

**Report to District Development
Management Committee**



Report Reference: DEV-026-2016/17
Date of meeting: 5 April 2017

**Epping Forest
District Council**

Subject: Planning Application EPF/2550/16 – Woodview, Lambourne Road, Chigwell, Essex IG7 6HX - Demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

Responsible Officer: David Baker (01992) 564514

Democratic Services: Gary Woodhall (01992) 564470

Recommendations:

(1) That planning permission be granted subject to the following conditions:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**
- 2. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.**
- 3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - The parking of vehicles of site operatives and visitors**
 - Loading and unloading of plant and materials**
 - Storage of plant and materials used in constructing the development**
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate****
- 4. Measures to control the emission of dust and dirt during construction, including wheel washing.**
- 5. A scheme for recycling/disposing of waste resulting from demolition and construction works.**

- 6. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.**
- 7. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.**
- 8. If any tree, shrub or hedge shown to be retained in Sharon Hosegood Associates 'Supplementary Arboricultural Report' dated 23rd December 2016 (Ref : SHA 270 Rev A) is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.**
- 9. Soft landscaping shall be implemented as shown on Tim Moya Associates, 'Tree and Hedgerow planting plan', Drawing number 160836-L-01 rev b, dated December 2016; and ; Tim Moya Associates, 'soft landscaping - shrub, herbaceous, grass and bulb planting plan', drawing number 160836-L-02 Rev a, dated December 2016 ; unless the Local Planning Authority gives its prior written approval to any alterations**
- 10. No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:**

 - (i) Limiting discharge rates to 2l/s for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate change.**
 - (ii) Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.**

- (iii) Sufficient storage should be provided to ensure that in the event of pump failure no flooding will occur during a 1 in 30 year event.
 - (iv) Provide sufficient treatment for all elements of the development. Treatment should be demonstrated to be in line with the guidance within the CIRIA SuDS Manual C753.
- 11. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.
- 12. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided.
- 13. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- 14. An internal/external bat survey of the main house and trees (if affected) shall be undertaken to include emergence re-entry surveys for bats if necessary. These surveys should be submitted to EFDC. Should the surveys reveal presence of bats, then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 15. The ponds within 250m of the application site be subjected to a Habitat Suitability Index survey and the results submitted to EFDC for approval. Should the HSI survey reveal the suitability of the ponds for Great crested newts then a full survey needs to be carried out. These surveys should also be submitted to EFDC. If these surveys reveal the presence of GCNs then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 16. A method statement be written and submitted for pre- and during the construction for issues concerning hedgehogs, birds,

reptiles, invertebrates and invasive species. Details in the Phase 1 habitat survey by CGO Ecology Ltd submitted May 2016.)

17. The development be carried out in accordance with the flood risk assessment (RPS - Flood Risk Assessment including SuDS Strategy, Ref HLEF47138/001R, October 2016) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
18. No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
19. Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
20. There shall be no discharge of surface water onto the Highway.
21. The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the commencement of development works. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
22. The development hereby permitted will be completed strictly in accordance with the approved drawings numbered H.16.01 (9-) 5; (9-) 4 Rev B; (9-) 2 Rev F; (21) 6; (21) 5; (00) 13; (00) 7; (00) 15; (00) 14; (00) 5; (00) 6; (00) 4; (00) 12; (21) 2; 21(10.)
23. Prior to the undertaking of any demolition or preliminary groundworks, details of a programme of historic building recording in accordance with a written scheme of investigation shall be submitted to the local planning authority for approval in writing. The development shall approve in accordance with the agreed details.

(2) That planning permission be issued after the completion of a legal agreement (Section 106 of the Town and Country Planning Act 1990) that ensures a satisfactory financial contribution in respect of:

(a) £443,885 for off-site Affordable Housing; and

(b) £55,720 for provision of local early years childcare places.

Report

1. This application was put to the Area Plans Sub Committee South on 1 March 2017. However, it was referred directly up to the District Development Management Committee for a decision, and also to allow for the submission and assessment of a Heritage Impact Assessment - to determine what weight should be given to the proposed loss of the existing dwelling at Woodview when assessing the overall merits of this redevelopment proposal.

2. Since 1 March 2017, a Heritage Statement has been submitted on behalf of the applicants examining the history and significance of this large house built in 1881. The Council's Senior Conservation Officer has, since receiving the Heritage Statement on 20 March 2017, visited the site and inspected the exterior and interior of the house. Her assessment of the building, and the submitted heritage report, is set out in Appendix A attached to this report.

3. The Senior Conservation Officer concludes that

'Woodview is of local heritage interest and its loss would be regrettable, however, it is recognised that some of the authenticity and character of the building has been lost through later interventions. In addition, it makes little contribution to the local street scene. At the very least, a full photographic and building recording survey should be carried out to preserve a record of the building should its loss be judged to be outweighed by the benefits of the proposal'.

4. The benefits of this proposal are the provision of modern and purpose built accommodation for elderly people in the form a new 72 bed care home and 25 retirement living units on a site which constitutes previously developed land. The demand for this form of accommodation is high and its provision would also assist in freeing up existing family houses in Chigwell and the local area for occupation by younger and larger households. The proposed development would also generate a significant commuted sum to assist in the provision of affordable homes in the locality. Officers are of the view that these benefits outweigh the heritage merits of retaining the building, which is not considered to be listable but is a possible non-designated heritage asset, and it is therefore recommended that conditional planning permission be granted subject to the completion of appropriate S106 agreements.

5. The officer's recommendation therefore remains to grant planning permission, but with the addition of condition no.22. The report submitted to the 1 March 2017 Area Plans Sub Committee South is reproduced below.

Description of Site:

A large two and three stories Victorian mansion style residential house located within extensive grounds on the south side of Lambourne Road, and which lies opposite a residential cul de sac of Shillibeer Walk. The house is heavily screened from view from Manor Road by mature trees and indeed many other mature trees, some of which are protected and lie in the grounds, especially near the boundaries of the site. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

The proposal has been amended since it was originally submitted - in that a third 3 storey building containing 15 retirement living apartments has been omitted from the scheme following discussions with officers.

Relevant History:

This large house was used as an old persons home for many years in the late 1990's, but permission was granted in 1996 for its conversion back to a single dwelling.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the rural and built environment.
CP3 – New development
GB2A – Development in the Green Belt
GB7A – Conspicuous development
NC4 – Protection of established habitat
H2A – Previously developed land
H5A - Provision for affordable housing
CF2 – Health care facilities
DBE1 – Design of new buildings.
DBE9 – Loss of amenity.
LL10 – Adequacy of provision for landscape retention
ST6 – Vehicle parking

NPPF:

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Draft Local Plan:

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP5 – Green Belt and District Open Land
H2 – Affordable housing
DM9 – High Quality Design
DM5 – Green infrastructure; design of development
D4 – Community, Leisure and Cultural Facilities.

Summary of Representations:

CHIGWELL PARISH COUNCIL – No objections to the amended and reduced proposal. The Parish had concerns over the original proposal for example the risk of overdevelopment and inadequate car parking.

87 NEIGHBOURS CONSULTED on the original proposal, and those that made comments were also consulted on the amended proposal:-

7 OBJECTION LETTERS or letters of concern were received:-

1, LODGE CLOSE - on the original proposal concerned that 66 car spaces would be inadequate, and that an in an out entrance on to Lambourne Road should be considered to reduce hindrance to traffic flow on Lambourne Road.

15, CANTERBURY CLOSE – Although the plans have been amended my original comments are still relevant. The access to the site is inadequate in terms of its width, particularly for construction traffic, and insufficient car spaces are being provided.

2, DOVES COTTAGES, GRAVEL LANE – I repeat my earlier objection that the demolition of the existing historic Victorian dwelling should not be allowed. It is an imposing and substantial residence with many fine interior details, and this non designated heritage asset should be retained.

2, LAKESIDE CLOSE - Given that a 72 bed care home is proposed account needs to be taken of the poor state of the footpath that runs along Lambourne Road from the site to Manford Way – it is too narrow and uneven for wheelchair users.

2, SHILLIBEER WALK – object to the original proposal on grounds of traffic generation both during construction and afterwards, concern over access and highways safety, the overbearing nature of the proposal, layout and density of buildings, overshadowing, noise and disturbance from the development, and setting of precedent.

10, LODGE CLOSE – on the original proposal – insufficient space allocated for car parking, and increased levels of traffic along Lambourne Road will cause danger.

ABILITY HOUSING ASSOCIATION – as owners of the 4 bungalows for disabled people in Lakeside Close, (on the original proposal) the siting of 3 blocks could give rise to loss of privacy, more residents and noise could affect residents in Lakeside Close, the vehicular access to the site would need to be widened, there would be a lot of comings and goings from the site, the pavement along Lambourne road should be extended/improved via a contribution if permission is given, and trees should be protected.

