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MIR: Material Info

The Material Information Affecting this Property

Monday 10th November 2025



WEST STREET, COGGESHALL, COLCHESTER, CO6

Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

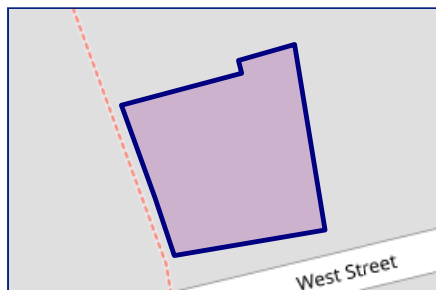
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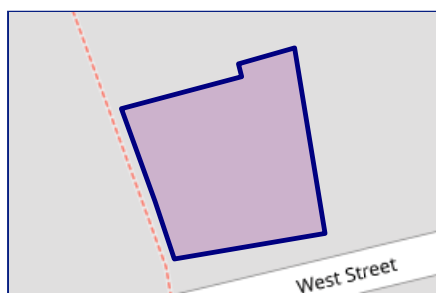


Multiple Freehold Title Plans Detected



EX716573

Multiple Freehold Title Plans Detected



EX716573



Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.18 acres		
Year Built :	1996-2002		
Council Tax :	Band A		
Annual Estimate:	£1,463		
Title Number:	EX716573		

Local Area

Local Authority:	Essex	Estimated Broadband Speeds		
Conservation Area:	Coggeshall	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	44	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **53 West Street Coggeshall Essex CO6 1NS**

Reference - 18/00800/FUL	
Decision:	Application Permitted
Date:	02nd May 2018
Description:	Erection of a single storey lean-to side extension

Reference - 18/01783/DAC	
Decision:	Application Permitted
Date:	01st October 2018
Description:	Application for approval of details reserved by conditions 3 and 4 of planning permission 18/00800/FUL.

Reference - 19/01530/NMA	
Decision:	Application Permitted
Date:	19th August 2019
Description:	Application for a non-material amendment following grant of planning permission 18/00800/FUL - removal of proposed rooflights

Planning records for: **Paycockes House West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 06/01924/TPOCON	
Decision:	Pending Consideration
Date:	26th September 2006
Description:	Notice of intent to carry out works to trees protected by the Conservation Area - reduce 2 trees

Planning records for: ***Chestnut House West Street Coggeshall Colchester Essex CO6 1NS***

Reference - 08/01185/TPOCON	
Decision:	Application Permitted
Date:	19th June 2008
Description:	Notice of intent to carry out works to trees protected by The Conservation Area - Fell 3 Lime trees and remove branches from other trees

Planning records for: ***West Street Vineyard West Street Coggeshall Essex CO6 1NS***

Reference - 21/00819/FUL	
Decision:	Pending Decision
Date:	12th March 2021
Description:	Change of use of part of West Street Vineyard Restaurant to become a dwelling; erection of 3 glamping pods for B&B and glamping purposes. Retention of cellar as an entertainment and wine off-sales venue.

Reference - 12/00824/MMA	
Decision:	Application Permitted
Date:	14th June 2012
Description:	Minor material amendment to basement access and provision of solar panels

Reference - 13/00040/DAC	
Decision:	Application Permitted
Date:	28th February 2013
Description:	Application for approval of details reserved by condition no. 17 of approval 10/01121/FUL

Planning records for: **West Street Vineyard West Street Coggeshall Essex CO6 1NS**

Reference - 12/01641/FUL	
Decision:	Application Permitted
Date:	12th December 2012
Description:	Erection of an electrical substation

Reference - 18/01755/FUL	
Decision:	Application Permitted With s106
Date:	25th September 2018
Description:	Construction of dwelling with ancillary B&B wing. Construction of equipment store for vineyard.

Reference - 11/00052/NMA	
Decision:	Application Permitted
Date:	25th July 2011
Description:	Application for a non-material amendment following a grant of planning permission 10/01121/FUL - Move kitchen service door to Visitor Centre from north to west elevation; addition of door to cellar in the south elevation of Visitor Centre; and, alteration of sustainability statement from specifying Bayfrite as constructor, planned constructor is Hanse Haus

Reference - 11/00154/DAC	
Decision:	Application Permitted
Date:	25th July 2011
Description:	Application for approval of details reserved by condition nos. 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 19 and 21 of approval 10/01121/FUL

Planning records for: ***West Street Vineyard West Street Coggeshall Essex CO6 1NS***

Reference - 13/00070/FUL	
Decision:	Application Permitted
Date:	23rd January 2013
Description:	Variation of condition no. 12 of approved application 10/01121/FUL - Hours to be amended from 09:00 - 17:00 to 07:30 - 23:00 hours on any day

Reference - 12/00030/NMA	
Decision:	Application Permitted
Date:	12th June 2012
Description:	Application for a non-material amendment following grant of planning permission 10/01121/FUL - Erection of a visitor centre, service road and car parking and new family dwelling with tractor/carport

Reference - 13/01488/MMA	
Decision:	Application Permitted
Date:	03rd January 2014
Description:	Variation of condition no. 2 of approved application 10/01121/FUL - Amendments to fenestration to suit internal layout changes and increase ridge height of garage block.

Planning records for: ***17 West Street Coggeshall Colchester Essex CO6 1NS***

Reference - 04/02551/LBC	
Decision:	Application Permitted
Date:	04th January 2005
Description:	Installation of wooden single glazed French doors and windows to existing framework on veranda

Planning records for: **17 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 05/01359/LBC	
Decision:	Application Permitted
Date:	11th July 2005
Description:	Proposed replacement of all metal frame windows to rear of property

Planning records for: **29 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 04/01054/FUL	
Decision:	Application Permitted
Date:	01st June 2004
Description:	Erection of two storey and single storey extension

Reference - 05/02324/FUL	
Decision:	Application Permitted
Date:	06th December 2005
Description:	Erection of close-boarded fence

Planning records for: **28 West Street Coggeshall Essex CO6 1NS**

Reference - 20/00273/TPOCON	
Decision:	Application Permitted
Date:	23rd August 2020
Description:	Notice of intent to carry out works to trees in a Conservation Area - We have a large garden that borders a public footpath and a stream. We have many trees, some of which are very old, and we also have honey fungus in the garden. There are several trees that are very close to our neighbours' houses. Some of our neighbours over the stream in Kings Acre are concerned that the trees on our side of the stream are very tall and have been shedding dead branches, therefore I asked our usual tree surgeon, Mr Whiting of Colne Valley Tree Services, if he could take a look. He has advised that one old Ash tree, T1, very close to the footpath with a lot of dead wood and some signs of rot be felled - it is close to other ash trees, a copper beech and a mature yew (all within 6 metres) that would thrive in its absence. He has also advised that another old ash tree with a very thin canopy and a lot of dead wood that is very close to Inglewood house, T2, should be felled. Along our side of the stream, at one end, there is a group of two ashes, a sycamore, and a lime tree, Gp1, and we would like to reduce the height of these by ten metres (they are approximately 30 metres tall at present. At the other end of the stream side, near the footpath, there is another group, Gp2, of an ash, and two sycamores, that we would also like to reduce from 30 metres to 20 metres, to protect footpath users and our neighbours.

Planning records for: *Old Vicarage 28 West Street Coggeshall Colchester Essex CO6 1NS*

Reference - 99/00770/TPO	
Decision:	Application Permitted
Date:	25th May 1999
Description:	Notice of intent to carry out works to trees protected by The Conservation Area - Works to various trees

Reference - 15/00323/TPOCON	
Decision:	Pending Consideration
Date:	09th October 2015
Description:	Notice of intent to carry out works to trees in a Conservation Area - Fell 2 Larch trees

Reference - 10/01340/PLD	
Decision:	Application Permitted
Date:	28th September 2010
Description:	Proposed certificate of lawfulness for a proposed development - Erection of single storey rear extension to provide a dining area

Reference - 14/00445/MMA	
Decision:	Application Permitted
Date:	08th April 2014
Description:	Application for a minor material amendment to approved application - 13/00078/FUL - Part demolition of existing garage and erection of three bay cartlodge with room above with dormer windows and external staircase. - Replace rooflight on West Elevation with traditional dormer window. Window shall be an exact match to formers shown on east elevation.

Planning records for: **28 West Street Coggeshall Essex CO6 1NS**

Reference - 13/00078/FUL	
Decision:	Application Permitted
Date:	29th January 2013
Description:	Part demolition of existing garage and erection of three bay cartlodge with room above with dormer windows and external staircase.

Reference - 23/02359/TPOCON	
Decision:	Pending Consideration
Date:	19th September 2023
Description:	Notice of intent to carry out works to trees in a Conservation Area:Fell Holly tree Cut back branches from hedge row to boundary approx 1 meter

Reference - 18/00103/TPOCON	
Decision:	Application Permitted
Date:	20th April 2018
Description:	Notice of intent to carry out works to trees in a Conservation Area -Reducing the perimeter trees height from 20 metres to 10 metres by (fifty per cent), and fell one which is putting pressure on the front wall in the front garden. Rear garden, Reduce large cypress trees height from 20 metres to 10 metres (fifty per cent) as it is very tall and near the house. Front garden, assorted multi stemmed deciduous trees arranged around the garden wall. One trunk fell down last week into the garden, a rotten horse chestnut has previously had to be felled and larch trees recently felled were also found to have extensive rot. The concern is that others might fall, damaging the next door property or Paycockes National Trust property opposite. They could also block West Street.

Planning records for: **32 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 01/01003/FUL	
Decision:	Application Permitted
Date:	19th June 2001
Description:	Erection of single storey rear extension

Planning records for: **32 West Street Coggeshall Essex CO6 1NS**

Reference - 13/00818/FUL	
Decision:	Application Permitted
Date:	23rd July 2013
Description:	Demolition of existing single storey rear extension and erection of new two storey and single storey rear extensions to create an attached annexe.

Reference - 17/02296/FUL	
Decision:	Application Refused
Date:	05th January 2018
Description:	Cladding of existing upper storey on front elevation

Planning records for: **34 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00223/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **15 West Street Coggeshall Essex CO6 1NS**

Reference - 22/02570/DAC	
Decision:	Application Permitted
Date:	27th September 2022
Description:	Application for approval of details as reserved by condition 3 of approved application 22/01106/LBC

Planning records for: **15 West Street Coggeshall Essex CO6 1NS**

Reference - 22/01106/LBC	
Decision:	Application Permitted
Date:	26th April 2022
Description:	Replacement of 2 No. rear windows

Planning records for: **19 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 01/00652/LBC	
Decision:	Application Permitted
Date:	24th April 2001
Description:	Internal alterations

Reference - 01/01088/LBC	
Decision:	Application Permitted
Date:	03rd July 2001
Description:	Proposed replacement of glass canopy at rear of building with wooden conservatory

Planning records for: **21 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 98/01028/LBC	
Decision:	Application Permitted
Date:	28th July 1998
Description:	Erection of conservatory and garage

Planning records for: **21 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 93/01439/LBC	
Decision:	Application Permitted
Date:	16th November 1993
Description:	Proposed conversion of existing conservatory into dining room

Reference - 94/01146/LBC	
Decision:	Application Permitted
Date:	11th October 1994
Description:	Proposed erection of Satellite dish

Reference - 98/00415/LBC	
Decision:	Application Permitted
Date:	24th March 1998
Description:	Erection of conservatory

Planning records for: **23 West Street Coggeshall Essex CO6 1NS**

Reference - 14/00074/LBC	
Decision:	Application Permitted
Date:	20th January 2014
Description:	Installation of secondary double glazing to windows of Paycocke's Cottage

Planning records for: **31 West Street Coggeshall Essex CO6 1NS**

Reference - 16/02081/LBC	
Decision:	Application Permitted
Date:	29th November 2016
Description:	Re-roof existing structure and replace existing guttering

Reference - 20/01634/LBC	
Decision:	Application Permitted
Date:	01st October 2020
Description:	Replacement of 3 ground floor windows to the rear of the property.

Planning records for: **33 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 01/00857/LBC	
Decision:	Application Permitted
Date:	29th May 2001
Description:	Internal alterations

Planning records for: **30 West Street Coggeshall Essex CO6 1NS**

Reference - 23/02725/TPOCON	
Decision:	Pending Consideration
Date:	07th November 2023
Description:	Notice of intent to carry out works to trees in a Conservation Area: Birch (T1) fell the tree due to its inappropriate location obstructing the overhead cables, the street light and the roots are causing the tarmac to lift

Planning records for: **30 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 02/00363/COU
Decision: Application Permitted
Date: 26th February 2002
Description: `Change of use within existing building and new building to veterinary practice, ground floor flat, B1 use and existing laundry
Reference - 04/00228/TPO
Decision: Application Permitted
Date: 05th February 2004
Description: Notice of intent to carry out works to trees protected by Tree Preservation Order No. 2/03 - T1
Reference - 21/02779/TPOCON
Decision: Application Permitted
Date: 08th September 2021
Description: Notice of intent to carry out works to tree in a Conservation Area - T1 Silver Birch - Crown reduce by up to 2m maximum General tree maintenance to safeguard future life of tree
Reference - 99/01501/FUL
Decision: Application Permitted
Date: 12th October 1999
Description: Demolition of part of existing building. Reinstatement of original elevations and formation of flat

Planning records for: **30 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 01/01000/COU	
Decision:	Application Permitted
Date:	19th June 2001
Description:	Change of use of part of existing building for temporary use as veterinary branch surgery

Reference - 02/02454/TPOCON	
Decision:	Application Refused
Date:	20th December 2002
Description:	Notice of intent to carry out works to trees protected by The Conservation Area - Cut down 1 tree

Reference - 01/01024/COU	
Decision:	Application Permitted
Date:	19th June 2001
Description:	Change of use of former school building to school museum and re-building of part of existing laundry

Reference - 04/00447/TPOCON	
Decision:	Application Permitted
Date:	05th March 2004
Description:	Notice of intent to carry out works to trees protected by The Conservation Area - Grub out roots

Planning records for: *Land At West Street Vineyard West Street Coggeshall Essex CO6 1NS*

Reference - 21/02024/FUL	
Decision:	Pending Consideration
Date:	24th June 2021
Description:	Erection of 4 No. dwellings together with amenity space and garages plus creation of new access from West Street.

Planning records for: *11 West Street Coggeshall Essex CO6 1NS*

Reference - 14/00011/LBC	
Decision:	Application Permitted
Date:	08th January 2014
Description:	Erection of a dwarf brick wall with wrought iron railing on top and wrought iron side gate to the front garden area

Reference - 15/00043/LBC	
Decision:	Application Permitted
Date:	15th January 2015
Description:	Create a vent in west facing wall to comply with ventilation requirements prior to installation of wood burner.

Reference - 14/00247/DAC	
Decision:	Application Permitted
Date:	29th October 2014
Description:	Application for approval of details reserved by condition nos. 4 and 5 of approved application 14/00011/LBC

Planning records for: **11 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 12/00062/DAC
Decision: Application Permitted
Date: 22nd March 2012
Description: Application to discharge condition no. 2 relating to approved application 10/00775/LBC - Erection of single storey rear extension

Reference - 03/01852/LBC
Decision: Application Permitted
Date: 23rd September 2003
Description: Installation of gas central heating

Reference - 14/00525/FUL
Decision: Application Permitted
Date: 17th April 2014
Description: Erection of a dwarf brick wall with wrought iron railing on top and wrought iron side gate to the front garden area

Reference - 04/01893/LBC
Decision: Application Permitted
Date: 21st September 2004
Description: Renovation of bedroom

Planning records for: *11 West Street Coggeshall Colchester Essex CO6 1NS*

Reference - 05/02353/TPOCON

Decision: Application Permitted

Date: 22nd November 2005

Description:

Notice of intent to carry out works to trees protected by The Conservation Area - cut back branches/crown 1 ash tree

Reference - 10/00775/LBC

Decision: Application Permitted

Date: 14th June 2010

Description:

Erection of single storey rear extension

Reference - 12/00006/NMA

Decision: Application Permitted

Date: 01st March 2012

Description:

Application for a non-material amendment 10/00774/FUL & 10/00775/LBC - Alteration to facing materials

Reference - 03/02516/LBC

Decision: Application Permitted

Date: 23rd December 2003

Description:

Internal alterations

Planning records for: *11 West Street Coggeshall Colchester Essex CO6 1NS*

Reference - 94/00210/LBC
Decision: Application Permitted
Date: 01st March 1994
Description: Proposed installation of window to ground floor front room to provide ventilation and construct fire wall within loft area

Reference - 07/01282/LBC
Decision: Application Permitted
Date: 19th June 2007
Description: Restoration of front room

Reference - 11/00488/LBC
Decision: Application Permitted
Date: 18th April 2011
Description: Erection of wooden picket fence and replacement of side garden gate and upgrade front garden from gravel to natural stone paving

Reference - 04/01894/LBC
Decision: Application Permitted
Date: 21st September 2004
Description: Erection of wall and gate at rear to replace existing

Planning records for: *Inglewood West Street Coggeshall Essex CO6 1NS*

Reference - 23/02567/TPOCON	
Decision:	Application Permitted
Date:	17th October 2023
Description:	Notice of intent to carry out works to trees in a Conservation Area:T1 - Prune back Copper Beech Tree by 3 m.

Reference - 11/00195/TPOCON	
Decision:	Application Permitted
Date:	03rd August 2011
Description:	Notice of intent to carry out works to trees in a Conservation Area - Remove 4 Sycamore, 2 Ash, 1 Blackthorn, 1 Crab and 1 Cherry tree. Remove 4 lateral over roof from 1 Beech, remove 40% of main stem above main fork, remove lower lateral from 1 Ash, remove left hand side lateral from 1 Ash and reduce by 40% 1 Ash removing all dead wood and Ivy

Reference - 15/00358/TPOCON	
Decision:	Application Permitted
Date:	04th November 2015
Description:	Notice of intent to carry out works to trees in a Conservation Area - Carry out various works to trees as detailed in the schedule

Planning records for: *35 West Street Coggeshall Essex CO6 1NS*

Reference - 22/02671/LBC	
Decision:	Application Permitted
Date:	10th October 2022
Description:	Replacement of damaged roof tiles on a like-for-like basis, including any remedial work to support beams required to restore integrity of roof.

Planning records for: **35 West Street Coggeshall Essex CO6 1NS**

Reference - 22/02673/HH	
Decision:	Application Permitted
Date:	10th October 2022
Description:	Erection of single-storey rear extension.

Reference - 98/01058/LBC	
Decision:	Application Permitted
Date:	28th July 1998
Description:	Replacement rear windows

Reference - 23/01328/DAC	
Decision:	Application Permitted
Date:	18th May 2023
Description:	Application for approval of details as reserved by conditions 3, 4 & 5 of approved application 22/02671/LBC

Reference - 19/00582/LBC	
Decision:	Application Permitted
Date:	28th March 2019
Description:	Replacement of rear french doors

Planning records for: **37A West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 01/01842/TPOCON	
Decision:	Application Permitted
Date:	29th October 2001
Description:	Notice of intent to carry out works to trees protected by The Conservation Area - Cut down fir tree

Planning records for: **37 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 04/01908/LBC	
Decision:	Application Permitted
Date:	05th October 2004
Description:	Installation of external wall light

Reference - 16/00476/LBC	
Decision:	Application Permitted
Date:	17th March 2016
Description:	Change of colour of house and front door

Reference - 99/00132/LBC	
Decision:	Application Permitted
Date:	02nd February 1999
Description:	Erection of two storey rear extension

Planning records for: **38 West Street Coggeshall Essex CO6 1NS**

Reference - 22/00883/TPO	
Decision:	Application Permitted
Date:	04th April 2022
Description:	Notice of intent to carry out works to trees protected by Tree Preservation Order 23/82 - Carry out works to trees as detailed in application form, location of trees are shown on the plan

Reference - 21/01533/PD	
Decision:	Permitted Development Rights Not Removed
Date:	12th May 2021
Description:	Permitted development rights enquiry

Reference - 22/00866/HH	
Decision:	Application Permitted
Date:	04th April 2022
Description:	Part single, part two-storey rear extension

Planning records for: **40 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 09/00351/PLD	
Decision:	Permission Not Required
Date:	23rd March 2009
Description:	Erection of rear extension to provide bathroom facilities for a disabled person

Planning records for: **40 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00224/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **42 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00225/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **44 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00226/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **46 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 07/00967/FUL	
Decision:	Application Permitted
Date:	10th May 2007
Description:	Erection of two storey rear extension

Planning records for: **46 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 07/00968/CON	
Decision:	Application Permitted
Date:	10th May 2007
Description:	Demolition of garden room

Planning records for: **47 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 95/00001/LBC	
Decision:	Application Refused
Date:	03rd January 1995
Description:	Proposed replacement windows (including repair and replastering of north elevation and adjacent east and west side elevations)

Reference - 01/00656/LBC	
Decision:	Application Permitted
Date:	24th April 2001
Description:	Erection of replacement conservatory

Reference - 95/00669/LBC	
Decision:	Application Permitted
Date:	04th July 1995
Description:	Proposed replacement of windows

Planning records for: **48 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 09/01548/FUL	
Decision:	Application Refused
Date:	01st December 2009
Description:	Proposed vehicular access

Planning records for: **49 West Street Coggeshall Essex CO6 1NS**

Reference - 17/00388/TPO	
Decision:	Pending Consideration
Date:	22nd November 2017
Description:	Notice of intent to carry out works to tree protected by Tree Preservation Order 37/00 - Pollard Lime tree at a height of approx 5 metres from the ground

Planning records for: **50 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00228/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **51A West Street Coggeshall Essex CO6 1NS**

Reference - 18/00101/TPOCON	
Decision:	Application Permitted
Date:	12th April 2018
Description:	Notice of intent to carry out works to tree in a Conservation Area - Re-pollard Hornbeam, every 3 years thereafter

Planning records for: **51A West Street Coggeshall Essex CO6 1NS**

Reference - 15/01298/FUL	
Decision:	Application Permitted
Date:	20th October 2015
Description:	Erection of infill and rear extension

Planning records for: **51 West Street Coggeshall Essex CO6 1NS**

Reference - 16/00251/TPO	
Decision:	Application Permitted
Date:	02nd September 2016
Description:	Notice of intent to carry out works to tree protected by Tree Preservation Order 38/00 - Reduce Hawthorn by 3 metres

Reference - 90/00682/PFBS	
Decision:	Application Permitted
Date:	24th April 1990
Description:	Extension To Garage

Reference - 11/00303/FUL	
Decision:	Refused then Dismissed on Appeal
Date:	10th March 2011
Description:	Retention of first floor conservatory to rear of existing flat roof

Planning records for: **51 West Street Coggeshall Essex CO6 1NS**

Reference - 13/01037/FUL	
Decision:	Application Permitted
Date:	12th September 2013
Description:	Erection of extension and amendments to existing single storey garden room.

Reference - 15/00114/TPO	
Decision:	Application Permitted
Date:	17th April 2015
Description:	Notice of intent to carry out works to tree protected by Tree Preservation Order 38/00 - Reduce Hawthorne by 1 metre

Planning records for: **52 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 11/00009/NMA	
Decision:	Application Permitted
Date:	01st February 2011
Description:	Application for a non-material amendment following a grant of planning permission 10/01207/FUL - Erection of single storey rear extension

Reference - 10/00716/FUL	
Decision:	Application Withdrawn
Date:	08th June 2010
Description:	Erection of front porch/single storey rear extension and covered pergola

Planning records for: **52 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 09/01594/FUL	
Decision:	Refused then Dismissed on Appeal
Date:	10th December 2009
Description:	Creation of driveway and dropped kerb

Reference - 10/00293/DAC	
Decision:	Application Permitted
Date:	25th November 2010
Description:	Application for approval of details reserved by condition no. 3 - Erection of single storey rear extension

Planning records for: **54 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00229/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **56 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00230/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **58 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00231/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **62 West Street Coggeshall Essex CO6 1NS**

Reference - 17/02052/FUL	
Decision:	Application Permitted
Date:	15th November 2017
Description:	Erection of two storey and single storey rear extension

Reference - 18/01122/FUL	
Decision:	Application Permitted
Date:	19th June 2018
Description:	Single storey rear extension

Planning records for: **64 West Street Coggeshall Essex CO6 1NS**

Reference - 14/01177/FUL	
Decision:	Application Permitted
Date:	04th September 2014
Description:	Erection of part single part double storey rear extension to provide kitchen/living room and larger bedroom on the first floor

Planning records for: **66 West Street Coggeshall Essex CO6 1NS**

Reference - 22/03131/HH	
Decision:	Application Refused
Date:	15th November 2022
Description:	Addition of 6No. solar panels to south facing roof. Addition of solid wall insulation to front upper half of south facing elevation.

