> Pump Cottage and Trevoise Cottage, Brook Street, Buntings Green, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of cottages constructed in 1881 for George Courtauld. Yellow stock brick with red clay tile roof. Red brick used for windows and door headers. Two storeys with sprawling plan form, including a substantial amount of twentieth century extension to the rear and side. Central (shared) chimney. Modern porch extension to the front of the left hand cottage. Central date stone, reading 'GC 1881'</i></p>		



<b>TITLE/ADDRESS</b> Upper Orchard Cottage, Goldington's Farm Road, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached cottages, set in close proximity along Goldington's Farm Road. Built for George Courtauld in 1900. Upper Orchard Cottage is red brick with a clay tile roof and decorative timberwork in the gable ends. Two storey with a central chimney stack, Side extensions at either end, continuing under the same ridge and eaves line. Two plaques in the gable ends, reading 'GC' and '1900'.</i></p>		



<b>TITLE/ADDRESS</b> Hill Rise, Elms Hall Road, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>One owner objection received, who did not believe that the building met any of the criteria for inclusion. I would argue it is a striking building, of architectural and aesthetic quality, and with a strong association to an historically significant local family. Therefore, it is still proposed for inclusion on the local list.</p>		
<b>Historic Asset Description</b> <p><i>House, of late nineteenth/early twentieth century construction built by Katherine Mina Courtauld. Stock brick with red brick dressings, quoins and string course, with a plain clay tile roof and cast iron porch structure. Two storeys with a symmetrical front facade with projecting bay windows, the symmetry is broken at roof level by the off-centre single chimney stack. Boundary wall constructed in red brick.</i></p>		







<b>TITLE/ADDRESS</b> Abbotts Shrubs, Brook Street, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b>
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Substantial house, constructed in 1926 under the auspices of Katherine Mina Courtauld. Red brick used at ground floor level and for chimneys and other detailing. Render and decorative timber framing used at first floor level. Plain tile roof. Large footprint, mostly of tall two storeys, central range set east-west with ranges at east and west ends orientated north-south.</i></p>		



<b>TITLE/ADDRESS</b> 1-4 Westwood Cottage, Halstead Road, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>Two owner responses received objecting to the inclusion of the buildings on the local list, on the basis that all of the cottages have had later alterations, which it was stated meant that the building had no architectural or historic interest.</p>		
<b>Historic Asset Description</b> <p><i>Houses, constructed in 1927 for Katherine Mina Courtauld. Render, with clay tile roof and red brick chimneys. Formed of two pairs of semi-detached houses, both of which are two storey but differing plan forms. Three and four have a central catslide roof with projecting gabled wings either side, which include the initial 'KMC' and a datestone.</i></p>		



<b>TITLE/ADDRESS</b> Gate Cottage, Knights Farm, Halstead Road, Colne Engaine		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>House of constructed in the first half of the twentieth century. Rendered with clay tile roof and brown brick central chimney stack. Detached two storey building of rectangular plan form. To the rear is a stable building with belfry and clock, suggested to be designed by Andrew Butler, cousin of Rab Butler the prominent post-war Conservative politician</i></p>		



<b>TITLE/ADDRESS</b> Crepe Factory, Foundry Lane, Earls Colne		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Three Colnes
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Industrial building, constructed in 1883 to serve as a winding and drawing mill to manufacture crepe. Red brick with some rendered elements. Rectangular single storey building, with prominent chimney at the western end. Initially a crepe mill, and later utilised for weaving and as storage serving the nearby Atlas Works. Currently in light industrial use.</i></p>		





<b>TITLE/ADDRESS</b> 11-18 Park Cottages, The Street, Gosfield		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p>		
<b>Historic Asset Description</b> <p><i>Four pairs of cottages, constructed in the second half of the nineteenth century for Samuel Courtauld, who lived at the nearby Gosfield Hall. Two storeys of red brick with gault brick or stone dressings and quoins and terracotta ridge tiles. Central chimney stack with paired forward-projecting gables. All have the octagonal paned steel framed windows characteristic of Courtauld commissioned buildings of the nineteenth century. Of group value with 1-8 Park Cottages, which are statutorily listed grade II.</i></p>		



