



**Planning Committee**  
**5<sup>th</sup> December 2023**

<b>Application No</b>	:	23/01281/FUL Full Application
<b>Location</b>	:	Hen Cottage North Hill Little Baddow Chelmsford Essex CM3 4TQ
<b>Proposal</b>	:	<b>Proposed replacement dwelling</b>
<b>Applicant</b>	:	Mr J Attfield
<b>Agent</b>	:	Mr Paul Ellwood
<b>Date Valid</b>	:	14th August 2023

### 1. Executive summary

- 1.1. This application is referred to planning committee at the request of a local Ward Member (Councillor Scott) due to concerns that the proposal would have an adverse impact on the intrinsic beauty and character of the countryside, local character and adjacent heritage assets.
- 1.2. The proposal is for the demolition of the existing dwelling and detached outbuilding and the construction of a replacement dwelling. The new dwelling would be taller and more substantial than the existing bungalow, however, it would be well-designed and appropriate in scale in comparison to contextual built form. The proposal would not be harmful to the setting of adjacent designated heritage assets; would not adversely impact the intrinsic beauty of the countryside or the rural context of the site; and would not have an adverse impact on neighbouring amenity.
- 1.3. Approval is recommended.

### 2. Description of site

- 2.1. Hen Cottage is located within the Rural Area, outside of any defined settlement. It is a detached bungalow set within a large site, accessed by an unmade track on the western side of North Hill, Little Baddow. The dwelling is one of three properties located on the unmade track.
- 2.2. There is a considerable change in levels, with land sloping upwards westerly from North Hill – the change in levels is represented in the Topographical Survey, which forms part of the application material. Despite being located outside of the defined settlement of Little Baddow,

the site is within an established residential area. Contextual development is low-density with a mixed vernacular but are generally large, two-storey detached dwellings set within large, verdant plots.

- 2.3. Hen Cottage is of little heritage interest, but the site sits between two listed buildings: Cock Farm (C18, grade II listed) and Pilgrims (C17, grade II listed).

### **3. Details of the proposal**

- 3.1. The application proposes the demolition of the existing dwelling and outbuilding within the site and the construction of a replacement dwelling.
- 3.2. The replacement dwelling is proposed to have five bedrooms. It would be sited largely on a similar footprint to the existing bungalow albeit further west. The dwelling would be two-storey in form, but site levels would be split by a full storey with the building form and scale relating to that split. The main section of the house would be set on the level of the existing bungalow. This section would have a projecting front gable element and two traditional pitched roof dormers. The lower section would also be two-storey but would tie into the ground floor of the higher section making use of existing lower land levels on the eastern side of the plot. This section is part two-storey, part-single storey, with roofs pitching away from the adjacent neighbour. An integral garage is proposed within the single-storey element.
- 3.3. Access would remain as existing, off an unmade track from North Hill to the east. Off-street parking would be provided within the site.

### **4. Other relevant applications**

22/01411/FUL - Application Withdrawn 19th October 2022  
Proposed replacement dwelling

### **5. Summary of consultations**

Public Health & Protection Services: Residential development should provide EV charging infrastructure.

Essex County Council Highways: The impact of the proposal is acceptable to the Highway Authority – construction management condition recommended.

Little Baddow Parish Council: Object to the application on the grounds that the new building is disproportionately large for the plot and would have a detrimental impact on the intrinsic rural nature of the area.

Local residents: 25 objections received; 2 comments received in support. Concerns raised:

- No reference in submission to the Little Baddow Neighbourhood Plan (LBNP).
- LBNP hopes to form a Conservation Area in this section of Little Baddow.
- Unmade track is not capable of construction traffic and additional traffic caused by development.
- Excavation and change in land levels could affect adjacent buildings.
- Appear overbearing to occupiers of Cock Farm.
- Traffic on North Hill during construction phase.
- Out of keeping with surrounding development.
- Overlooking to neighbours.

- Should be subservient to neighbouring listed buildings.
- Impact on the unique and historic heritage of this part of Little Baddow.

## 6. Planning considerations

6.1. The main issues to be considered as part of this application, and therefore addressed below, are:

- (a) Principle of Development in the Rural Area
- (b) Design and Character
- (c) Heritage
- (d) Neighbour Amenity
- (e) Access

### Design, Character and Rural Area

- 6.2. Policy DM8 of the Chelmsford Local Plan relates to new buildings in the Rural Area. The Policy states that planning permission will be granted for new buildings and structures in the Rural Area where the development will not adversely impact on the identified intrinsic character and beauty of the countryside.
- 6.3. Part C of Policy DM8 relates to replacement buildings and sets out the criteria proposals are required to meet to obtain planning permission. Planning permission will be granted for the replacement of a building provided that:
- i. the existing building being replaced is of permanent and substantial construction; and
  - ii. the new building is in the same use as the existing; and
  - iii. the new building would not be out of keeping with its context and surroundings and does not result in any other harm.
- 6.4. The existing building is of permanent and substantial construction. The replacement dwelling would also be in the same use as the existing property. As such, the remaining consideration in Policy DM8(C) is whether the new building would be out of keeping with its context and surroundings and whether there is any other harm.
- 6.5. Policy DM23 states that planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- 6.6. A large portion of the concern from residents relates to the design and scale of the proposed development. The neighbour objections state that the replacement building would be much larger than the one it is replacing, and its design as incongruous to the established context of the area.
- 6.7. Hen Cottage occupies a large plot off North Hill, set back from the highway behind Cock Farm. Despite the wider area being scattered with dwellings, it retains a rural character as a result of large plots, mature trees and dense landscaping/woodland.

- 6.8. There are not any restrictive policies in terms of the size and scale of replacement dwellings in the Rural Area. Proposals are considered on a site-by-site basis and replacement buildings in the Rural Area must be compatible with the surrounding context.
- 6.9. The existing property is a large bungalow which sits at the front of the large plot. There is also a detached flat roof garage to the east of the bungalow. The natural ground level of the site slopes downwards from west to east. The proposed replacement dwelling would be sited in a similar position to the existing bungalow. The existing change in levels across the site would be utilised and added to, so that natural ground level would be lowered in some places affording scope for a larger property with moderated visual impact. The overall design of the replacement dwelling is broken down in to separate elements, using varying heights and depths. This results in an articulated scheme where the visual bulk of the building would be reduced overall and views met with a range of scales, all of which are consistent with local properties and follow the existing gradient.
- 6.10. In terms of visual impact, the proposed replacement dwelling would have a greater impact than the existing bungalow, however, it would only be 1.8 metres taller than the existing. Considering that the site is set back from North Hill and largely shielded by Cock Farm, as well as dense natural landscaping features to the north and north-west, views of the property would be glimpsed from the local highway network and this impact would not be over-dominant or intrusive.
- 6.11. The design of the proposed replacement property would reflect the existing character of the street scene. It would have low eaves to retain its rural character and two storey gabled roof elements. Although the property would have an increased height and depth to the existing property, the proposed replacement dwelling has been designed to break up massing to good effect. The proposed scheme, on balance, would result in no material harm to the character and appearance of the surrounding area.
- 6.12. Conditions are recommended to cover matters such as boundary treatments, materials and landscaping. This would ensure that the development would be well-integrated into its rural surroundings.
- 6.13. The proposal would not adversely impact the intrinsic beauty of the countryside and would not harm the rural context of the site. The proposal complies with Policies DM8 and DM23 of the Chelmsford Local Plan.

#### Heritage

- 6.14. Policy DM13 of the Chelmsford Local Plan relates to Designated Heritage Assets and states that the impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development.
- 6.15. The Little Baddow Neighbourhood Plan was adopted on the 18<sup>th</sup> of August 2023 and forms a material planning consideration to this proposal. Policy LBNP10 relates to the protection of Designated Heritage Assets, and relevant to this proposal is point (1) which states that proposals for development shall preserve and enhance designated heritage assets and their setting.

- 6.16. Hen Cottage is a single storey timber framed building dating from the mid twentieth century. It has some modest character but is of no heritage interest.
- 6.17. The application site sits between two listed buildings - Cock Farm (C18, grade II) to the east and Pilgrims (C17, grade II listed) to the west. The application site forms part of the setting to the listed buildings and the rural context contributes to their significance.
- 6.18. The new house would use a variety of additive, articulated forms to give the appearance of a phased evolution and a mixture of traditional materials. The slope of the site is used, with a two-storey element to the east. The overall height is c.1.8m higher than the existing building and c.0.9m lower than previously withdrawn proposals (22/01411/FUL refers).
- 6.19. The new building would be more visible within the setting of the listed buildings, particularly the significant view from North Hill where the current building forms a backdrop to Cock Farm. However, its split level form and articulation mean that it would not be unduly intrusive or dominant. There would be no harm to the setting of the listed buildings, in accordance with Policy DM13 of the Chelmsford Local Plan and Policy LBNP10 of the Little Baddow Neighbourhood Plan.

#### Neighbouring Amenity

- 6.20. Policy DM29 of the Local Plan states that development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing.
- 6.21. Concern has been raised from the occupiers of Cock Farm to the east of the application site, that the replacement dwelling would have an adverse impact on their residential amenity, in terms of overbearing and overshadowing.
- 6.22. Cock Farm does have a lower land level than that of the application site. The new building would be larger and slightly taller than the existing dwelling and the proposal includes a drop in levels to accommodate a basement (lower ground floor) on the eastern side, adjacent to Cock Farm. At its maximum extent, this would result in the building being two-storeys in scale. The submitted plans show a pitched roof to both the single-storey and two-storey elements on the eastern side of the proposed dwelling, sloping away from Cock Farm. There would be no windows facing towards Cock Farm. Additionally, the garden of Cock Farm is quite extensive and only a small patioed area would be adjacent to the proposals.
- 6.23. In comparison to the previous proposal, the replacement dwelling has been repositioned, 12.6 metres away from Cock Farm, and the bulk and massing has been significantly reduced on the side closest to this neighbour. The built form closest to this neighbour would comprise a single-storey element, located further away from the boundary than the existing single-storey garage. The two-storey element would be roughly 10 metres away from the boundary with this neighbour. Although there is a considerable change in levels across the two sites, the changes made to the scheme create an acceptable neighbour relationship with Cock Farm.

