

**From:** Andrew Robley  
**Sent:** 11 August 2017 10:10  
**To:** Mark Peacock <[m.peacock@welhat.gov.uk](mailto:m.peacock@welhat.gov.uk)>  
**Subject:** Essendon; The Spinney. High Road, 17/1319/VAR

Mark,

In conservation terms, the changes are not significant excepting how they might impinge on the frontage trees/hedgerows and the gateways. As long as my advice re minimising tree loss and conditioning design of the gates to avoid the usual tawdry "mansion inspired" decorative "wrought iron" gates and oversized brick or stone piers, my comments would be as before. ( see below in italics)\_

*From: Andrew Robley  
Sent: 09 August 2016 13:05  
To: Mark Peacock  
Cc: Planning  
Subject: Essendon, The Spinny High Rd; 16/1118/FUL*

*Mark,*

*This is outside the conservation area but immediately adjoining. It is also within the general setting of listed buildings.*

*The character of the conservation area and the setting of the listed building is dominated by well wooded frontages to properties which are well spaced and screened by trees, especially in late spring to early autumn.*

*The property itself is the only one on east side of the road for some considerable distance.*

*The existing house is of no great merit and doesn't in itself contribute to the setting of either the listed buildings or the conservation area, because it is also set back from a modest entrance and well screened.*

*My only concern is that plot 1 is set closer to the frontage and may have more impact. This could be alleviated by setting it back further.*

*Retention of the existing trees is important and I expect you will be looking at this and applying suitable conditions.*

*The designs of the two buildings are not inappropriate but it will be important to ensure they are of recessive materials eg darkish brick and tiles.*

*The site entrance is very important and should avoid the need to cut back the hedges and trees on the frontage. Also there should be a condition requiring details of any gates. There is a propensity for overly grand entrance features here and this should be avoided. Simple wooden gates with wooden gate posts would be most acceptable and grand brick piers and "wrought Iron" gates should be avoided.*

***If the house on plot 1 could be moved back at least as far as the current house, the proposal would in principle not harm the setting of the conservation area or that of nearby listed buildings and would conform to 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 R25, ; Emerging Core Strategy CS11; The Planning( listed buildings and Conservation Areas )Act 1990 .***

***Conditions***  
***Prior to the commencement of any works on site precise details of the following should be submitted to and approved in writing by, the local planning authority; a) roof eaves and verges- 1:5 sectional details; b) windows- 1:20 elevations and 1:2 min. sectional details; c) doors, 1:20 elevations and 1:5 min. sectional details. e) entrance***

*gates and front boundary treatment- 1:20 elevations, 1:5 details.*

Andrew