<b>TITLE/ADDRESS</b> Lecture Theatre, The Street, Gosfield		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p>		
<b>Historic Asset Description</b> <p><i>School, originally built as a lecture theatre. Constructed in 1857 for Samuel Courtauld to serve as a venue for adult evening educational classes for estate workers. Rendered, with timber detailing and a clay tile roof. Tall single storey, presenting a tripartite gabled front façade to the street. The date of construction is inscribed in the gable ends across the front façade.</i></p>		



<b>TITLE/ADDRESS</b> Gosfield Lodge, The Street, Gosfield		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>One owner objection received, who stated that later inappropriate alterations and extensions meant it is not worthy of inclusion on the local list of heritage assets.</p>		
<b>Historic Asset Description</b> <p><i>Lodge House built in 1937 to serve Gosfield Place by William Julian Courtauld. Rendered with a tiled roof and paired brick chimney stacks. Two storey, square plan with a pyramidal roof. Boundary demarcated by substantial brick piers and metal gates.</i></p>		



<b>TITLE/ADDRESS</b> Shardhigh, Russells Road, Gosfield		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Large house, constructed in 1882 for George Courtauld. Buff gault brick with a slate roof and dog-tooth string course mouldings. Substantial two storey building, with an L-shaped plan form. Includes a decorative datestone with the initials 'GC' and the date of construction.</i></p>		





<b>TITLE/ADDRESS</b> Village Hall, Grange Hill, Greenstead Green		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p>		
<b>Historic Asset Description</b> <p><i>Village Hall, formerly a congregational chapel, constructed prior to 1875. Red brick, articulated with vitrified headers and utilising gault brick for dressings and quoins. Slate roof with timber pentice boards and red and gault brick chimney stacks. Two storey, with tall single storey central element and low single storey front porch area. Long north-south rear range with three gabled ranges running east-west eastwards, north and south gabled element project forward than central range. Central range articulated by five tall lancet-like windows. Bought by Dr Elizabeth Courtauld in 1925/26 and converted to a village hall.</i></p>		



<b>TITLE/ADDRESS</b> 1&2 Don Johns Cottages, Nightingale Hall Road, Greenstead Green		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of cottages, constructed for Katherine Mina Courtauld. Evidence of contemporary buildings in a similar style would appear to suggest they were constructed c.1925. Grey render, with decorative timber framework under a clay tile roof. Two storeys with jettied gable elements at north and south ends of the eastern elevation, supported on timber jetty brackets. Porches in corner recess between gable and central range.</i></p>		



TITLE/ADDRESS The Lodge, Stanstead Hall Road, Greenstead Green		Map Ref.
County Essex	District Braintree	Ward Gosfield and Greenstead Green
Grade: Local		
<b>Summary of Importance/Criteria Decision</b> The building is recommended for inclusion as it is considered to meet the following criteria: <b>Age and Integrity</b> b) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions <b>Historic Associations and Social Value</b> c) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.		
<b>Historic Asset Description</b> <i>Detached lodge house, built in the early to mid-twentieth century to serve Stansted Hall. Rendered with clay tile roof. Two storeys, three bay building with later modern rearward extensions of poorer quality. Built for Samuel Courtauld IV who lived at Stansted Hall, the main gable range fronts towards the hall rather than the road</i>		



<b>TITLE/ADDRESS</b> Stanstead Hall Cottage and Gardener's Cottage, Stanstead Hall Road, Greenstead Green		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached cottages built in the 1930s by Samuel Courtauld IV on the access to his residence at Stansted Hall. Render with a clay tile roof and red brick detailing. Prominent end gable brick chimney stacks. Two storey and set at right angles to each other, creating an L-shape plan form. Stansted Hall Cottage fronts onto the road, with Gardener's Cottage presenting a side gable</i></p>		





<b>TITLE/ADDRESS</b> Oak Tree Cottage and Church Path Cottage, Stanstead Hall Road, Greenstead Green		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>One owner objection to the inclusion of the buildings on the local list, suggesting that later alterations meant that the building is no longer considered to be of architectural significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached cottages built in the 1930s by Samuel Courtauld IV on the access to his residence at Stansted Hall. Rendered, with a clay tile roof. Two storeys with hipped roof and central chimney stack.</i></p>		



<b>TITLE/ADDRESS</b> 1&2 Horse Cottages, Plaistow Green, Greenstead Green		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Gosfield and Greenstead Green
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of cottages, built in 1935 for Constance Cicely Courtauld. Rendered with brick detailing and a clay tile roof. Symmetrical semi-detached pair of two storeys with large projecting gable elements at either and smaller projecting gables at the centre of the pair. Three chimney stacks, including one apparently shared central stack. Decorative detail inscribed 'CCC' on both larger projecting gable elements.</i></p>		