- 6.24. For all these reasons, there would be no overbearing or overshadowing impacts arising from the proposed development even taking into account the lower ground level of Cock Farm. Therefore, there would be no significant loss of outlook for neighbouring occupiers. In conclusion, the scale, size, height and bulk of the building would not have a harmful impact on the living conditions of the occupiers of Cock Farm.
- 6.25. The occupants of Pilgrims, the adjacent neighbour to the west, who own and run a B&B from the premises have also registered an objection, stating that the new house would overlook their site. Pilgrims, owing to the existing topography in the locale explained earlier, are set on a higher land level to the site at Hen Cottage. The replacement dwelling would not have any first-floor windows in a walled elevation facing Pilgrims. There would therefore be no loss of privacy to this neighbour. Further, due to the differences in levels and the minor increase in height exhibited by the replacement dwelling, the proposal would not appear overbearing to Pilgrims. Natural screening exists between the two sites and this would not be impacted by the development. The owners of Pilgrims B&B have sited that the new dwelling could have negative impact on their business, however, this is unevicenced, and in any event, is not a material planning consideration. Overall, taking into account the comments raised, the proposed development would maintain an acceptable relationship with the occupants/business use at Pilgrims.
- 6.26. Other concerns from neighbours have been raised but owing to separation distances and window placements, the proposal would not have an adverse impact on neighbouring amenity.
- 6.27. The proposal complies with Policy DM29 of the Chelmsford Local Plan.

#### Access and Parking

- 6.28. Local objection has raised concern regarding the acceptability of the access road to serve the new dwelling.
- 6.29. The Local Highway Authority have been consulted on the application and have recommended that the proposal will not alter the exiting access arrangements to the local highway network and that the new dwelling will retain sufficient off-street parking.
- 6.30. The objection appears to relate to the narrow, unmade nature of the access track and residents are concerned about traffic impacts during the construction phase of the development. To manage any resultant impacts, a condition shall be attached to the permission, requiring a Construction Management Plan to be submitted to and approved by the local planning authority. This will ensure that on-street parking of construction vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

#### Other Matters

- 6.31. The proposed replacement dwelling would have sufficient internal and external amenity provision, in accordance with Policy DM26 and Appendix B of the Chelmsford Local Plan. Chelmsford Local Plan Policy DM25 requires all new dwellings to incorporate sustainable design features. These are that the dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day and that Electric Vehicle charging point infrastructure of 1 charging point per unit shall be provided. These details are controlled by planning conditions attached to this permission.

- 6.32. Conditions have been attached regarding the removal of permitted development rights for extensions, outbuildings, and alterations to the roof, as these works could result in harm and detract from the historical value or character and appearance of the adjacent listed buildings, contrary to Policy DM13 of the Chelmsford Local Plan.
- 6.33. Concern has been raised regarding the proposed excavation and change in land levels, and the impact that this could have on surrounding development, in terms of soil displacement. As this is not a material planning consideration, this has not been taken into account in the assessment of the planning application. This would be reviewed at Building Control stage.
- 6.34. Local objection raised that the surrounding area around North Hill is proposed to form a new Conservation Area, as part of the Little Baddow Neighbourhood Plan. Although the LBNP does include reference to this (pg. 64), this has not yet been formalised so cannot be considered. In any regard, the Council's Heritage Officer has reviewed the application and has found that the proposal would be acceptable in terms of heritage impacts.

## **7. Community Infrastructure Levy (CIL)**

- 7.1. The proposal may be CIL liable, and a CIL charge may be payable.

### **RECOMMENDATION**

**The Application be APPROVED subject to the following conditions:-**

#### **Condition 1**

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **Condition 2**

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

#### **Condition 3**

Prior to their use, samples of the materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure the proposed development does not detract from the historical value or character and appearance of the listed buildings in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 4**

Prior to their installation large scale drawings shall be submitted to and approved by the local planning authority showing details of the following :-

- (a) windows
- (b) doors
- (c) eaves
- (d) verge
- (e) plinth
- (f) chimneys
- (g) dormers
- (h) rooflights

The development shall then be carried out in accordance with the approved details.

Reason:

To ensure the proposed development does not detract from the historical value or character and appearance of the listed buildings in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 5**

All new brickwork shall be constructed to give the appearance of Flemish bond, with either a flush or recessed mortar joint.

Reason:

To ensure the proposed development does not detract from the historical value or character and appearance of the listed buildings in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 6**

a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority.

b) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area and to safeguard the residential living environment of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policy DM29 and Policy DM23 of the Chelmsford Local Plan.

**Condition 7**

Prior to first occupation of the development hereby permitted, details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved prior to the first occupation of any part of the development or in the first available planting season following such occupation. The landscaping details to be submitted shall include:

- a) hard surfacing including pathways and driveways, other hard landscape features and materials;
- b) existing trees, hedges or other soft features to be retained;
- c) planting plans including specifications of species, sizes, planting centres, number and percentage mix;
- d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;



e) Management details and a five year maintenance plan.

Reason:

In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan.

**Condition 8**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), no outbuildings or enclosures shall be built or erected within the curtilage of the dwellinghouse without the grant of an additional planning permission by the local planning authority.

Reason:

To ensure the proposed development is visually satisfactory and does not detract from the setting of the heritage assets in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 9**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no roof alterations, windows or other openings shall be inserted or occur to any roof slope or elevation of the dwelling without the grant of an additional planning permission by the local planning authority.

Reason:

To ensure the proposed development is visually satisfactory and does not detract from the setting of the heritage assets in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 10**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling shall not be enlarged or extended without the grant of an additional planning permission by the local planning authority.

Reason:

To ensure the proposed development is visually satisfactory and does not detract from the setting of the heritage assets in accordance with Policy DM13 of the Chelmsford Local Plan.

**Condition 11**

Prior to the first occupation of the dwelling hereby permitted, charging infrastructure (minimum one charging point) for electric vehicles shall be installed and retained.

Reason:

To ensure that the development is constructed sustainably in accordance with Policy DM25 of the Chelmsford Local Plan.

**Condition 12**

The new dwelling unit as hereby approved shall be constructed to achieve increased water efficiency to a standard of no more than 110 litres of water per person per day in accordance with Building Regulations Approved Document Part G (2015 - as amended).

Reason:

To ensure the development reduces water dependency in accordance with Policy DM25 of the Chelmsford Local Plan.

**Condition 13**

No unbound material shall be used in the surface treatment of the vehicular access hereby permitted within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

**Condition 14**

The area/s of hardsurfacing hereby permitted shall be constructed using a permeable surface or shall include drainage to prevent discharge of surface water onto the Highway.

Reason:

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

**Condition 15**

No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. wheel and underbody washing facilities.
- v. Before and after condition survey to identify defects to highway in the vicinity of the access to the site (from North Hill and Holybread Lane) and where necessary ensure repairs are undertaken at the developer expense where caused by developer.

Reason:

To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

**Notes to Applicant**

- 1 Hours of work during construction

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at [www.chelmsford.gov.uk/construction-site-noise](http://www.chelmsford.gov.uk/construction-site-noise)

#### Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

- 2 The proposed demolition in the scheme should not be carried out until you have given notice to the Chelmsford City Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984.

Notice should be in writing and accompanied by a block plan (e.g. 1/500) clearly identifying the building(s) to be demolished.

- 3 The Local Highway Authority (Essex County Council) must be contacted regarding the details of any works affecting the existing highway. Contact details are: Telephone: 0845 603 7631. Email: [development.management@essexhighways.org](mailto:development.management@essexhighways.org).
- 4 The proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended). If applicable, a Liability Notice will be sent as soon as possible to the applicant and any other person who has an interest in the land. This will contain details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at [www.chelmsford.gov.uk/cil](http://www.chelmsford.gov.uk/cil), and further information can be requested by emailing [cilenquiries@chelmsford.gov.uk](mailto:cilenquiries@chelmsford.gov.uk). If the scheme involves demolition, for the purposes of the Regulations the development will be considered to have begun on commencement of the demolition works.
- 5 This permission is subject to conditions, which require details to be submitted and approved by the local planning authority. Please note that applications to discharge planning conditions can take up to eight weeks to determine.

#### **Positive and Proactive Statement**

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

#### **Background Papers**

Case File

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**Public Health & Protection Services**

Comments
<p>24.08.2023 - Residential development should provide EV charging point infrastructure to encourage the use of ultra-low emission vehicles at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is not allocated).</p> <p>24.08.2023 - Any asbestos encountered during demolition or construction phases must be removed by an appropriately licenced and experienced specialist contractor and disposed of at an approved facility (duty of care documentation must be provided).</p>

**Essex County Council Highways**

Comments
<p>05.09.2023 - As far as can be determined from the details submitted, the proposal will not alter the existing access arrangements to the local highway network and will retain adequate parking within the site.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following conditions:</p> <p>1. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for;</p> <ul style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors,</li> <li>ii. loading and unloading of plant and materials,</li> <li>iii. storage of plant and materials used in constructing the development,</li> <li>iv. wheel and underbody washing facilities.</li> <li>v. Before and after condition survey to identify defects to highway in the vicinity of the access to the site (from North Hill and Holybread Lane) and where necessary ensure repairs are undertaken at the developer expense where caused by developer.</li> </ul> <p>Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1.</p> <p>The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.</p>

Informative:

i. All work within or affecting the highway is 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. The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.

ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway.

### Little Baddow Parish Council

#### Comments

11.09.2023 - Little Baddow Parish Council considered this application at its meeting on September 7, 2023 and objected to the proposal. Council was concerned that the new building was disproportionately large for the plot and would have a detrimental impact on the intrinsic rural nature of the area.

