
THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Sukhdeep Joohti
Planning Department
Epping Forest District Council
Civic Offices
323 High Street
Epping
CM16 4BZ

Your reference: EPF/1962/19
Our reference: 154109

7th October 2019

sjhooti@eppingforestdc.gov.uk

Dear Mr Jhooti,

RE: Patsalls, Chigwell, Essex; application to demolish Coach House and stables and construct a 5 bedroom dwelling.

Thank you for consulting us on this application. We object and offer the following comments.

Patsalls is a Grade II late medieval house altered in various stages from the 17th to 20th centuries. To the east of the building is the Coach House and stables which date from the mid-19th century. The status of the stables as part of the curtilage of Patsalls is uncontested, however there is some question about the curtilage status of the Coach House, and more information would need to be provided here as to when the building became a separate dwelling (the Preliminary Environmental Assessment Report notes that planning permission was granted in 1964 to convert the building into a house, but a planning application in 2014 indicates that the building was being used as an agricultural building then).

Whether the Coach House is considered to be within the curtilage or not, the application is still deficient in terms of the information included. Under paragraph 189 of the NPPF, "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting." This application however includes almost no information on the Grade II-listed Patsalls and there is little discussion of the effect which the demolition of these buildings and the construction of a new building would have on its setting. Moreover, although the Design and Access Statement mentions that a Heritage Assessment has been carried out, this has not been included within the application documents, and the limited information on the historical significance of the Coach House and stables is confined to a small section in the Preliminary Environmental Assessment Report. Given that the stables is part of the curtilage, and the Coach House is at least within the setting of Patsalls, this information is insufficient to adequately assess the impact of the proposed development, and the application should be refused on this alone.

Patron
HRH The Duke of Gloucester KG, GCVO
President
Griff Rhys Jones
Chair
Professor Hilary Grainger

Vice Presidents
Sir David Cannadine
The Lord Howarth of Newport CBE
Sir Simon Jenkins
Fiona MacCarthy OBE

1 Priory Gardens, London W4 1TT
Telephone 020 8994 1019
admin@victoriansociety.org.uk
victoriansociety.org.uk

As an added point, should a further application be submitted which did address the above points but continued to propose the demolition of the coach house, we would be minded to maintain our objection. The Coach House, a former barn, is a characterful building which makes an interesting contribution to Patsalls. The ancillary nature of the building to the house also allows for the former status of Patsalls as the former manor to remain legible, before it became subservient to the new Pettits Hall in 1905. The demolition of this would have a negative impact on the listed building and this should be seen as further grounds for refusing consent.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale

Conservation Adviser