



28/08/2019

Ian Ansell
Planning Department
Epping Forest District Council,
Civic Offices
323 High Street,
Epping
CM16 4BZ

Planning Ref: **EPF/1962/19**

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Ian,

RE: EPF/1962/19 Patsalls, Chigwell

The Historic Environment Advisor of Place Services, Essex County Council has identified the above planning application from the weekly list.

The Essex Historic Environment Record (EHER) shows that the proposed development is located within a known historic hall complex called Pettits Hall. Patsalls (formerly Pettits Hall) comprises a late medieval listed hall house with associated outbuildings (EHER 33966). One of the buildings proposed for demolition is evident on the first edition Ordnance Survey map of 1875 which is now described as the Coach House. This building is curtilage listed. There are likely to have earlier origins associated with the hall complex dating back to the medieval period. The proposed development is also within the vicinity of the roman road which runs south of the development (EHER 4037).

It is therefore important that a record is made before any demolition or ground work takes place; in view of this the following recommendation is made in line with the National Planning Policy Framework.

Recommendation:

1. *Building Record*

'No preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of 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’.

2. Programme of archaeological trial trenching and excavation

‘No development or preliminary groundworks can commence until, a programme of archaeological trial trenching and excavation has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority. ‘

The archaeological work will include a programme of building recording of the existing structures prior to their demolition followed by a programme of archaeological investigation consisting of trial trenching and finally excavation to record deposits in advance of development.

The District Council should inform the applicant of the archaeological recommendations and its financial implications. A building-recording brief detailing the requirements will be produced from this office on request.

If you have any further questions please do not hesitate to contact me.

Yours sincerely,



Katie Lee-Smith MA, ACIfA

Junior Historic Environment Officer

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

Telephone: 03330-133338

Email: katie.lee-smith@essex.gov.uk