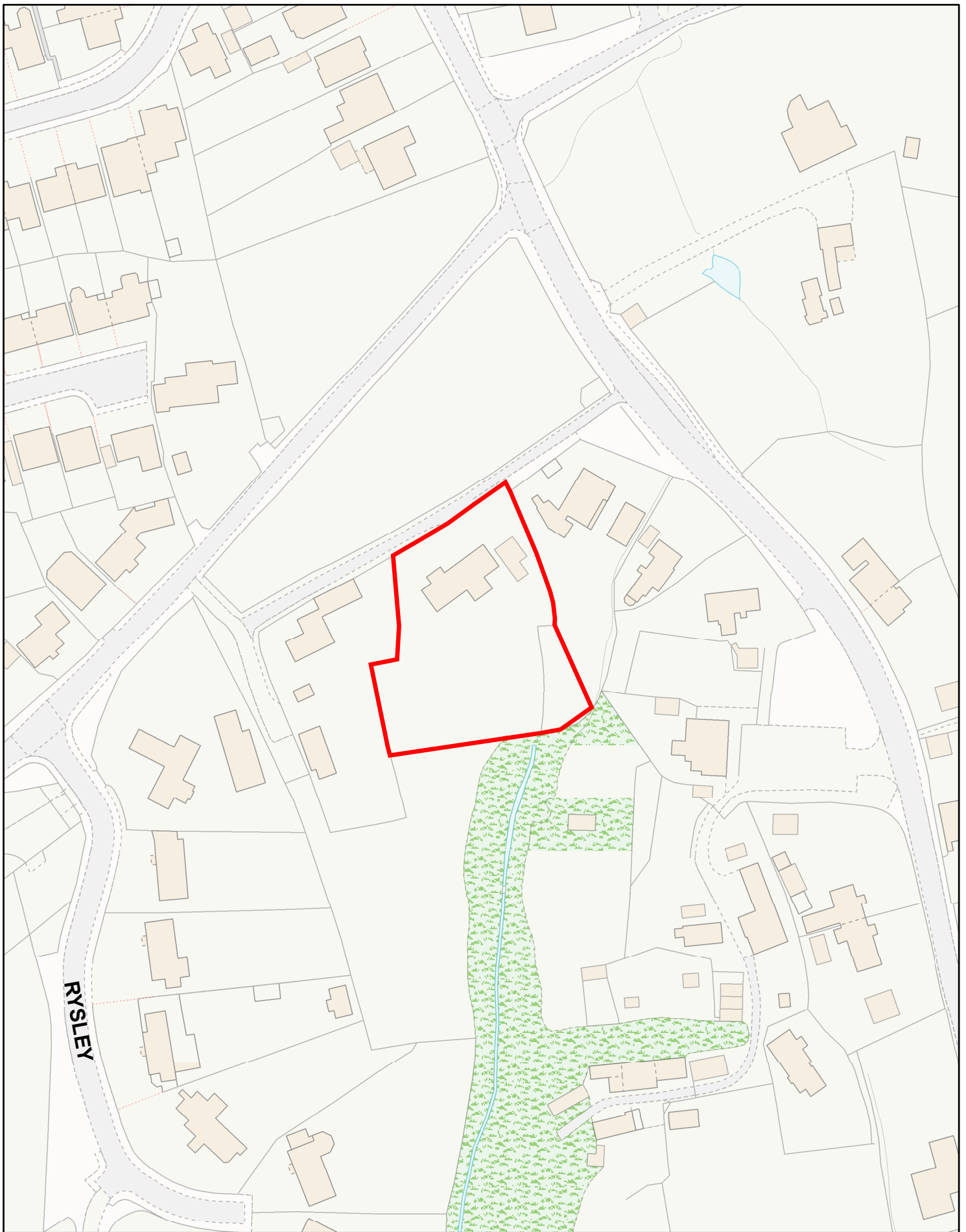
### Local Residents

#### Comments

25 objections received; 2 comments received in support. Concerns raised:

- No reference in submission to the Little Baddow Neighbourhood Plan (LBNP).
- LBNP hopes to form a Conservation Area in this section of Little Baddow.
- Unmade track is not capable of construction traffic and additional traffic caused by development.
- Excavation and change in land levels could affect adjacent buildings.
- Appear overbearing to occupiers of Cock Farm.
- Traffic on North Hill during construction phase.
- Obtrusive proposed building.
- Out of keeping with surrounding development.
- Overlooking to neighbours.
- Should be subservient to neighbouring listed buildings.

- Impact on the unique and historic heritage of this part of Little Baddow.



0 12.5 25 50 Metres

1:1,250



**Planning Committee**  
**23/01281/FUL**

**Planning & Development Management**  
**Directorate for Sustainable Communities**

PO Box 7544 Civic Centre  
Duke Street, Chelmsford, CM1 1XP

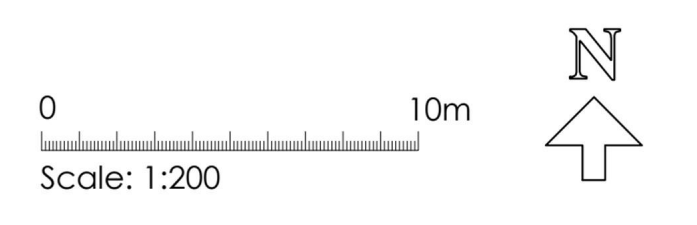
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Telephone: 01245 606826



Rev B: 21/08/2022  
- Contextual amendments



Client  
**Mr & Mrs. J. Attfield**

Proposed replacements dwelling at: Hen Cottage, North Hill, Little Baddow, Chelmsford, Essex, CM3 4TQ

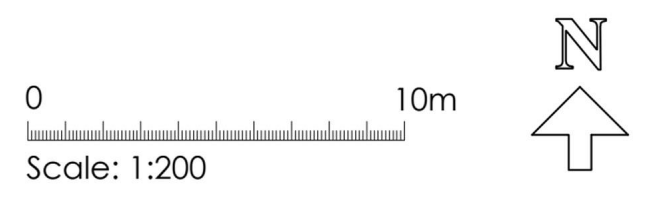
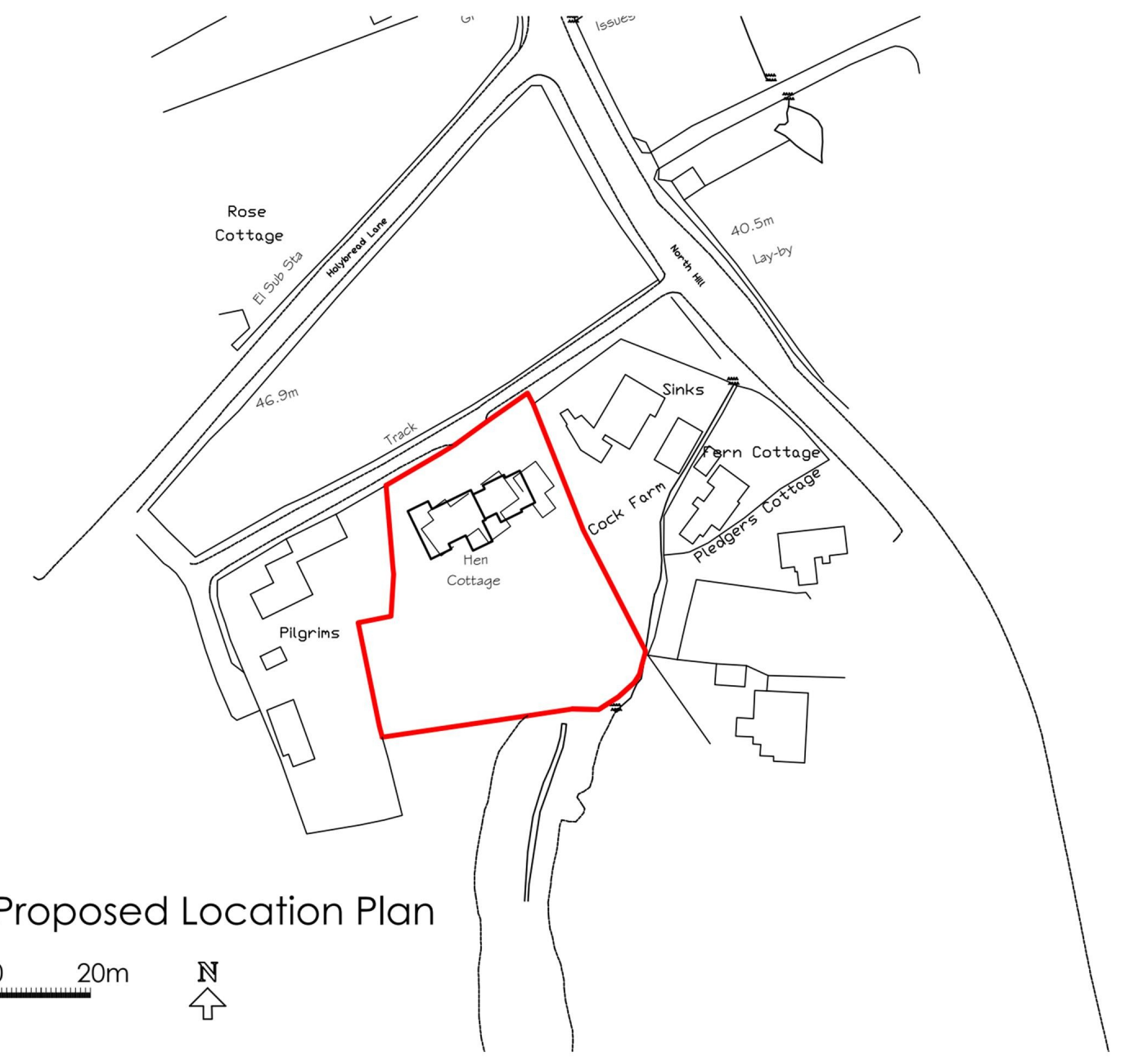
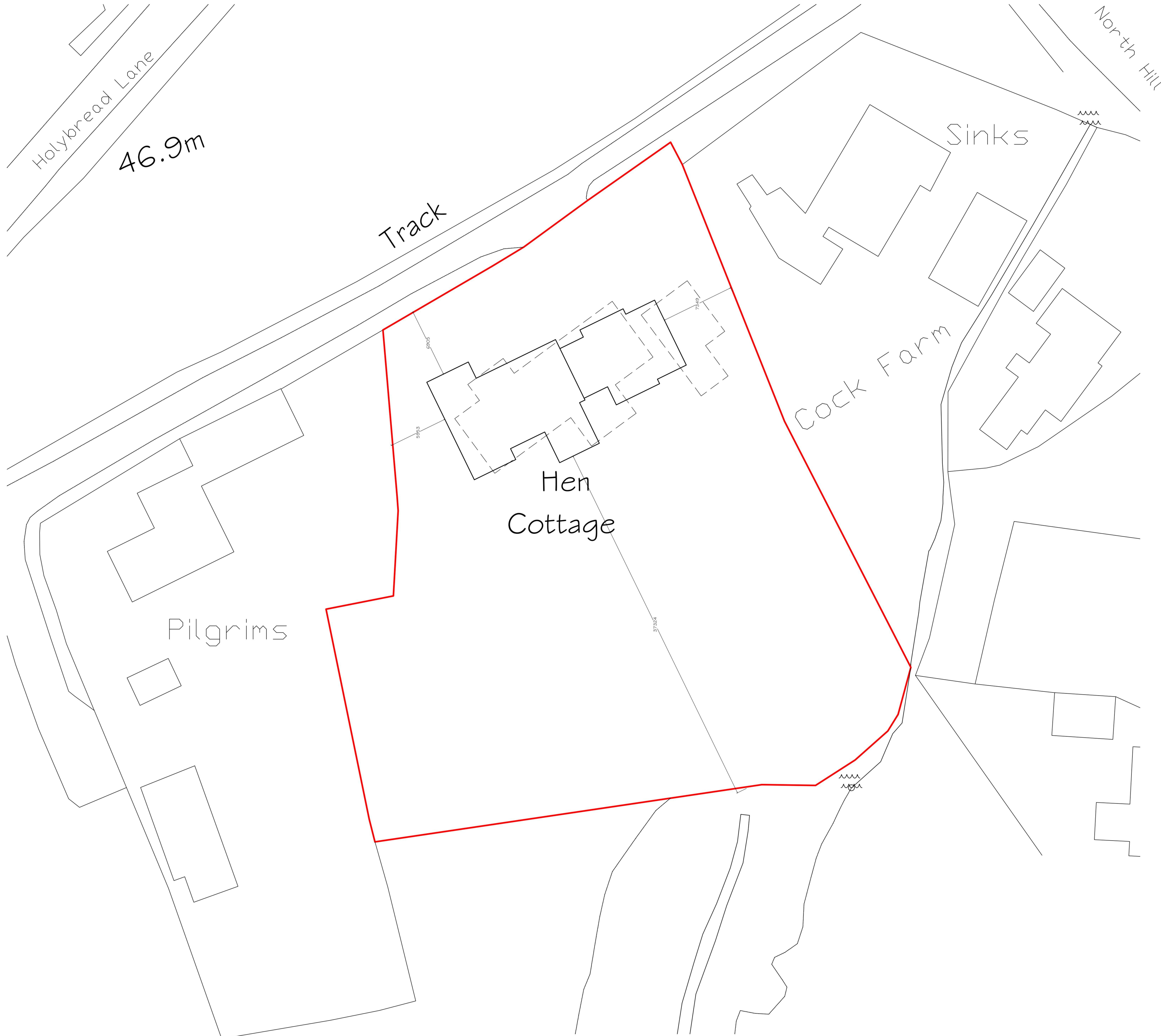
Drawing Title  
**Existing Site & Location Plans**

**e + m design partnership**  
Architects and Planning Consultants  
26/28 The Square, West Street, Rochford, Essex SS4 1AJ  
Tel: (01702) 549588 Fax: (01702) 547983

Scale	Date
	Aug 2022
Orig No	Rev
2961/01	B

EXISTING SITE PLAN

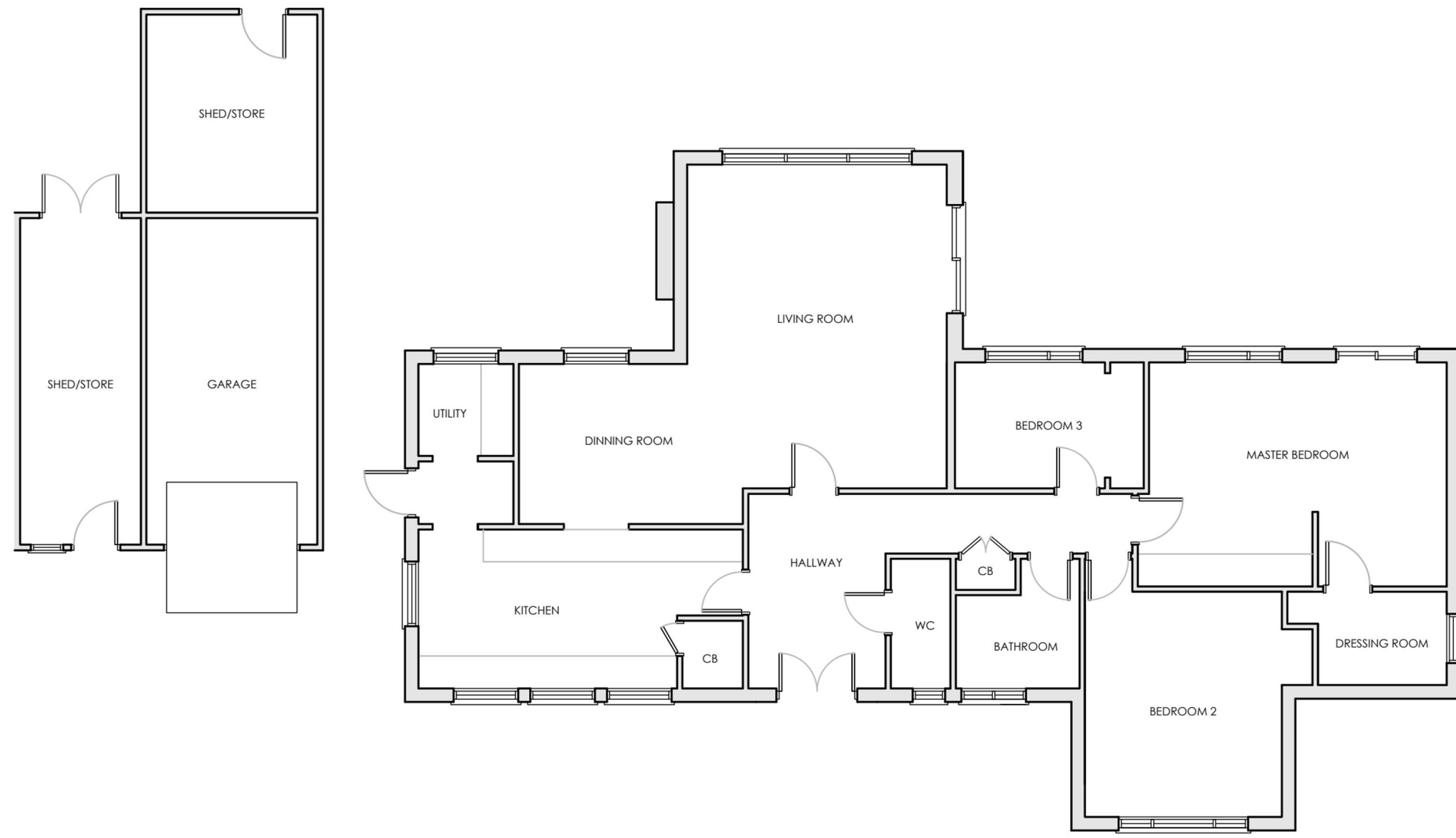




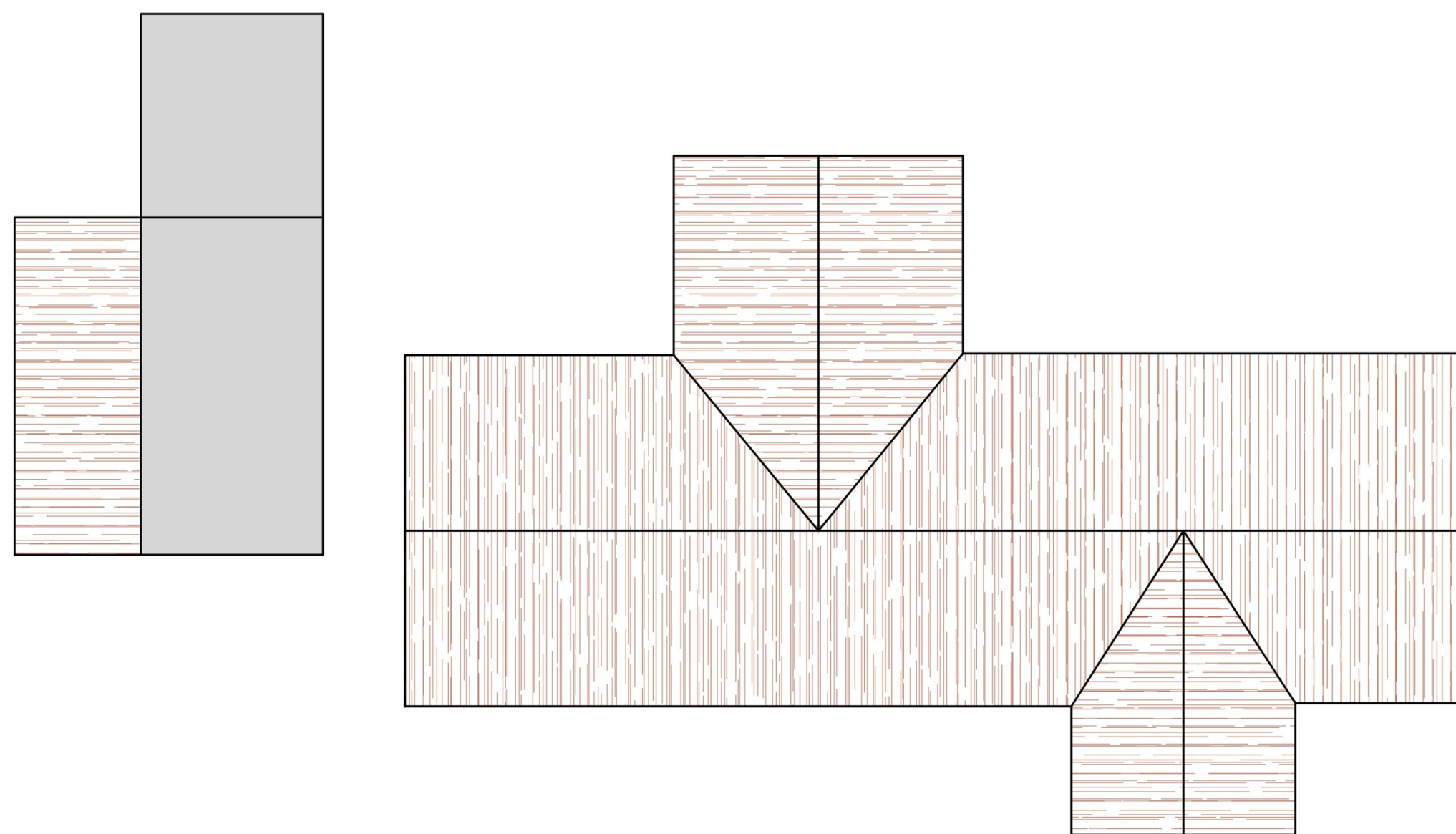
PROPOSED SITE PLAN

Client <b>Mr &amp; Mrs. J. Attfield</b>	
Proposed replacements dwelling at: Hen Cottage, North Hill, Little Baddow, Chelmsford, Essex, CM3 4TQ	
Drawing Title <b>Proposed Site &amp; Location Plans</b>	
e + m design partnership Architects and Planning Consultants <small>Studio 5, Grays Industrial Estate, Chelmsford, Essex CM2 8RF Tel: (01702) 549588</small>	
Scale	Date Aug 2023
Dwg No <b>2961/ 12</b>	Rev -

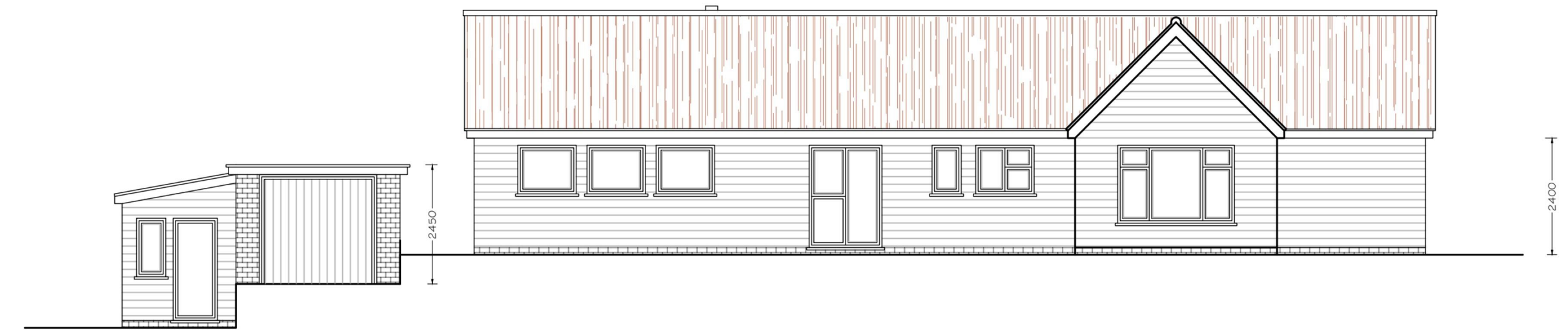
0 10m  
Scale: 1:100



EXISTING FLOOR PLAN



EXISTING ROOF PLAN



