

# HERITAGE STATEMENT

**RECEIPTED**

09 APR 2018

*For*

**Repairs, Alterations and Extension**

*to*

**BUTLERS COTTAGE.**

BUTLERS FARM  
SHOPLAND ROAD  
SHOPLAND  
ROCHFORD  
ESSEX. SS4 1LP

**Local Authority Reference** - *to be advised*

Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex. SS4 1BW

March 2020  
1478/JJ

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## Statement of Case

### Summary of Existing Situation.

This document has been prepared at the request of the Place Services, Essex County Council to assist the Local Authority and County Council when determining House Holder and Listed Building Town Planning applications to extend to the rear of the existing retained single storey cottage, known as Butlers Cottage, Butlers Farm, Shopland Road, Rochford, Essex. SS4 1LW.

The main farmhouse is located to the western edge of the compound and is accessed via its own gravel drive. It is understood that Butlers Farm House is a Grade 11 Listed building (List Entry ID 1322416).

*Butlers farm consists a Georgian House, built in about 1720, made with a timber frame and white painted weatherboard on the outside.*

*From the road there was a gravel drive which crossed the moat. The moat only went round two sides of the house and, like other examples in East Anglia, was more to provide fish and eels than for security.*

*(extract from Life at Butlers – Complete Article – Martin Edgar's Story written c2018)*

The farm was tenanted in the early 1900's to a Mr Andrew and subsequently in the 1930's to the Edgars before being taken back in hand by Tabor Estates.

The existing Butlers Cottage was at one time known as Cadge's Cottage.

Farm cottages were often known by the name of the farm worker who occupied the cottage at the time.





Charles William Cadge came to work for Mr Andrew as a groom at Butlers in 1911 living at Slated Row, Shopland and later at Butlers Farm Cottage. His son Walter became horseman to Henry Edgar and in 1948 was appointed farm foreman which position he held until his retirement in 1977.

(Extract from The History of Rochford Hundred 'Shopland' by Lily E.Jerram-Burrows published 1979).

In more recent years Butlers Cottage, was also known as Skint Cottage.



The cottage is located to the perimeter of the main section of Farm Buildings including various barns to the east, used in part as a livery for horses. A range of modern storage buildings are also located to the eastern edge of the main compound. These buildings form a working complex of farm buildings



of mixed age generally located to the north east of the compound and the main farm house.

Access to Butlers Cottage is via a separate drive to the edge of the compound and facing open fields.

"the 'Chase' ran from the road by a different route to give access to the farmyard and farm buildings, for use by farm traffic"

*(Extract from Life at Butlers – Complete Article – Martin Edgar's Story written c2018)*

This separate drive also affords access to an open storage area for various farm machinery, tractors etc., this is also a parking area for farm contractors and visitors.

An area for parking to the property has been allocated in this location.

It should be noted that the property is to be occupied by Ms Claire Tabor, who is one of the directors of Tabor Farms Ltd., which owns this farm and others within the Rochford District.

The subject building is one of various similar cottages located within the boundary of the farm which were built to provide accommodation for farm workers employed on the farm. These properties are no longer used by employees of Butlers Farm and are let out to private tenants.

To the rear of Butlers Cottage at the bottom of the garden there is a small pond.

The curtilage of the property is indicated on the current planning application submitted to the Local Authority ref. (to be advised). The rear, western boundary has been located away from the edge of the existing pond.

## **Planning History**

In the early 1970's the Local Authority served a notice on the Farm that stated that the general condition of the property was very poor and the fabric of the building had been neglected. The property was left empty for a period whilst certain renovations were carried out including underpinning to support the south/west corner of the building, which had created movement of the main external walls to the rear and southern elevation. It was also established that at this stage that the cottage needed a high level of updating.

Over a period of time the basic repairs were completed and the building was used as living accommodation for a farm worker.

In 2017 a Lawful Development Certificate application was submitted to the Local Authority and Granted ref. 17/00615/LDC dated 21<sup>st</sup> September 2017.

The application ref. 18/00543/FUL for the extensions and alterations was withdrawn and a Pre-App meeting was arranged with the Council's planning officer, Katie Ellis, to advise on the latest proposal and recommendations of the consultants.

Following various detailed discussion with Place Services and the Local Authority it was agreed that the property should be retained and the complete repair and renovation of the property be carried out.

A site meeting was attended by Place Services with the client and this practice in March 2020 and following discussions relating to the various merits and history of the property it was agreed that with some minor alteration and the construction of a rear extension in compliance with the LPA's planning policies for works of this nature within the Green Belt could be formally agreed. These sketch details being noted as agreed subject to the formal submission of the final design and layout submission.

Sketch proposal were submitted to Place Services and these were subsequently agreed in principle subject to the above.

The details of the new proposals including layouts of the property including elevations, sections, with a Brief Specification of the works to the property and this Heritage Statement are submitted to Rochford District Council, as part of the formal submission.

At that time the Council advised that they would need as part of the new submission a copy of the Bat Survey. This was previously provided as required and it is confirmed that the situation has not altered.

It was also noted that the Council had received a response from Place Services dated 15<sup>th</sup> September 2019 and signed by Mr Richard Broadhead. It is accepted that this letter related to the Council's consultation for the application 18/00543/FUL, the Extensions and Alterations to the original property. This application was later withdrawn.

This letter confirmed that there was no objection to the application and requested that a condition would be required relating to the further submission to the Council for the approval of materials.

### **NPPF Paragraphs 189 and 196**

The case for the development proposal would not lead to any substantial harm to the significance of the designated heritage asset. This has been



clearly set out above. The existing property is proposed to be retained by extensive repairs and general improvement to the internal layout of the existing together with a rear extension. The proposed building works are considered necessary to retain a property to this heritage location thus retaining the unchanged landscape of the farm.

The property will secure its optimum viable use, whilst maintaining benefits as directed by the NPPF paragraph 196 requirements.

The existing property is located within the farm curtilage and is not visible to the public from the main public highway.

The Place Services letter dated 10<sup>th</sup> September 2019 states that it is understood from their own observations and confirmed by this document that paragraph 189 is not applicable and that their comment that the proposals would cause 'less than substantial harm' is agreed.

It is our opinion that this Heritage Statement covers and concludes the requirements of paragraph 196.

It is requested that Place Services confirm their acceptance of the document and the Local Authority approve the planning application in due course.

John R Jackson LLP  
Architectural Design Associates

March 2020