



FAO:
Planning Department,
Rochford District Council

Ref: 23/00949/FUL
Date: 21/12/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land West Of 4 Spruce Drive, Hawkwell, Essex

The application is for the erection of 4 detached dwellings with associated parking, garaging, servicing, open space, landscaping, drainage and utilities and the formation of new vehicular access onto Rectory Road.

The application site is located on the north west side of Rectory Road. To the south east of the site is the Grade II listed The Old Rectory (List Entry Number: 1322324). The Old Rectory is a two storey house dating from circa 1830. The property is likely to be plastered brick and has a hipped slate roof and sliding sash windows with shutters.

Historic maps illustrate that up until the early to mid-nineteenth century, the land surrounding the Old Rectory predominantly remained as open fields, with properties scattered among the open landscape. As found today, the north west side of Rectory Road has largely been developed with new dwellings. Consequently, it is considered that the application site makes a limited contribution to the significance of the listed building as the last green open space remaining on that side of the road, which provides some appreciation of the heritage asset's historic open landscape.

As such, it is considered that there would be a negligible level of harm due to the loss of this open green space. It is acknowledged, however, that this has been largely mitigated by the proposed greenery to the site boundary, the layout and orientation of the proposed dwellings on the site and the retention of some open green space on the site.

In conclusion, it is considered that there would be a residual level of harm to the Grade II listed The Old Rectory, due to the reasons set out above. Therefore, Paragraph 208 of the National Planning Policy Framework (NPPF, 2023) would be relevant. This harm should be weighed against the public benefits of the proposal.

Yours sincerely,



Hannah Rae BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter