



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**CENTRAL AREA PLANNING COMMITTEE
24 SEPTEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 5

Application Numbers	25/00196/FUL & 25/00197/LBC
Location	Land At Maldon Hall, Spital Road, Maldon Essex
Proposal	Single storey extension to an existing double garage building to form a new two bedroom dwelling house.
Applicant	Mr & Mrs Worricker
Agent	Simon Plater - Plater Claiborne Ltd
Target Decision Date	26.09.2025
Case Officer	Matt Bailey
Parish	MALDON
Reason for Referral to the Committee / Council	Departure from the local plan

5.3 DESIGN AND IMPACT ON THE CHARACTER OF THE AREA AND HERITAGE ASSETS (PAGES 20-22)

Following publication of the agenda it has been noted that the archaeology response to the application (and associated pre-commencement conditions) had not been included within the committee report. Commentary on the comments received has been inserted at para 5.3.14:

5.3.14 The Council's appointed archaeologist has also been consulted in relation to the proposals. It is noted that potential exists for archaeological remains across the wider site, with unconfirmed reports of a possible Roman Villa nearby. Some archaeological remains have been discovered at the site nearer the main house in 1986. Though the proposed extension mostly occupies the footprint of existing structures to the rear of the garage, conditions have been suggested to ensure that an archaeological assessment is undertaken by an accredited consultant to establish the archaeological significance of the site and in turn the implementation of an archaeological fieldwork programme prior to commencement of development.

5.3.15 In summary, subject to conditions securing materials, fenestration detail and boundary treatments, it is considered that the proposal would not harm the character or appearance of the surrounding area or the setting of the Listed Building, in compliance with policies S1, S8, D1, D3 and H4 of the approved LDP.

5.10 **OTHER MATTERS (PAGE 26)**

This paragraph has been updated to reflect the proposed pre-commencement archaeological investigations

Pre-commencement conditions

- 5.10.1 *The applicant has raised no objection to the imposition of the ‘pre-commencement’ conditions relating to Construction Method Statement, arboricultural works and archaeological investigations as recommended below.*

7 **CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 27-28)**

The response received from Place Services Archaeology has been added at paragraph 7.2:

7.2 ***Statutory Consultees and Other Organisations*** (summarised)

<i>Name of Statutory/ Other Consultee</i>	<i>Comment</i>	<i>Officer Response</i>
<i>County Highways</i>	<i>No objection subject to conditions regarding cycle parking and Travel Pack information</i>	<i>Noted and discussed in section 5.6 of this report.</i>
<i>Place Services Archaeology</i>	<i>Suggested pre-commencement conditions requiring the submission of an archaeological assessment, and implementation of an archaeological fieldwork programme.</i>	<i>Noted and discussed in section 5.3 of this report.</i>

8 **RECOMMENDED CONDITIONS (PAGES 28-35)**

The following two pre-commencement conditions have been added to the recommended list of conditions relating to the planning application (not required in association with the listed building consent application):

CONDITIONS - 25/00196/FUL

16 **CONDITION**

No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has submitted an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site. Such archaeological assessment shall be approved by the local planning authority and will inform the implementation of a programme of archaeological work. The development shall be carried out in a manner that accommodates such approved programme of archaeological work.

REASON

In the interests of the historic environment in accordance with Policy D3 of the Maldon District Local Development Plan 2017.

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CONDITION

No groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.

All fieldwork should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by this office. It is anticipated that this fieldwork will comprise trial-trenching and open-area excavation where archaeology is identified.

REASON

In the interests of the historic environment in accordance with Policy D3 of the Maldon District Local Development Plan 2017.