Planning records for: **72 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00232/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **74 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00233/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **76 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 08/00524/FUL	
Decision:	Application Refused
Date:	07th April 2008
Description:	Erection of two storey rear and single storey side extensions

Planning records for: **76 West Street Coggeshall Colchester Essex CO6 1NS**

Reference - 09/00153/DAC	
Decision:	Application Permitted
Date:	16th July 2009
Description:	Application for discharge of conditions relating to application 08/1817/FUL - Erection of two storey rear and single storey side extensions

Reference - 08/01817/FUL	
Decision:	Application Permitted
Date:	26th September 2008
Description:	Erection of two storey rear and single storey side extensions

Planning records for: **78 West Street Coggeshall Essex CO6 1NS**

Reference - 21/00234/PLD	
Decision:	Application Permitted
Date:	21st January 2021
Description:	Application for Certificate of Lawfulness for proposed development - Replacement of roof coverings, fascia, soffits, rainwater goods and maintenance re-pointing.

Planning records for: **The Fleece 27 West Street Coggeshall Essex CO6 1NS**

Reference - 20/00403/LBC	
Decision:	Application Permitted
Date:	02nd March 2020
Description:	Retention of stud wall partition to ground floor room, new bathroom to first floor and conversion of public house toilets to utility room and bathroom at ground floor.

Planning records for: *The Fleece 27 West Street Coggeshall Essex CO6 1NS*

Reference - 15/00002/TPOCON
Decision: Application Permitted
Date: 05th January 2015
Description: Notice of intent to carry out works to trees in a Conservation Area - Fell to ground level 2 Spruce and 1 Cedar tree
Reference - 20/01476/DAC
Decision: Application Permitted
Date: 08th September 2020
Description: Application for approval of details reserved by condition 4 of approval 13/01071/FUL
Reference - 20/01975/LBC
Decision: Application Permitted
Date: 24th November 2020
Description: Removal of an internal stud wall between the lounge and the kitchen areas.
Reference - 20/01922/LBC
Decision: Application Permitted
Date: 18th November 2020
Description: The replacement of a uPVC bathroom window with a single glazed wooden framed window.

Planning records for: **65 West Street Coggeshall Essex CO6 1NS**

Reference - 20/02078/FUL	
Decision:	Application Permitted
Date:	08th December 2020
Description:	Erection of a two-storey 2 bedroom detached dwellinghouse
Reference - 21/03636/DAC	
Decision:	Part Granted Part Refused
Date:	14th December 2021
Description:	Application for approval of details as reserved by condition 3,8,9 and 10 of approved application 20/02078/FUL
Reference - 20/01448/FUL	
Decision:	Application Withdrawn
Date:	02nd September 2020
Description:	Erection of a two-storey 3 bedroom detached dwellinghouse
Reference - 23/01171/DAC	
Decision:	Application Permitted
Date:	04th May 2023
Description:	Application for approval of details as reserved by condition 4 of approved application 20/02078/FUL

Planning records for: *25 West Street Coggeshall Colchester Essex CO6 1NS*

Reference - 09/00308/TPOCON
Decision: Application Permitted
Date: 09th December 2009
Description: Notice of intent to carry out work to tree in a Conservation Area - Pollard and reduce Hornbeam Tree
Reference - 18/02013/FUL
Decision: Application Permitted
Date: 12th November 2018
Description: Conversion of outbuilding/workshop into visitor accessible toilet and bin store, with installation of new graded paving for access.
Reference - 10/00343/TPOCON
Decision: Pending Consideration
Date: 22nd December 2010
Description: Notice of intent to carry out works to trees in a Conservation Area - Carry out works to trees as detailed in application
Reference - 10/00127/DAC
Decision: Application Permitted
Date: 09th June 2010
Description: Application for approval of details reserved by condition nos. 2 and 3 of approval 10/00342/LBC