EXISTING FRONT ELEVATION



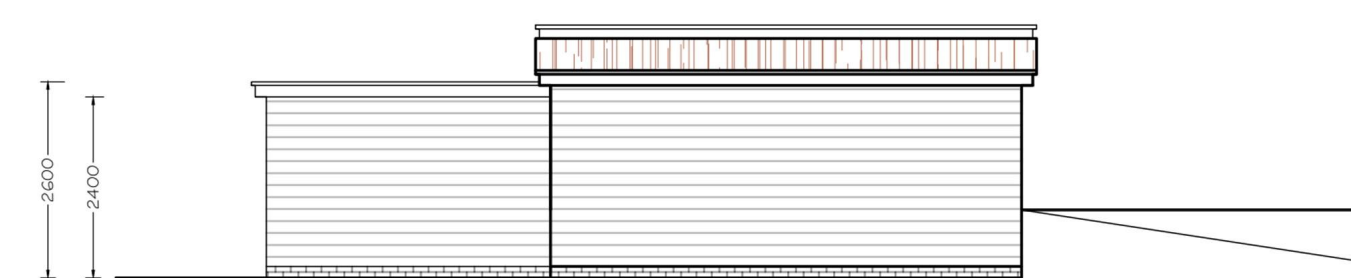
EXISTING REAR ELEVATION



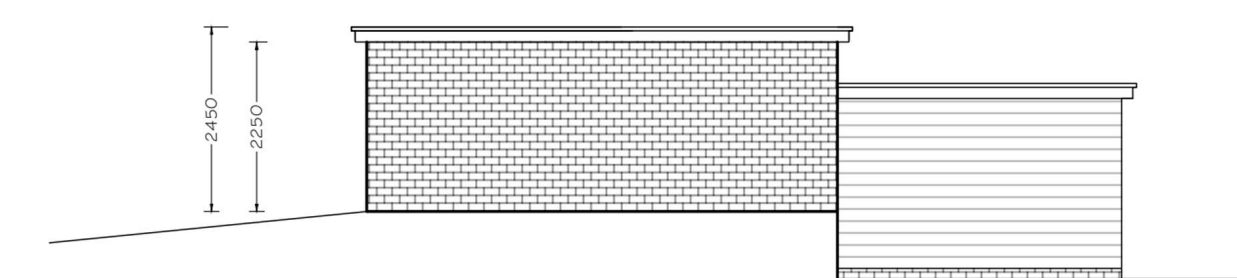
EXISTING SIDE ELEVATION - DWELLING



EXISTING SIDE ELEVATION - DWELLING



EXISTING SIDE ELEVATION - GARAGE/SHEDS



EXISTING SIDE ELEVATION - GARAGE/SHEDS

NOTES

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DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.

AMENDMENTS & ALTERATIONS

Client  
Mr & Mrs. J. Attfield

Proposed replacements  
dwelling to: Hen Cottage,  
North Hill, Little Baddow,  
Chelmsford, Essex, CM3 4TQ

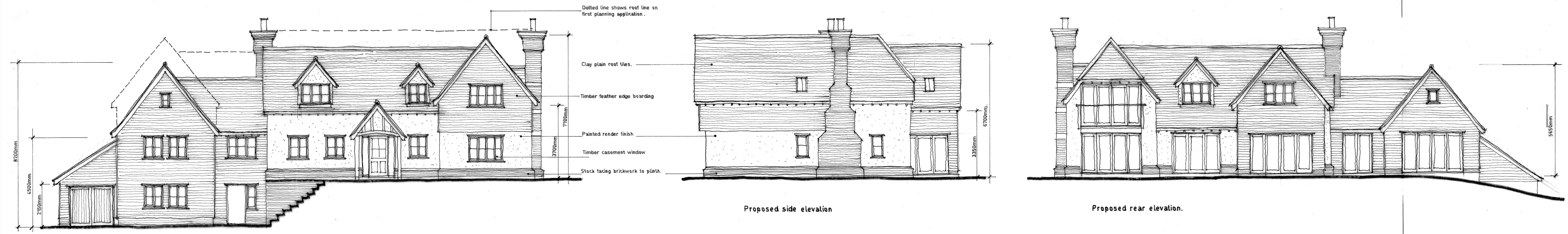
Drawing Title  
Existing Plans &  
Elevations.

e + m design partnership  
Architects and Planning Consultants  
26/28 The Square, West Street,  
Rochford, Essex SS4 1AJ  
Tel : (01702) 549588  
Fax : (01702) 547883

