

Extract from Area Planning Subcommittee B/C 21 February 2007
Report Item No: 7

APPLICATION No:	EPF/2231/05
SITE ADDRESS:	Land at rear of Fyfield Hall Willingale Road Fyfield Ongar Essex CM5 0SA
PARISH:	Fyfield
APPLICANT:	Executors of Mrs J White (deceased)
DESCRIPTION OF PROPOSAL:	Listed building application for removal of 20th Century agricultural buildings and conversion of buildings for residential use within curtilage of Grade I listed building.
RECOMMENDED DECISION:	GRANT

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

Description of Proposal:

Listed building application for the conversion of existing historic barns within the curtilage of a Grade I listed building to residential use and repair and alterations to grade II listed Dovecote to convert it to a workshop/garden room with study above, and for the removal of 20th century former agricultural buildings.

Policies Applied:

Structure Plan Policies: HC3 and HC4 relating to works to listed buildings and conversion of listed building.

Local Plan Policies: HC10 and HC13 relating to works to listed buildings and conversion of listed buildings.

Issues and Considerations:

The Fyfield Hall complex, including the 16th Century Grade II listed dovecote and the curtilage listed farm buildings proposed for conversion, is of considerable historical and architectural interest and the house itself is of national importance, therefore at an early stage in the negotiations to develop the site an Historic Building Impact Assessment was carried out by the Essex County Council Field Archaeology Unit, following the guidance set out in a brief from the Heritage Conservation Branch of Essex CC.

English Heritage have also been involved, along with the listed building adviser from Essex County Council.

The overall conclusion is that the scheme will greatly enhance the setting of the listed building. The repair of the historic farm buildings is desirable and their conversion has been well designed to minimise alterations and maintain the character of the buildings as farm buildings. The removal of the 20th century farm buildings will greatly enhance the setting of the Hall.

Subject therefore to conditions relating to the details of the works, the application is recommended for approval.

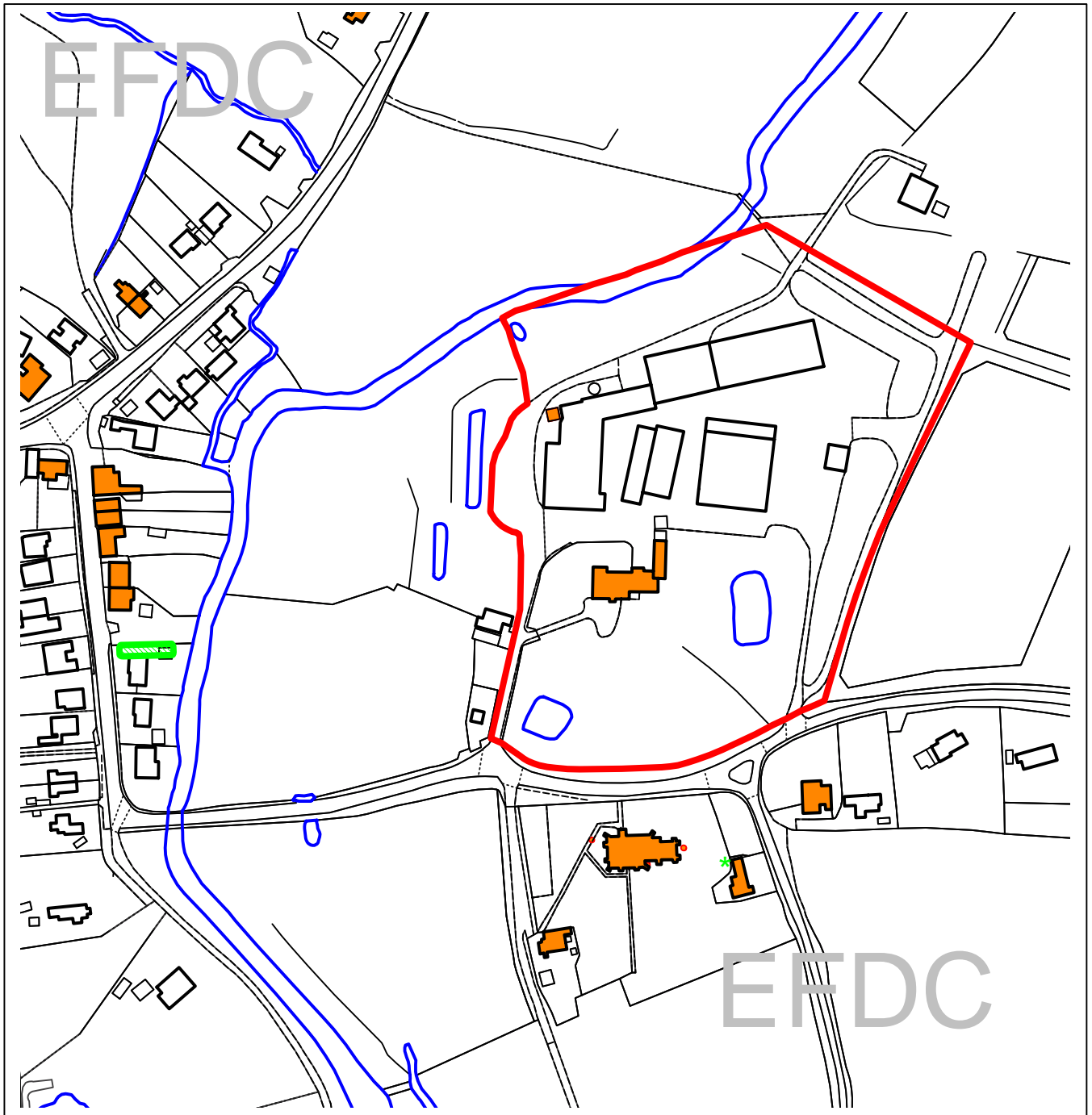
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: No objection



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	6 and 7
Application Number:	EPF/2230 & 2231/05
Site Name:	Fyfield Hall, Willingale Road, Fyfield
Scale of Plot:	1/2500