SOME 100 LETTERS OF SUPPORT have been received from a wide area including Chigwell, Loughton, Woodford and beyond. These letters all contain the same text and support the proposal because a) the site is ideally located for a care home and

retirement apartments as it is in close proximity to Grange Hill and Chigwell which will allow residents to continue to be part of the community, b) the site is well connected to public transport connections eg 0.5 miles to Grange Hill station, c) up to 100 jobs will be created in addition to supporting local businesses, d) there will be a reduction on pressure on primary care services such as GP practices, hospitals etc as the first stage of care and triage can be provided in the development, e) there is an under provision of care home beds in the area – this care home will be a state of the art facility that promotes person centred care for the elderly and will be run by an experienced operator, f) the retirements apartments present a synergy with the care home so that as people's needs progress to requiring care the care can be accessed within the same site, g) a 72 bed care home and 40 retirement properties potentially frees up 112 houses, h) the site is well screened and the development will not impact views from the road, and i) there is minimal traffic generated by a care home and retirement properties and plenty of car parking provision is made.

ESSEX COUNTY COUNCIL HIGHWAYS – The applicant has submitted a robust Transport Statement supporting the application and the Highway Authority is satisfied that the application is not contrary to current National/Local policy or safety criteria. The existing access has appropriate visibility and geometry onto Lambourne Road. Consequently the proposal will not be detrimental to highway safety, capacity, or efficiency at this location or on the wider highway network. From a highway and transportation perspective the impact of the proposal is therefore acceptable to the Highway Authority subject to conditions being imposed requiring the proposed parking and turning areas to be provided before occupation of the development, and requiring that there is no discharge of surface water onto the highway.

EFDC TREES AND LANDSCAPE SECTION – Revised plans omitting one of the blocks, and revised tree reports have been received. These plans address previous concerns about loss of trees in the north east corner of the site, and the proximity of trees to the block which has now been now omitted .We have no objections to the amended proposal subject to conditions being attached.

ESSEX CC ARCHAEOLOGICAL SECTION – it is possible that the proposed block on the eastern part of the site is sited in an undisturbed area which may contain archaeological evidence relating to the early development of Chigwell. No objections subject to a condition requiring a scheme of investigation to take place before any preliminary groundworks are carried out.

ESSEX CC SUSTAINABLE DRAINAGE TEAM – having reviewed the submitted Flood Risk Assessment and associated documents we do not object to the granting of permission subject to appropriate conditions being applied.

EFDC LAND DRAINAGE TEAM – No objections subject to imposition of conditions.

ESSEX CC INFRASTRUCTURE OFFICER – The proposed development is expected to give employment to 100 people which would generate an (educational) requirement for up to 4 early years and childcare (EY&C) places. It is the case that additional EY&C places are needed within the Chigwell Row Ward, and that this development would add to this need. A developer contribution of £55,720 for EP&C within the Chigwell Row Ward is therefore sought to mitigate the impacts on local EY&C provision. In conclusion, I request that any permission is granted subject to a S106 agreement requiring this contribution, or if the application is refused then the lack of childcare provision be made an additional reason for refusal.

EFDC HOUSING DIRECTORATE – The application proposes 25 dwelling units in a settlement where the population is more than 3000. Therefore 40% of the 25 units should be affordable homes. The Council accepts that the provision of affordable homes within a private extra care, or assisted living, development is not practical or suitable, and hence an appropriate financial contribution for off site provision would be needed. Negotiations on the agreed level of this contribution and the outcome will be referred verbally at the Committee meeting.

Issues and Considerations:

Nature of the proposed development

The amended application now proposes the demolition of the existing house and the erection of a 3 storey 72 bed care home and a 3 storey block of 25 retirement living units. Originally a third block of 15 retirement living units was also proposed in the north east corner of the site close to the access to the site. However, this block has now been omitted from the proposal following concern from officers that too much additional volume and footprint of building was being proposed on a site located in the Green Belt, and that the this third block would have adversely affect tree cover in the site, and could have reduced the tree screen on the Lambourne Road frontage making the development more conspicuous.

Written submissions have accompanied this application and the following extract illustrates much of the concept of the proposed development:-

In addition to the care home, the proposals provide for retirement living apartments. There will be a functional link between the two elements. Most importantly, the two elements are integral to the concept of “comprehensive senior living”. A key objective of the concept is to provide an opportunity for elderly local people to “step down” to living in smaller accommodation, but within a safe environment -a consequential benefit being the freeing up of larger properties in the local area and thereby assisting in meeting local housing requirements. Residents of the retirement living units will have the option to move into the care home, in accordance with their needs. The synergy between the two facilities and the availability of health care professionals is a clear advantage to prospective occupiers. Comprehensive senior living is a new concept in elderly care and represents a significant benefit to Chigwell.