Scale 1:100 & 1:1250 @A1 Date July 2022

Drg No 2961 / 02 Rev A

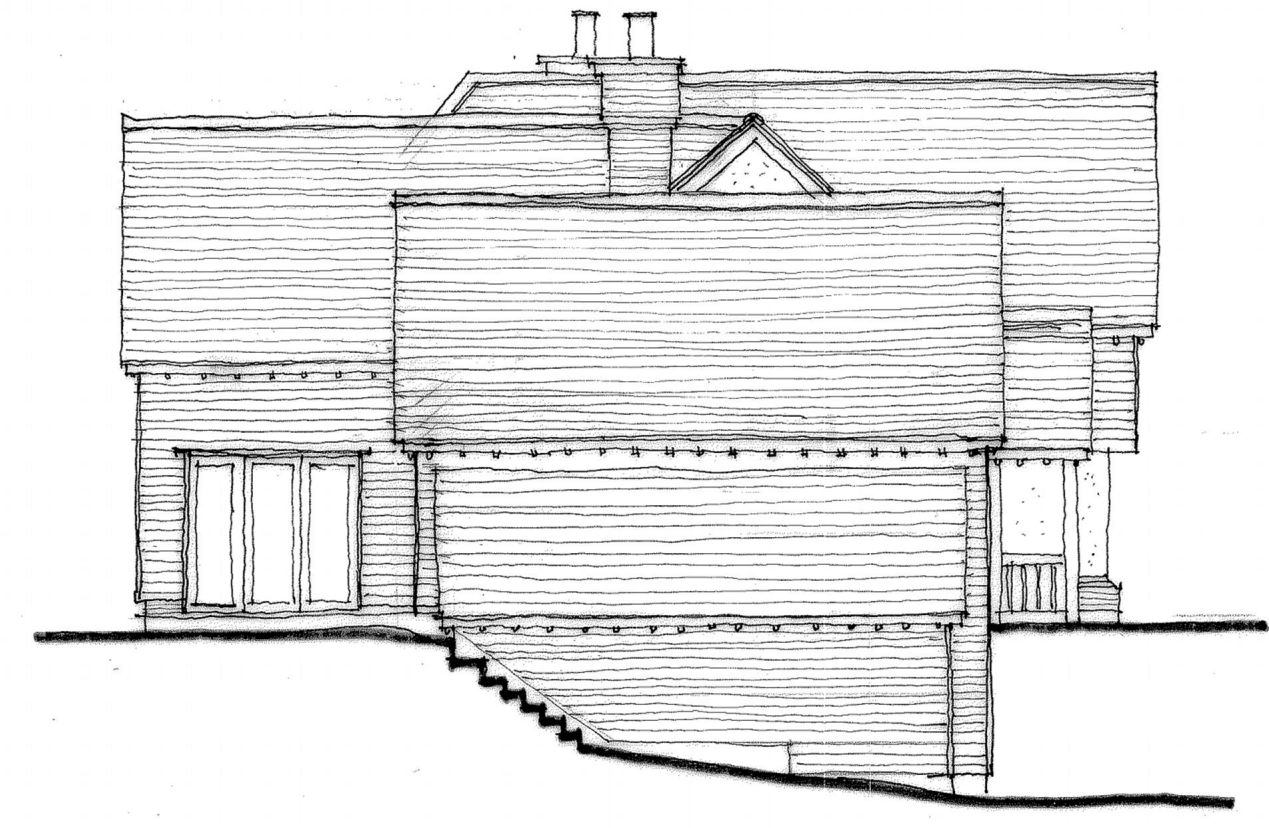
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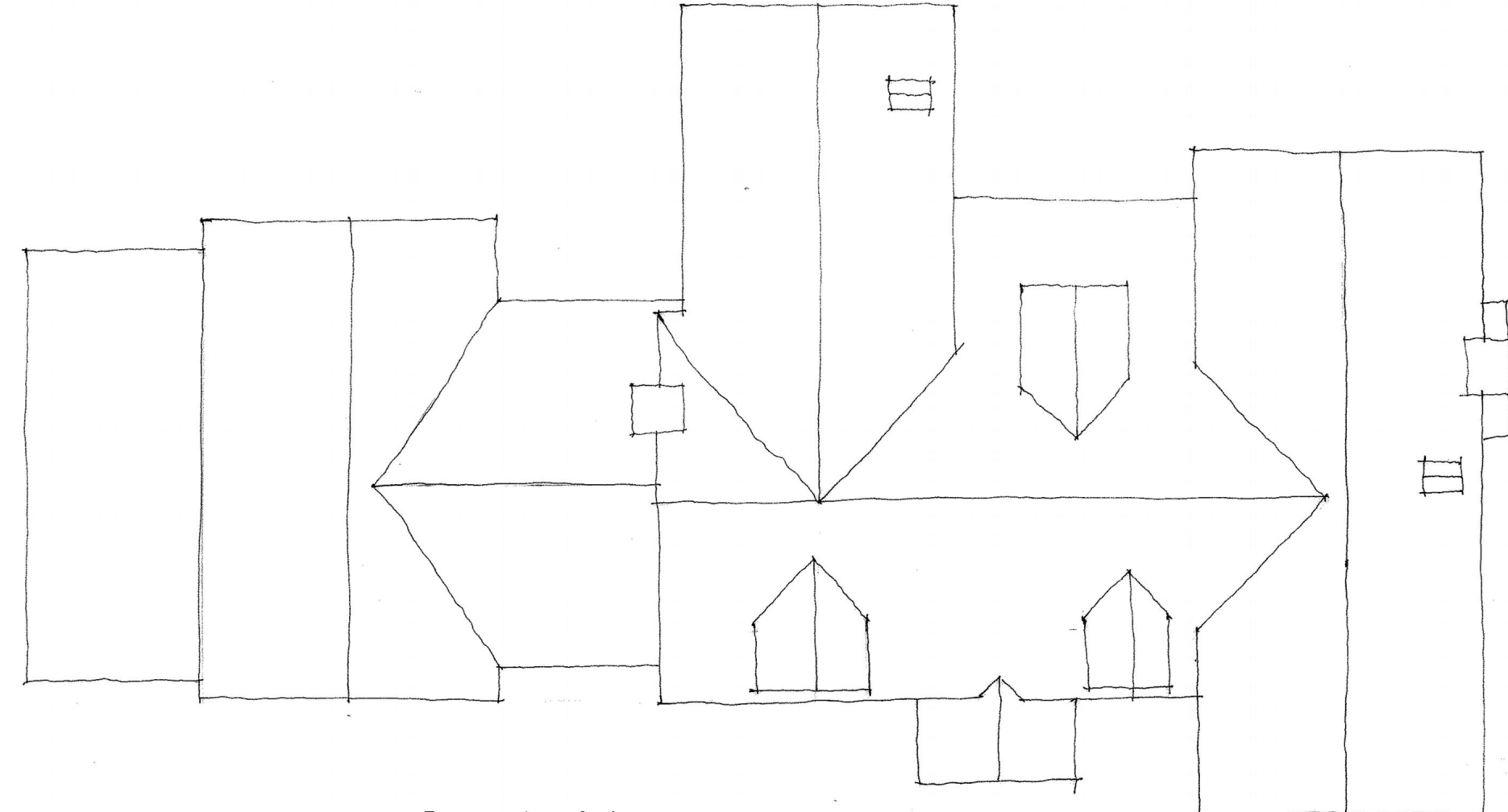
Proposed front elevation

Proposed side elevation

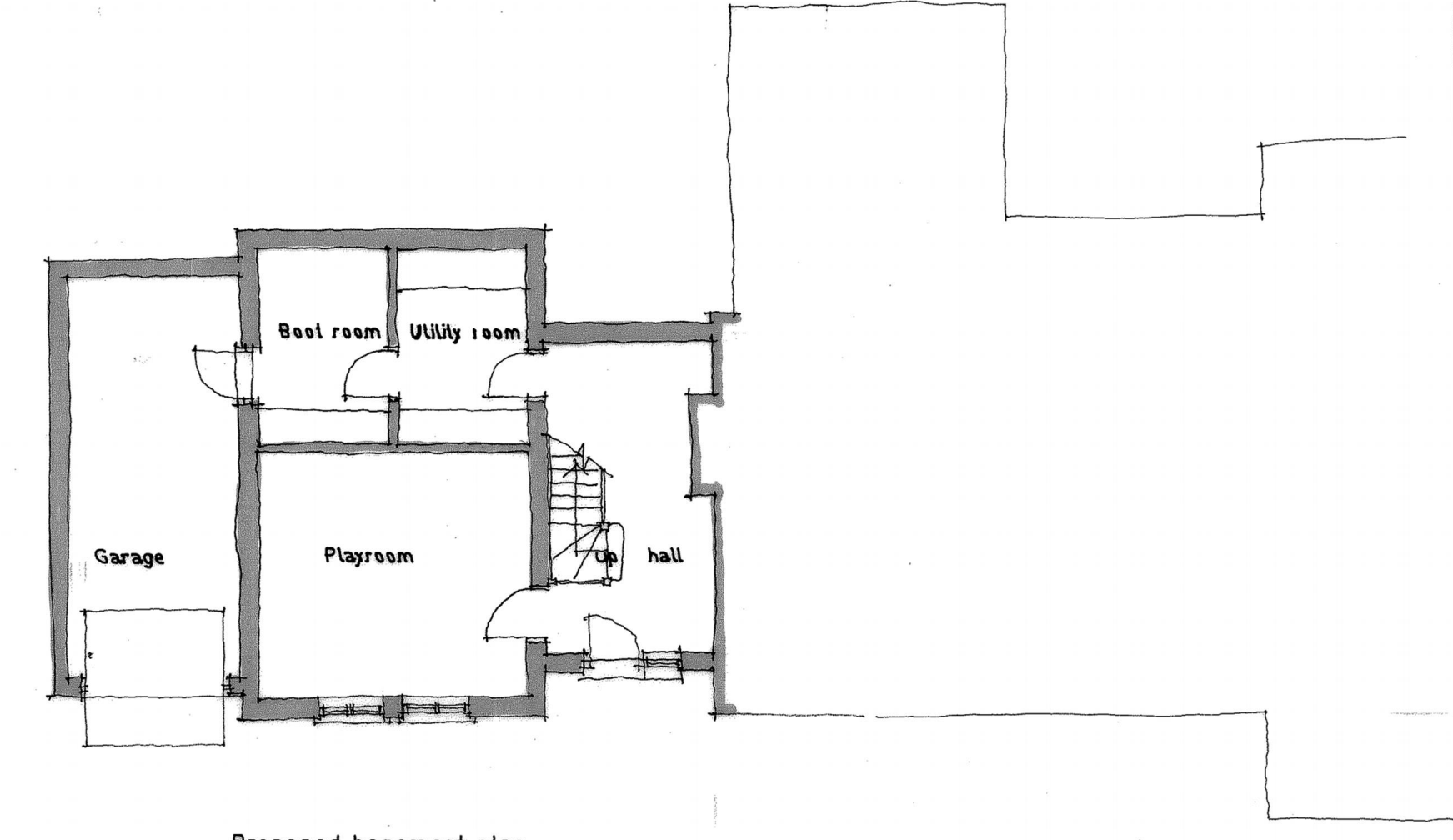
Proposed rear elevation.



