

F.A.O Richard Kilbourne

Our ref 205345

Your ref [25/00220/FUL](#)

Little Stambridge Hall, Little Stambridge Hall Lane, Stambridge, Essex SS4 1EW

Renovate/ repair existing grade II listed house, replace ancillary accommodation and construct a swimming pool and change the use of the site from use as a dwellinghouse (Class C3) to use within Use Class C1 (hotel) for use as rental accommodation and a yoga retreat

Dear Richard

Thank you for notifying the SPAB of the above application affecting this 16th century Grade II listed building. We note that the application is not for Listed Building Consent, which is required for any alterations, extensions, or demolitions that affect the character of a listed building. However, in the absence of this, we are happy to comment on the Full Planning Application and offer the following observations and advice.

The Heritage statement was written in 2021 and therefore may need to be updated. The document contains a brief description of the building with some helpful dates concerning its evolution; however, it does not contain any assessment of the impact that the works would have on the building's special interest, or details to show how historic fabric would be protected.

Proposals include the demolition and replacement of outbuildings, but the age and significance of these have not been described. The structural engineer's report contains a number of recommendations; however, it is not clear if any of these have been included in the application.

Internal alterations, although stated to be reversible, have not been assessed in relation to the harm that would be caused to the historic plan form, or what impact they would have on internal mouldings and other architectural features. The proposed new Georgian portico at the main entrance affects the character of the west elevation, but the impact of the proposal has not been assessed.

We would also expect to see a detailed specification for the works which explains in detail the full extent of the works to be carried out and the materials and methods that will be used. This should encompass any thermal upgrades, changes to doors and windows, and any works to the flooring, walls, and ceiling finishes. Service penetrations should also be carefully considered. The involvement of a conservation-accredited architect in compiling a specification is strongly recommended. In the absence of this

information, it is not possible to understand how the work will impact the historic building's interest.

The Society therefore urges you to seek further detail from the applicant on the parts of the building affected by the proposals. The special interest of the listed building, and the impact of the proposals on it, must be understood before the local planning authority can grant consent or otherwise.

We would be happy to look at these proposals again once they have been revised. However, if this information is not forthcoming, we recommend that permission is refused.

Best wishes

Gill

Gill Pedler

Casework Officer

Phone number: 07858 798 529

Part-time hours: Monday to Wednesday

Please send all notifications of listed building consent applications, faculty applications or requests for pre-application advice to casework@jcnas.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

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