It should be noted that Oakland have an existing care home at Woodland Grove, Loughton, also within Epping Forest district. Albeit the Loughton care home serves a different catchment to the proposal at Woodview, which is very much aimed at Chigwell and the immediate area. However, the facility at Loughton provides a benchmark and is indicative of the quality of facility developed and managed by Oakland.

Protection of trees

A particular characteristic of this site is the dense amount of mature trees that lie close to its boundaries such that only glimpses of the inside of the site are available. Bearing in mind the site's location in the Green Belt, and the emphasis in the emerging Draft Local Plan of maintaining and enhancing green infrastructure (policy DM5), it is important to ensure that any new development on this site does not materially reduce this attractive screening of the site. To this end negotiations have

resulted in a revised tree plan being submitted, and removal of one block of retirement living units that could have resulted in an unacceptable thinning of the boundary tree screen. From the perspective of protection of trees, the proposal is now satisfactory.

Green Belt and sustainability issues

Although located in the Green Belt this site, containing a large mansion, outbuildings and hard surfaced area, constitutes previously developed land (or brownfield land). Therefore redevelopment is acceptable in principle. However, the NPPF also states that new development is inappropriate if (its volume) would have a greater impact on the openness of the Green Belt compared to the existing buildings to be removed. It is estimated that the volume of the two proposed blocks is 80% larger than the existing buildings on the site and consequently it does represent inappropriate development that by definition is harmful to the Green Belt. This harm can only be set aside if a proposed development gives rise to very special circumstances that support the grant of planning permission. Officers feel that in this case there are special circumstances. Firstly, the site lies adjoining a sizeable settlement of Chigwell on the opposite side of Lambourne Road, it lies adjoining another care home Alder House which has a large footprint, and in its appearance, context, and location the site has more of a feel of an urban location as opposed to open countryside. Secondly, the site lies in a fairly sustainable location next to the large settlement of Chigwell, its services, and the tube station at Grange Hill lies a half a mile away. Lastly, the new development will provide care accommodation and retirement living units for more elderly people and households in an area and district where there is a proven need for this form of accommodation.

Whilst not a reason for very special circumstances to outweigh Green Belt harm in principle, the site is heavily screened from view by trees and hence the new development would be largely hidden from view. The visual impact of the proposed development on the surrounding area is therefore considered acceptable.

Car parking, layout and design issues

A detailed transport assessment was submitted with the application and Essex CC, as Highways Authority, have no objections to the proposal. Although some concerns have been raised by local residents about the width and nature of the existing vehicular access to the site the Highways Authority confirm that it has an acceptable geometry and has appropriate visibility sight lines on a straight stretch of road. The provision of 55 off street car spaces for a care home and 25 retirement living units is an adequate provision. The two proposed blocks on the site will be 3 stories in height with pitched roofs, elevations will be 'broken up' by projecting bays with gable roofs over. Their design and appearance will be acceptable. The additional areas of driveways and car parking areas will be softened by new tree and shrub planting and areas to be laid to grass, and an acceptable landscaping scheme is to be provided for this form of development.

Other matters

Lastly, one objection received argues that the proposal involves the loss of a non designated heritage asset. It is the case that the existing dwelling is not listed or locally listed, and it does not lie in a conservation area. Some of its interior décor has been removed or damaged, possibly during its time as an old person's home. In addition its recessed hidden position means that it is not a recognisable building that would be lost to the local townscape. Consequently the removal of the existing

dwelling – to make way for a modern development meeting the current housing needs of the elderly – is acceptable in this case.

S106 issues regarding affordable housing and childcare provision.

As mentioned in the Summary of Representations section above the proposed development needs to make provision for a commuted sum to assist in affordable housing on other sites in the locality. The applicants have made an offer in this instance and have recently submitted an appraisal to back up this offer. The Councils housing directorate and their consultant's, Kift, are currently considering this submission and the outcome of this and any final negotiations will be reported verbally at Committee.

In a similar vein the Essex CC 's request for 4 local childcare places was based upon the originally submitted 40 retirement living units and not the 25 now proposed in the amended scheme – consequently the original quoted figure of 100 employees needs to be reduced. More pertinently, this 100 figure included a large number of part time jobs and hence the final FTE figure will be reduced more significantly. It is intended to report verbally at Committee on the results of current discussions on this issue.