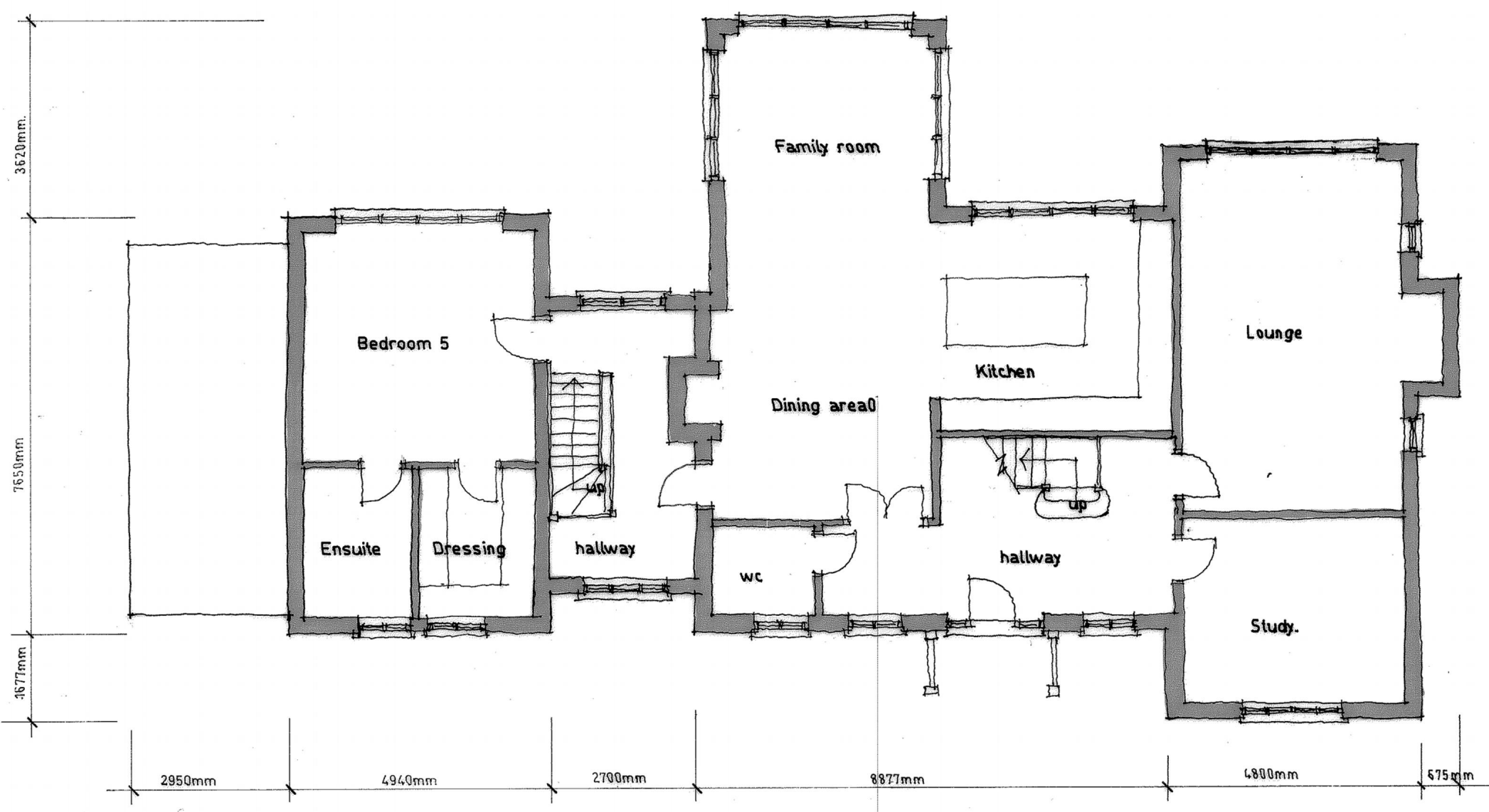
Proposed side elevation.



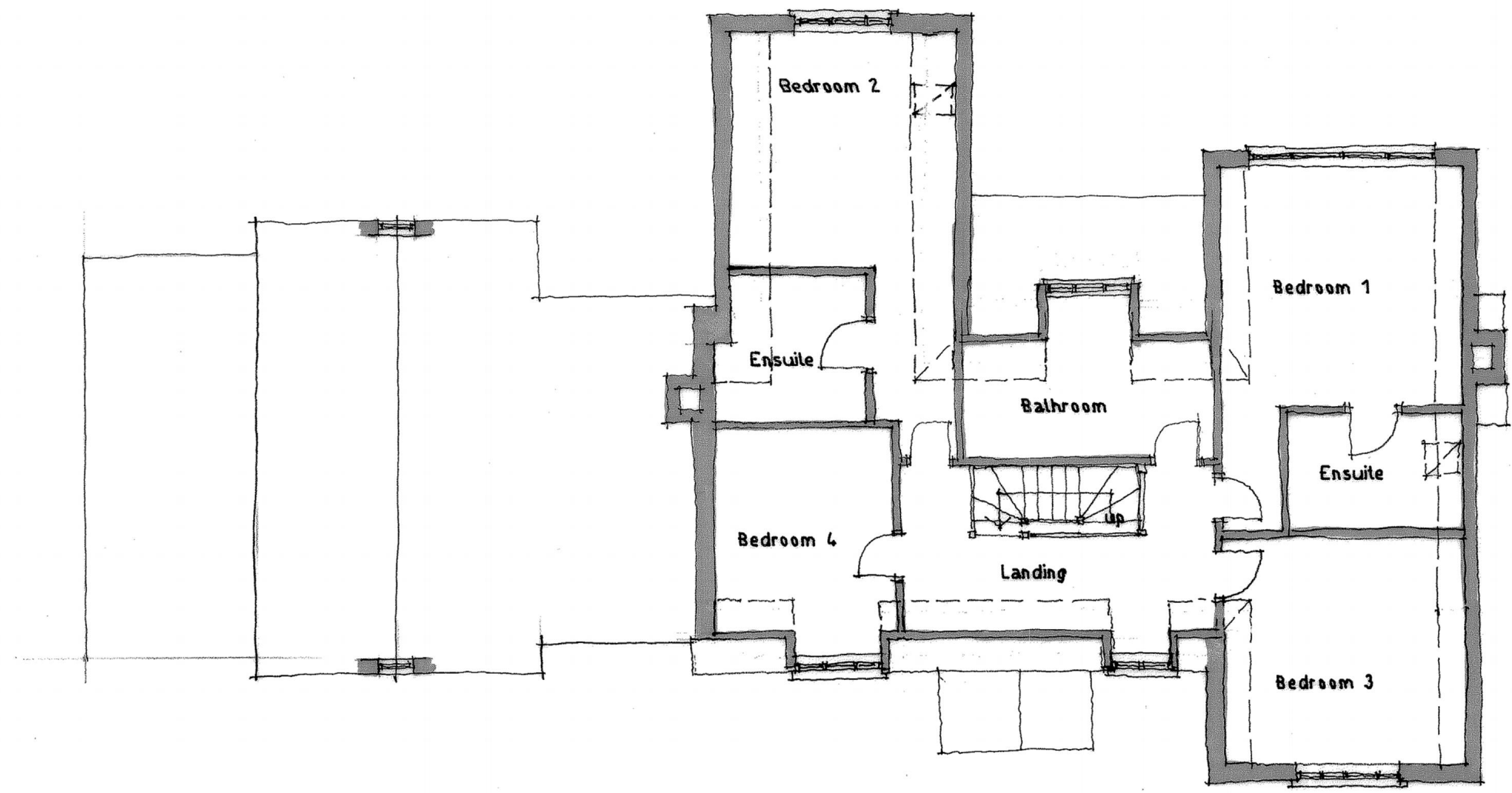
Proposed roof plan.



Proposed basement plan



Proposed ground floor plan.

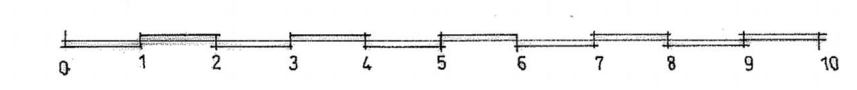


Proposed first floor plan.

