



Tendering District Council
Town Hall
Station Road
Clacton-on-Sea
ESSEX
CO15 1SE

Date: 16th November 2023
Our Ref: 5815/pb/bt

**Re: Proposed Two Bay Cart Lodge at:
The Old Rectory, Great Bentley**

This letter supports the application for the proposed erection of a two-bay cart lodge at the Old Rectory, Great Bentley. This application follows a previous unsuccessful application for a cart lodge of a different scale and location, ref no. 23/00695/FULHH.

The Old Rectory, the application site, is an eighteenth-century red brick house with a prominent position along the village green and is part of the historic complex of St Mary's Church.

The decision of the previous application was made following the advice provided by Place Services. It was decided that the proposal could not be supported in its previous location as it disturbed the visual link between St Mary's Church and The Old Rectory. The previous cart lodge scheme was in close proximity to the boundary wall separating the Old Rectory's walled garden and the Churchyard and was deemed to adversely affect the relationship between the two.

During the consultation period, a meeting was held on-site with Place Services, during which alternative positions were discussed along with greater consideration of the scale of the proposal in relation to the existing stables on-site. Following the planning response, the proposal has been revised, and the cart lodge repositioned to what was deemed a more acceptable location. The proposed cart lodge is now to the rear of the existing driveway and moved away from the boundary wall. This location will use an existing tree line to screen the proposal from the church and preserve the visual link between the churchyard and the Old Rectory.

Furthermore, the revised scheme has been reduced in scale, lowering the eaves and the ridge so that it is subservient to the existing stable block and less intrusive on the church/rectory relationship. The roof of the cart lodge has also been hipped to further lessen its visual impact. The design of the cart lodge reflects the style and materials of the existing house and surrounding area to blend the proposal into its context.

In conclusion, given the changes outlined above, this revised submission takes into account the setting of both heritage assets in design, scale, and location. This application has therefore responded to the previous planning response and is more acceptable than the previous proposal.

Yours sincerely

BENEDICT THOMPSON

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