Planning records for: *25 West Street Coggeshall Colchester Essex CO6 1NS*

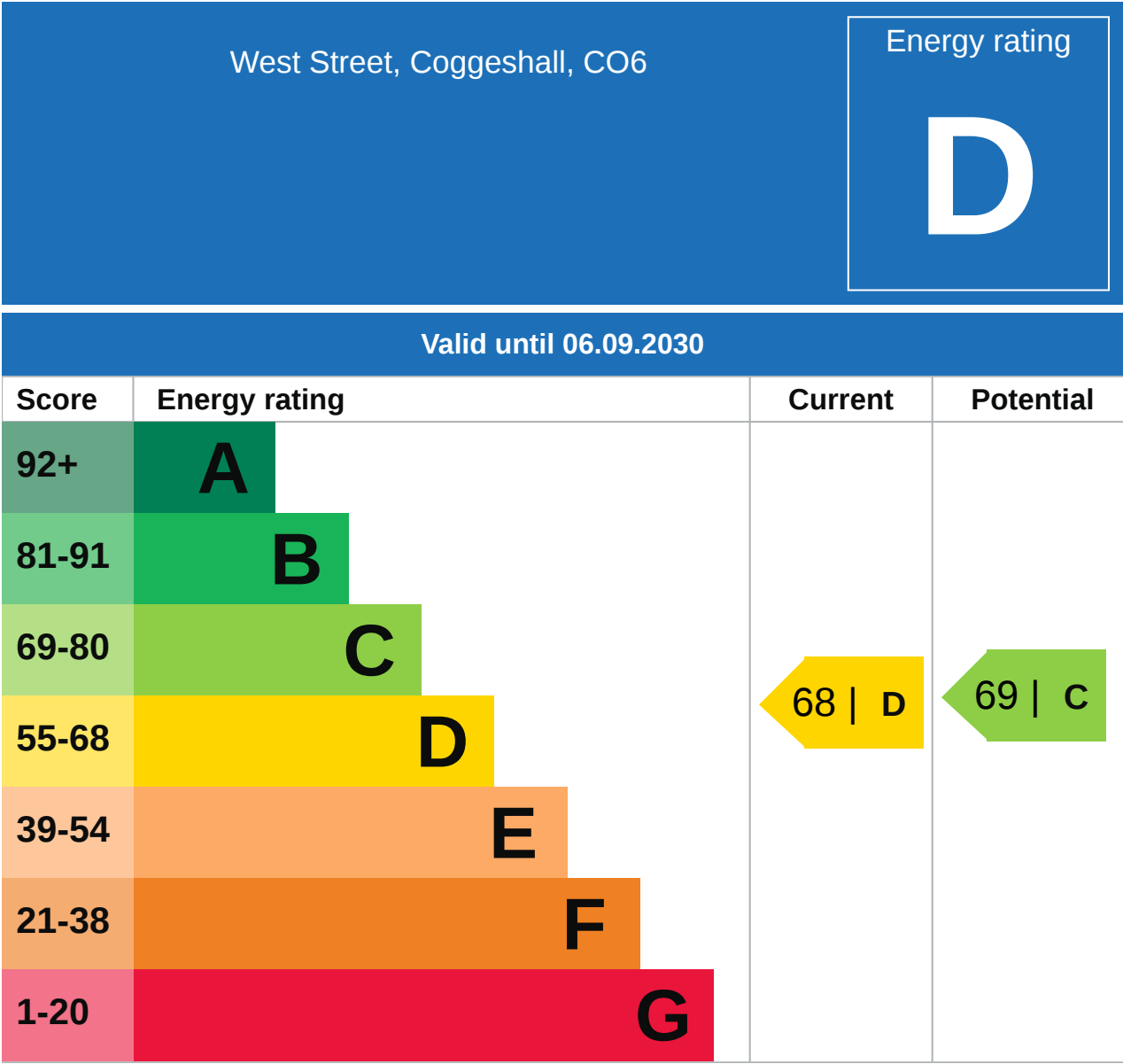
Reference - 11/00197/DAC
Decision: Application Refused
Date: 12th September 2011
Description: Application to discharge condition no.s 2 and 4 of approved application 11/00500/LBC - Proposed re-roofing works and replacement of three roof windows on the west side of the building with new conservation roof windows and insertion of new insulation into roof voids where possible
Reference - 23/01786/TPOCON
Decision: Application Permitted
Date: 10th July 2023
Description: Notice of intent to carry out works to trees in a Conservation Area -Hornbeam - 3m crown reductionLondon plane - 6-7m crown reduction
Reference - 06/01999/LBC
Decision: Application Permitted
Date: 06th October 2006
Description: Proposed fire precautions work including upgrading existing doors/frames and improving the partition between sitting room and kitchen
Reference - 10/00342/LBC
Decision: Application Permitted
Date: 11th March 2010
Description: Removal of existing oil storage tank, supply pipe work and oil fired cooking range. Installation of new condensing boiler, heating supply pipe work and panel radiators for new central heating system to the west range of Paycocke's House

Planning records for: *Paycockes House 25 West Street Coggeshall Essex CO6 1NS*

Reference - 18/02014/LBC	
Decision:	Application Permitted
Date:	12th November 2018
Description:	Conversion of outbuilding/workshop into visitor accessible toilet and bin store, with installation of new graded paving for access

Reference - 23/00921/FULL	
Decision:	Application Permitted
Date:	10th July 2023
Description:	Hip to gable roof extension with rear dormer

Reference - 11/00500/LBC	
Decision:	Application Permitted
Date:	18th April 2011
Description:	Proposed re-roofing works and replacement of three roof windows on the west side of the building with new conservation roof windows and insertion of new insulation into roof voids where possible



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²



Nicholas Percival Ltd

Nicholas Percival are residential and commercial estate agents, managing agents and chartered surveyors located to the west of Colchester. Established in 1986, our highly experienced team pride ourselves on providing a bespoke and professional service.

Nicholas Percival have specialised in Sales, Lettings, Management and Valuations of Residential and Commercial property in North Essex and South Suffolk. Both the Residential and Commercial markets are serviced by well qualified and dedicated staff that pride themselves on offering a personal service to their clients.

Testimonial 1



I could not be happier with the service I have received. From the initial ansaphone message I left, NP has been attentive and supportive. Queries are dealt with immediately and solutions actioned swiftly.

