

From: [Andrew Robley](#)
To: [Andrew Mangham](#)
Cc: [Planning](#)
Subject: Essendon: The Limes 51 High Road 16/0796/HSE
Date: 08 July 2016 18:21:10

Dear Andrew,

The Limes is a listed building with an early C19th front but probably to an earlier timber framed house.

The existing green house is within the curtilage and appears to be part of an earlier longer range built against the old brick boundary wall. This larger range appears on the early OS maps 1887-1903.

Therefore the structure is effectively listed because it is in the cartilage, pre-1948 and was built to be subservient to the listed building.

There should be a listed building application and within this there would have to be measured survey drawings of the existing structure a heritage/D&A statement describing the historic/architectural interest (or not) of the structure and reasons why demolition is required (In this case there should be some form of structural survey if they believe it cannot be repaired.)

I did visit the site a couple of times today but there was nobody in and so it might be useful if you could find out when I could take a look, although really we would have to wait for the above information before proceeding.

I would advise that we are not in a position to determine the planning application and definitely not to approve it.

In giving this advice I have referred to [the NPPF 2012 , paras 7, 8, 9 , 131, 132, 134](#); [The PPG 2014, Historic England- “Conservation Principles”](#) and [Historic Environment Good Practice Advice in Planning Note 1 , Local Plan R22, R23, R25, Emerging Core Strategy CS11](#); [The Planning\(listed buildings and Conservation Areas \)Act 1990 .](#)

Regards,

Andrew