



ECC Ref: 23/01994/FUL  
Date: 08/04/2024

## HISTORIC BUILDINGS AND CONSERVATION AREA ADVICE

Dear Sir / Madam,

### RE: THE WOODLANDS HOTEL COUPALS ROAD STURMER ESSEX CB9 7UW

This letter provides Historic Buildings and Conservation Area Advice concerning the application for | the demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.

A more detailed landscaping plan has been submitted (Dated 20<sup>th</sup> March), showing trees and hedgerow along the southeastern boundary of the Site, along the edge of the proposed car park. To some degree this will aid in screening the development within the setting of the listed building and I have no objections to the landscaping plan as proposed.

The proposed development would result in a low level of less than substantial harm to the nearby listed building, due to the impact on its setting. The visual screen provided by the planting will aid in the mitigation of this harmful impact. Following the establishment and growth of the planting screen, the overall impact would be a very low level of less than substantial harm.

Should the assessment of the harm to public benefit be found in favour of the development, conditions to provide for a programme of historic building recording of the Woodlands Hotel buildings would be appropriate. The Woodlands Hotel proposed for demolition, is likely to have early nineteenth-century origins and was formed through the addition of an extension to a building depicted on the 1839/40 Tithe map. It has some historic, architectural, evidential and archaeological value therefore is of some local heritage interest.

Should the planning application be approved, I recommend the following conditions.

- No demolition can commence until a programme of historic building recording 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 applicant will submit to the local planning authority an approved historic building report (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority).



Yours sincerely,

David Sorapure BA (Hons)  
Historic Buildings Consultant

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