<b>TITLE/ADDRESS</b> Sparrows Farm House, Halstead Road, Sible Hedingham		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Hedingham and Maplestead Ward
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Detached farmhouse, constructed in 1934 for Samuel Augustine Courtauld. Red brick with clay tile roof and red brick end gable chimney stacks. Two storeys with hipped roof and projecting single storey porch and bay window element to the south. Three prominent chimney stacks. Plaque on southern elevation reading 'SAC 1934'</i></p>		



<b>TITLE/ADDRESS</b> Weavers Court, High Street, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead Trinity
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> The building is recommended for inclusion as it is considered to meet the following criteria: <b>Age and Integrity</b> b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest <b>Historic Associations and Social Value</b> a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance. <b>Group Value</b> a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity		
<b>Historic Asset Description</b> <i>Group of several buildings associated with the Courtauld Factory site in Halstead, built adjacent to Townford Mill. The group includes a large twenty bay two storey red brick and slate roofed building, built in the nineteenth century and two smaller red brick and clay tile roof buildings of later date, one a gatehouse and the other a medical building. The later has a plaque reading 'S&amp;Co Ltd 1912'.</i>		





<b>TITLE/ADDRESS</b> Air Raid Shelters, Factory Lane East, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead Trinity
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>d) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Group of sixteen air raid shelters, built in 1939 by the Courtauld family for use by their workers on the nearby factory site. Subterranean concrete structures accessed by iron rung ladders and protected by metal blast doors. Internal inspection was not possible, and current condition appears to have deteriorated since previous inspection. On the surface there is an associated single storey brick building with concrete roof, which provided ancillary functions.</i></p>		



<b>TITLE/ADDRESS</b> 1-6 and 13-16 Vicarage Meadow, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b>
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>Two owner objections received, who objected to the inclusion of the buildings on the local list, as they did not believe they were of architectural or historic value, and that they did not have architectural unity with the rest of the group. The comments set out a subjective view of architectural value, which is not shared by the selection committee. The response also appears to have not noted the historic association with the Courtauld Family. This response has therefore not been upheld.</p>		
<b>Historic Asset Description</b> <p><i>Group of five pairs of semi-detached houses constructed in the inter-war period. Rendered, with plain clay tile roof. Two storey of simple symmetrical design, with paired projecting central gables elements. As indicated by the incomplete numbering, the ten houses formed part of a partially uncompleted scheme of sixteen.</i></p>		



<b>TITLE/ADDRESS</b> St Andrew's Church Hall, Parsonage Street, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>a) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.  b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p>		
<b>Historic Asset Description</b> <p><i>Church Hall, associated with St Andrews, Halstead, constructed in 1924. Red brick with red clay tile roof. Tall one and a half storey building, with two storey element at the north-eastern end, stepped forward of the building line. The built form is enlivened by the use of stepped end gables. Pair of double doors are also surmounted by this stepped gable trope as well as hood mouldings. Paid for by subscription, a substantial proportion of which was donated by Samuel Augustine Courtauld.</i></p>		



<b>TITLE/ADDRESS</b> Public Gardens, Trinity Street, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead Trinity
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: the is asset is largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>b) Social &amp; communal value; an asset that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p> <p><b>Group Value</b></p> <p>b) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p>		
<b>Historic Asset Description</b> <p><i>Public gardens laid out in 1901 to commemorate the diamond jubilee of Queen Victoria in 1897. Designed by T.W Saunders, and partly funded by George Courtauld. They occupy a prominent position within the centre of Halstead</i></p>		





<b>TITLE/ADDRESS</b> Homes of Rest, Hedingham Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity.</p>		
<b>Historic Asset Description</b> <p><i>Group of twenty retirement homes, built in 1923 under the auspices of Samuel Augustine Courtauld. Red brick with red clay tile roof. Red brick window detailing and red brick chimneys, grouped in sixes. Decorative timber work used to articulate external passageway. Tall single storey, set out in a semi-circle around a central green, with lower single storey elements at the south-east and north-east corners. Built on the site of the former Halstead Workhouse. The site retains the large brick boundary wall to the Workhouse as its boundary demarcation to north, east and west.</i></p>		



