

To / Ishita Sheth
From / Frederique Caillat
Date / 26th July 2019
Your ref / EPF/0452/19
Our ref /
FILE REF / 011468



ADDRESS // LAND AT GAINSBOROUGH HOUSE & PRIORS COURT, SHEERING LOWER ROAD, SHEERING, HARLOW, CM21 9FL
PROPOSAL // GRADE II LISTED BUILDING CONSENT FOR CHANGE OF USE OF GAINSBOROUGH HOUSE FROM OFFICES TO RESIDENTIAL AND REVISED PARKING LAYOUT.

Following discussions and advice from the planning officer and myself the initial proposal has been amended and no longer includes the erection of a two and a half storey extension to create 14no. flats. This comment is made with reference to the drawings listed below;

- AMENDED – Proposed Parking Layout 6D
- AMENDED – Proposed Plans and Elevations 04B
- AMENDED – Proposed Block Plan 02C

The proposal site falls within the Lower Sheering Conservation Area. Gainsborough House, listed at grade II, forms part of a large group of listed buildings called the Maltings, a mid 19th century complex now converted to flats and commercial sites. The building falls within the Lower Sheering Conservation Area. It is proposed to change the use of Gainsborough House from offices to residential.

As per stated in the Heritage Statement, Gainsborough House has been converted into offices in the 1940s which involved the creation of new floors, new partition walls, new windows, etc. As part of the conversion of the building into residential, it is proposed to add new partitions walls, block up doors and create new ones. This is considered acceptable as it will only affect modern fabric and therefore will not harm the special interest of the listed building.

This application also includes some changes to the parking layout. This does not raise any objections as it will not have any detrimental impact on the setting of the listed building or the wider area.

It is therefore RECOMMENDED THAT LISTED BUILDING CONSENT IS GRANTED.

This is supported by policies HC6, HC7, HC10 and HC12 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 190, 192, 193 and 194 of the NPPF (2018).

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