Conclusion:

The proposal seeks to provide much need accommodation for the elderly on a site that does lie in the Green Belt but which in other respects has an urban feel to it and, in any event, is effectively screened by mature trees, so that its visual impact on the street scene and the open character to the rear, is minimal. For these reasons, and those set out above, it is recommended that conditional planning permission be granted subject to a S106 agreement being signed.

Appendix A – Senior Conservation Officer, Maria Kitts, comments, post Area Plans South Meeting.

As detailed within the Heritage Statement (March 2017) Woodview was built in 1881 by the then owner Philip Savill (as commemorated on a terracotta date stone). There had been a dwelling on the site since at least 1778 but the previous house appears to have been completely demolished before the current 1881 house was constructed as no physical evidence of a previous building has been discovered. According to the Pevsner *Buildings of England* Essex edition, the architect was William Gibbs Bartleet (1829-1906) who was born near Birmingham and based his practice in New Broad Street, London and Brentwood, Essex. Three of his works have been recognised for national listing; the parish church of St George in Beckenham, the rebuilding of St Mary's Church in Basildon, and the refronting of nos. 5 and 6 Henrietta Street, Covent Garden for the London and County Bank. Little has been uncovered about his work in domestic architecture.

Woodview is a substantial red brick house, typical of the late Victorian period. It displays elements of the 19th century "Queen Anne" architectural movement including the use of red brick and terracotta panels, square-headed windows, Dutch gables, and a deep porch. The asymmetrical arrangement of the façades (other than the western façade) and the combination of the use of steeply pitched gables with decorative bargeboards, Dutch gables, and high quality brick detailing and terracotta panels, results in an imposing and visually interesting building. Externally, the house has been altered at the eastern end but remains relatively unaltered elsewhere. Further architectural description can be found within the Heritage Statement.

Internally, the original windows, grand staircase, lantern, ground floor mantel pieces, some wainscot panelling, some doors, and the porch screen all remain. However, the house underwent significant alterations to convert it to a nursing home and then back to a single dwelling. Although it is an accurate replica of the original panelling, a significant amount of the timber panelling was installed in the 1990s when the building reverted to a single house. Some of the doors, flooring and all but one of the fireplaces were also replaced in the 1990s. On the first and second floors, little remains of the original fixtures and fittings other than some cornicing and skirting boards. Interesting original features of a service bell (tucked below the eaves externally) and a dial within the entrance hall to depict the wind direction (connected to a weather vane on the roof) also survive along with some mosaic floors and stained glass panels to some windows. These features are all accurately described within the Heritage Statement.

It is clear that the building is of merit as an attractive and substantial example of typical domestic architecture of the early 1880s. It is of aesthetic value given the quality of the materials used and the surviving decorative features both externally and internally, however, there have been alterations to the interior in particular, including the introduction of replica and imitation features, which have slightly limited this value. Equally, its historic value as a Victorian suburban villa has been limited by the internal alterations and the insertion of a modern kitchen and bathrooms which have obscured some of its original form and function and damaged its authenticity. Judging by the criteria set out in Historic England's *Listing Selection Guide* for Suburban and Country Houses, Woodview is not considered to be of listable quality. Given the number of surviving examples, houses that post-date 1840 must be of exceptional quality or historic interest to warrant listing and Woodview is not considered to be exceptional.

With regards to its local interest, and its potential identification as a 'non-designated heritage asset' as per paragraph 135 of the NPPF, it has to be judged against the adopted criteria for local listing, including authenticity, architectural or townscape

significance, and historical significance. It does have a degree of authenticity (although somewhat curtailed by later alterations and additions), it demonstrates architectural significance as a late Victorian villa, and has some local historical significance in its link to Philip Savill who, as well as being the chairman of the Savill Bros. law firm and a JP for Essex, was the first chairman of Chigwell Parish Council. Woodview does, however, lack in townscape value. It is set back from the road and is very well screened, making a negligible contribution to the streetscene and the appearance of the area. It could be considered as a non-designated heritage asset given that it does meet some of the local listing criteria. It would therefore be tested under paragraph 135 of the NPPF which states that the significance of the asset to be taken into account when making planning decisions and requires a balanced judgement to be made with regards to the scale of loss and its significance.

Woodview is of local heritage interest and its loss would be regrettable, however, it is recognised that some of the authenticity and character of the building has been lost through later interventions. In addition, it makes little contribution to the local streetscene. At the very least, a full photographic and building recording survey should be carried out to preserve a record of the building should its loss be judged to be outweighed by the benefits of the proposal.