<b>TITLE/ADDRESS</b> 29-35(odd), 34-40(even), 39, 42-44(even), 80-84(even), 86-90(even), 92-96(even), 117-119(odd), 121-123(odd) Hedingham Road and 1-5 Mil Chase, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> The building is recommended for inclusion as it is considered to meet the following criteria: <b>Age and Integrity</b> c) 1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions <b>Historic Associations and Social Value</b> a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance. <b>Architectural and Aesthetic Value</b> c) A group of buildings which are considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value <b>Group Value</b> a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity. Three owner responses were received in favour of including these properties on the local list.		
<b>Historic Asset Description</b> <i>Six groups of detached, semi-detached and terraced houses located along Hedingham Road in Halstead, built for Samuel Augustine Courtauld between 1925 and 1929, and forming a distinct architectural group. Exposed red brick at ground floor with render over. Red clay tile roof surmounted by substantial red brick chimneys. Red brick used for mullions and windows surrounds. Exposed rafter feet. Two storeys, of varied plan forms. Plaques on the buildings record the initials 'SAC', the date, and the name of the houses-many with associations with the literature of Jane Austen.</i>		



<b>TITLE/ADDRESS</b> 1-5 Box Mill Cottages, Box Mill Lane, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>One owner respond was received in favour of including these properties on the local list.</p>		
<b>Historic Asset Description</b> <p><i>Two pairs of semi-detached houses built in 1922 for Samuel Augustine Courtauld. Painted and rendered with red clay tile roof, with red brick chimneys. Two storey with projecting end gable and projecting front porch. The two pairs together form a symmetrical front façade. Central plaques read 'SAC 1922'.</i></p>		



<b>TITLE/ADDRESS</b> Nurses Home, 17 Pretoria Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Detached house, constructed in 1923 for Constance Cicely Courtauld, to serve as a home for midwives and nurses. Rendered, with red clay tile roof and exposed red brick chimney. Two storey, L-shaped plan form, with projecting element incorporating porch at the northern end. Moulded brick plaque at ground floor level, reading 'CCC 1923'.</i></p>		





<b>TITLE/ADDRESS</b> St. Francis of Assisi Church and Presbytery, Colchester Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p>		
<b>Historic Asset Description</b> <p><i>Roman Catholic Church and associated presbytery constructed on land gifted by Edith Arendrup (nee. Courtauld) in 1928 by Dr Richard Minton Courtauld. The Church is constructed in brown brick with a relatively slack plain clay tile roof. Tall single storey, articulated by tall lancet windows. T-shaped plan form with an east-west range adjoining the southern end of a north-south range. The street front elevation is enlivened with prominent tower at the northern end of the north-south range. The presbytery is a relatively architectural indifferent building of brown brick and clay tile, included for its group value.</i></p>		



<b>TITLE/ADDRESS</b> Courtauld Sports Ground, Colchester Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p>		
<b>Historic Asset Description</b> <p><i>Sports Ground, set out on land donated by the Courtauld Family by the 1920s for the use of their factory workers. Included for its communal and social value.</i></p>		



<b>TITLE/ADDRESS</b> 92-96, 118-120, 122-124 & 130 Colchester Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p> <p>One owner objection received, who stated that the alteration and extensions to the buildings had resulted in the building being denuded of their architectural and historic significance.</p>		
<b>Historic Asset Description</b>  <p><i>Group of the eight houses constructed between 1929 and 1935 by Samuel Augustine Courtauld on Colchester Road. 92-96 Colchester Road form a terrace of three houses constructed in red brick at ground floor with render above and plain clay tile roof. Door surrounds, window surrounds and mullions articulated in red brick. Two storey with projecting gable elements at the centre and end of the ranges, with porches set into the returns. First floor jettied. Roofscape enlivened with four evenly spaced chimney stacks. 118-120 and 122-124 Colchester Road formed of two identical pairs of semi-detached houses. Constructed in red brick at ground floor with render above and plain clay tile roof. Projecting gable ends adorned with decorative faux timber-framework. Door surrounds, window surrounds and mullions articulated in red brick. Two storey with projecting gable elements at either end of the range, with porches with hipped roofs set into the returns. First floor jettied. Roofscape enlivened with two end gable chimney stacks and a central chimneystack. 130 Colchester Road is constructed in red brick with a plain clay tile roof.</i></p>		

*Two storeys, with upper storey entirely contained within the roof pitch, and lit by dormer windows and end gable fenestration. The building is set at right angles to the street and is immediately distinctive as a result of its roof profile, with low eaves and high ridge. Tall chimney set two thirds of the way back from the road.*