Revision

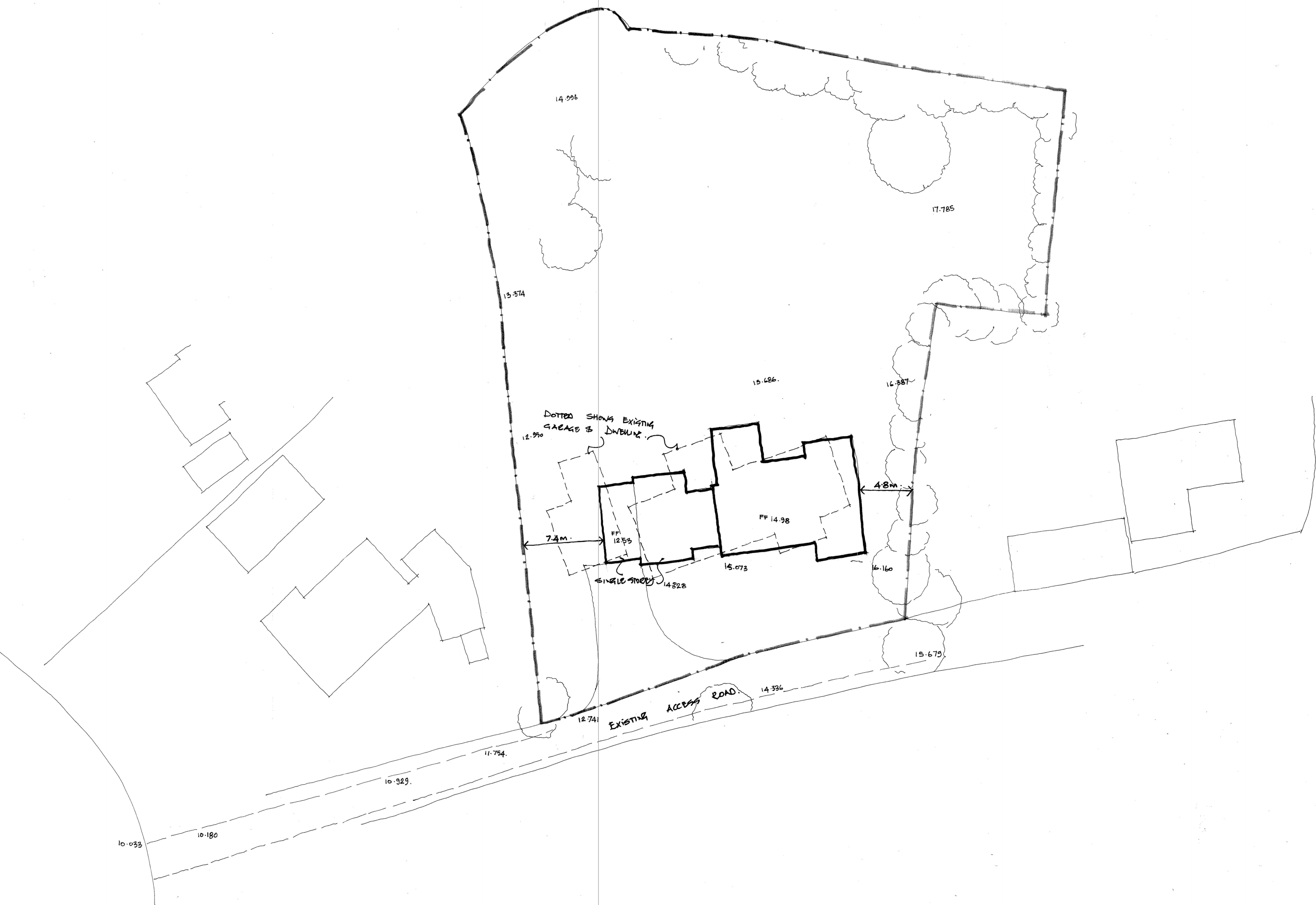
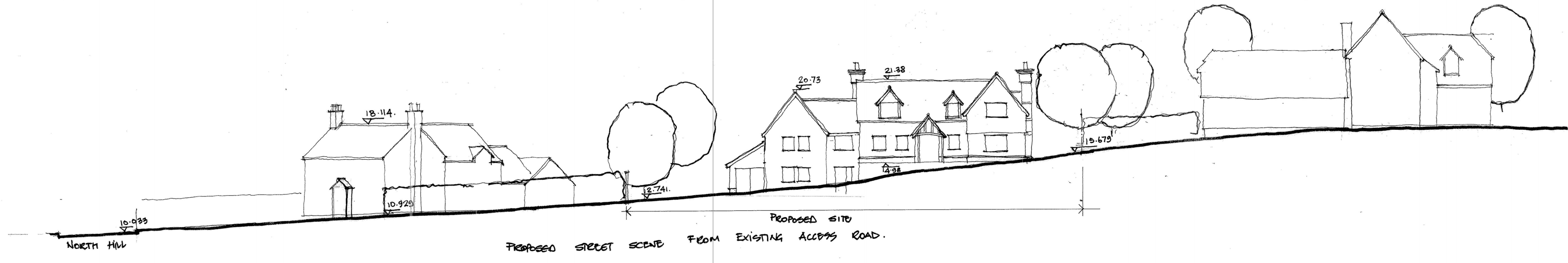
Client	Mr & Mrs J. Attfield
Project	Proposed replacement dwelling at : Hen Cottage, North Hill, Little Baddow, Essex.
Drawing Title	Proposed floor plans and elevations.

**e + m design partnership**  
 Architects & Planning Consultants  
 26/28 The Square, West Street,  
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 Fax : (01702) 547983



Scale	1:100 at 1/4	Date	July 2013.
Dwg No	2961/10.	Rev	C.

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Revision  
 REV A, OCT 2023, LEVEL ADDED TO DRAWING  
 ON STREET SCENE & BLOCK PLAN.

Client  
 MR & MRS J. ATTFIELD.

Project  
 PROPOSED REPLACEMENT DWELING AT:  
 HEN COTTAGE,  
 NORTH HILL,  
 LITTLE BADDOW  
 ESSEX.

Drawing Title  
 REVISED SITE PLAN & PROPOSED  
 STREET SCENE.

**e + m design partnership**  
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 26/28 The Square, West Street,  
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 Fax : (01702) 547983

Scale 1:200 eA1.	Date MARCH 2023
Dwg No 2361/11.	Rev A.

NOTE:

LEVELS IN METRES RELATED TO DATUM LEVEL AS SHOWN

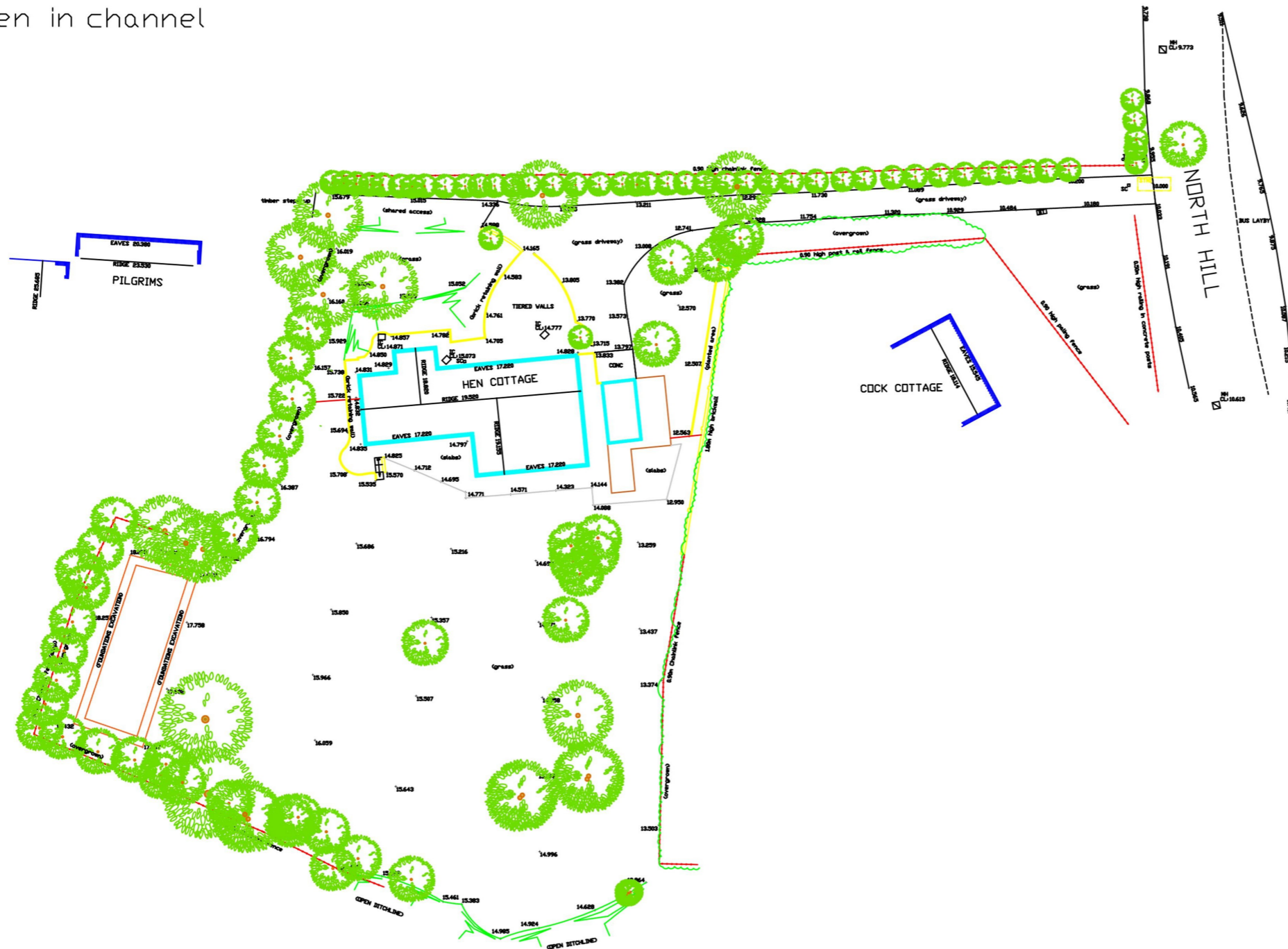
10.000m

NOTE:

SURVEYED ON LOCAL GRID

NOTE:

Road Levels  
taken in channel



DATE	AMENDMENT	REV

**NESTUDA  
SITE SERVICES**

ENGINEERING AND TOPOGRAPHICAL SURVEYORS  
 bill.topesurv@gmail.com  
 mob:07514664891

CLIENT:  
**MR JAMES ATTFIELD**

PROJECT:  
**HEN COTTAGE  
 NORTH HILL  
 LITTLE BADDOW  
 ESSEX**

TITLE:  
**TOPOGRAPHIC  
 SURVEY**

SURVEYOR: WJW  
 DRAWN BY: WJW  
 DATE: 06.05.20  
 SCALE: 1:1