



## Instruction

Planning & Heritage Advice in support of new country home in Birch, Essex

## Client

Private Landowner

## LPP's Role

- Planning policy & feasibility advice
- Heritage asset and design advice
- Negotiations with planning officers
- Preparation of Planning Statement to support planning application

## Project Details

In 2012, LPP was instructed to advise on the planning feasibility for the reconstruction of a former stately home that was substantially demolished in the 1950s. Normal planning policy presumed against the development of such a large dwelling in the countryside and the LPA had indicated that planning permission was unlikely to be forthcoming. Consequently, LPP worked with the Client and scheme architect and advised on a revised design approach.

We also broadened the material planning considerations to take account of restoration work to the wider historic parkland and setting which included a scheduled ancient monument and listed buildings. Planning permission was granted for a revised scheme in line with LPP's recommendations.