<b>TITLE/ADDRESS</b> 1&2 'Evelina' and 1-3 Orville Cottages, Mallow Fields, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p> <p>One owner response was received in favour of including this property on the local list.</p>		
<b>Historic Asset Description</b> <p><i>Group of five houses constructed in between 1928 and 1929 by Samuel Augustine Courtauld, formed of a terrace of three and a pair of semi-detached houses. Exposed red brick at ground floor with render over. Red clay tile roof surmounted by substantial red brick chimneys. Red brick used for mullions and windows surrounds. Exposed rafter feet. Two storey with projecting hipped gable elements and flat roof porches set into the angle between the main range and these projections. Decorative name plaques and datestones incorporated into the render.</i></p>		





<b>TITLE/ADDRESS</b> 24-30 Sloe Hill, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Group Value</b></p> <p>a) Terraces or groups of buildings, including rural groups, which exhibit clear visual or functional and architectural unity</p> <p>One owner response was received in favour of including this property on the local list.</p>		
<b>Historic Asset Description</b> <p><i>Two pairs of semi-detached houses constructed for Constance Cicely Courtauld, the first in 1909 (28&amp;30) and the second in 1914 (24&amp;26). Exposed red brick with exposed roughcast render over, aside from no.30 which has been painted. Clay tile roof. Initially symmetrical pairs of two storey buildings with paired projecting central gables and abutting porches set into the returns. No.30 has a two storey side extension and no.26 has a projecting two storey gabled extension, both of which partially distort the intended architectural unity. The formation of the chimneystacks is now also altered and forms an irregular roofscape.</i></p>		



<b>TITLE/ADDRESS</b> 'Prunum', 34 Beridge Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Detached house, constructed in 1940 for Samuel Augustine Courtauld, the date and his initials being included as decorative features within the render. Rendered with a red clay tile roof and exposed red brick chimney. Single storey, with central projecting front porch located centrally and a single storey outshot to the rear.</i></p>		



<b>TITLE/ADDRESS</b> Holy Trinity Parish Rooms, Beridge Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</p> <p><b>Architectural and Aesthetic Value</b></p> <p>c) A building which is considered a landmark in the local scene by virtue of its striking or pleasing aesthetic value.</p>		
<b>Historic Asset Description</b> <p><i>Parish hall constructed in the mid twentieth century to serve Holy Trinity Church. Rendered with a clay tile roof. Door and window surrounds articulated with exposed red brick, and gable ends enlivened with decorative timberwork. Single storey with the main range orientated north-south with projecting elements set at right angles along the eastern elevation .Prominent rendered narrow chimneys set in the northern and eastern elevations.</i></p>		



<b>TITLE/ADDRESS</b> 'Figeons Cottages' and 'Jocks', Dynes Hall Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of detached cottages constructed for Samuel Augustine Courtauld in 1921 and 1933 respectively, with Figeons Cottage predating Jocks. Both are rendered with a clay tile roof. Figeons is a two storey building with projecting front porch and later side extension, which removes the symmetry of the principal elevation. Jocks is two storey, with a porch contained under a catslide extension to the principal roof, with an central chimney and projecting two storey gable element to the north-west corner. Both include a decorative plaque with the initials 'SAC' and the date of construction.</i></p>		





<b>TITLE/ADDRESS</b> High Barn Cottages, High Barn Hall Road, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached houses, constructed in 1926 for Constance Cicely Courtauld. Rendered, with a red brick plinth, red clay tile roof and exposed red brick chimney. Two storey, with three projecting gable elements at the centre and either end of the main range incorporating porches set into the juncture between the main range and gabled projections. Inscribed plaque with the initials 'CCC' and the date of construction.</i></p>		



<b>TITLE/ADDRESS</b> 1-8 Penny Pot Cottages, Bournebridge Hill, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <ul style="list-style-type: none"> <li>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</li> <li>b) Social &amp; communal value; a building that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place</li> </ul>		
<b>Historic Asset Description</b> <p><i>Group of eight houses, constructed for Constance Cicely Courtauld and William Julien Courtauld between 1914 and 1927. The group comprises of two detached houses and three pairs of semi-detached houses. Of the detached houses, one is constructed with exposed red brick at ground floor with render above, the other is entirely rendered. Of the semi-detached houses, one pair is constructed entirely in exposed brick; whilst the other two are pairs are rendered. All eight have plain clay tile roofs and prominent exposed red brick chimneys. All eight has inscriptions, with the date of construction and the initials 'WJC' or 'CCC'.</i></p>		

<b>TITLE/ADDRESS</b> Penny Pot Hall, Penny Pot Corner, Halstead		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p>One owner response was received in favour of including this property on the local list.</p>		
<b>Historic Asset Description</b> <p><i>Detached house, constructed c 1920 for William Julien Courtauld. Red brick, with part plain clay tile and part flat roof. Two storey and of considerable and complex plan form, which appears to have been more recently extended. The house is set in large grounds, with some elements of formal landscape and a considerable timber fence boundary treatment.</i></p>		



<b>TITLE/ADDRESS</b> Dove Cottage and Partridge Cottage, Froyz Hall, Halstead		<b>Map Ref.</b>
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of semi-detached houses, constructed in 1932 for William Julien Courtauld. Exposed red brick, with clay tile roof and red brick chimney. Stunted H-plan, with tall hipped ranges at northern and southern end of north-south range. One and a half storeys with mansard roof and a striking proliferation of flat roof box dormers on all four roof elevations. Two storey, L-shaped plan form, with projecting element incorporating porch at the northern end. Decorative plaque with the initials 'WJC', a Fleur de Lys design and the date of construction.</i></p>		



<b>TITLE/ADDRESS</b> Lodge, Julien Courtauld Road, Bocking		<b>Map Ref.</b>
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>b) 1840-1914: all buildings that are largely complete and of good architectural or historic interest</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p> <p><b>Architectural and Aesthetic Value</b></p> <p>a) The building is a good example of a traditional lodge building in terms of plan form and appearance</p>		
<b>Historic Asset Description</b> <p><i>Lodge built in 1888 to serve Bocking Place, the home of Sydney Courtauld. Red brick with a clay tile roof, augmented with decorative timber soffit boards to the gable ends. Two storey, historically with an L-shaped plan form, but now elongated by a later single storey extension to the north of the building, partially completed at time of nomination. Two exposed red brick chimneys. The building occupies a prominent location adjacent to the access drive to Bocking Place.</i></p>		





<b>TITLE/ADDRESS</b> Marygolds , Marks Hall Road, Coggeshall		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Coggeshall
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>a) Pre-1840: all buildings where the style, form and construction are easily identifiable and potentially restorable</p> <p><b>Architectural and Aesthetic Value</b></p> <p>a) A building which is a fine example of a distinctive (local or national) architectural style or fashion</p> <p>c) A building of an architectural style which attached significance to the quality of materials used and the skill required in construction and decoration.</p>		
<b>Historic Asset Description</b> <p><i>House, evident on the Chapman and Andre Map of 1776, but appears to have been substantial remodelled or rebuilt in the early nineteenth century. Painted render, with clay tile roof. Roofscape enlivened by clay ridge tiles and brick chimneys. Two storeys, four bays, bays 1&amp;3 articulated by projecting gable elements. Apparent two storey extension to the south, the roof materials of which are of indifferent quality, mid twentieth century storey extension to the north. Windows early nineteenth century 'gothick' in style, with hood moulds over. Decorative plasterwork around and over the central door. Substantial range of buildings to the rear, which appeared to form part of a larger complex of agricultural ancillary buildings on earlier mapping. Woven hurdle fence boundary treatment.</i></p>		



<b>TITLE/ADDRESS</b> Gateposts, John Ray Street, Bocking		Map Ref.
<b>County</b> Essex	<b>District</b> Braintree	<b>Ward</b> Halstead St Andrews
<b>Grade:</b> Local		
<b>Summary of Importance/Criteria Decision</b> <p>The building is recommended for inclusion as it is considered to meet the following criteria:</p> <p><b>Age and Integrity</b></p> <p>c)1914-1948: only buildings that are substantially complete and unaltered and of very good architectural or historic interest that are largely unaffected by alterations and extensions</p> <p><b>Historic Associations and Social Value</b></p> <p>a) Well authenticated historical association with a notable person, company or organisation, or event of national, regional or local significance.</p>		
<b>Historic Asset Description</b> <p><i>Pair of gateposts, at the John Ray Street Entrance to the Braintree and Bocking Recreation Ground. Constructed in red brick with stone capping and bases. Included for group and streetscape value.</i></p>		