Testimonial 2



Managed the sale of our property and achieved asking price within a week. Very professional. Great advice and virtual viewing technology. Were very good at liaising with slow solicitors. I'd definitely recommend.

Testimonial 3



Could not fault it. Great location and friendly staff.



/NicholasPercivalEstateAgentsSurveyors



/nicholaspercival/?

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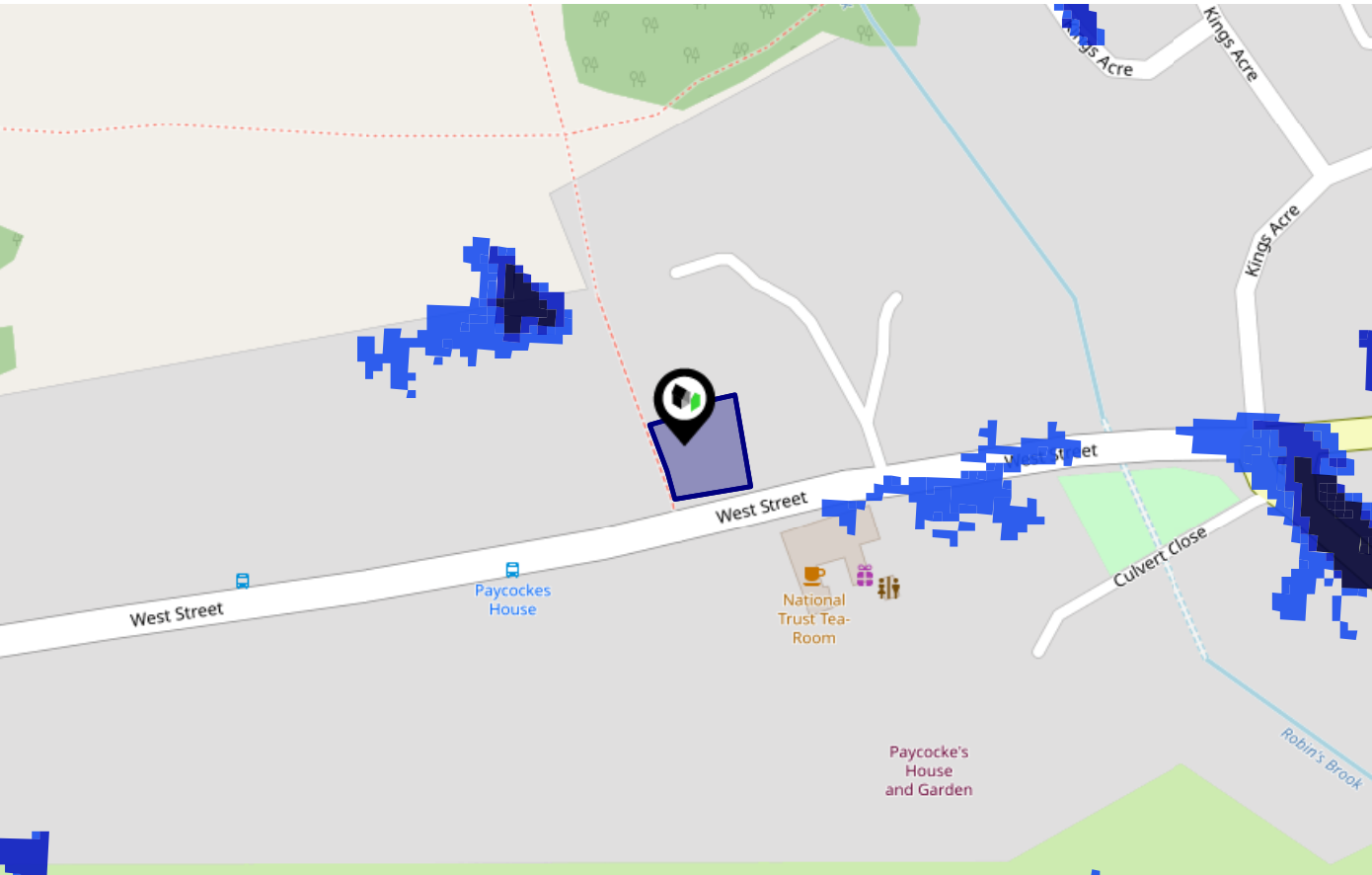


/company/nicholas-percival/

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

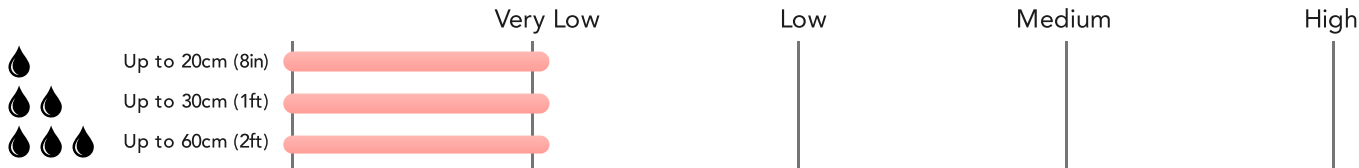


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

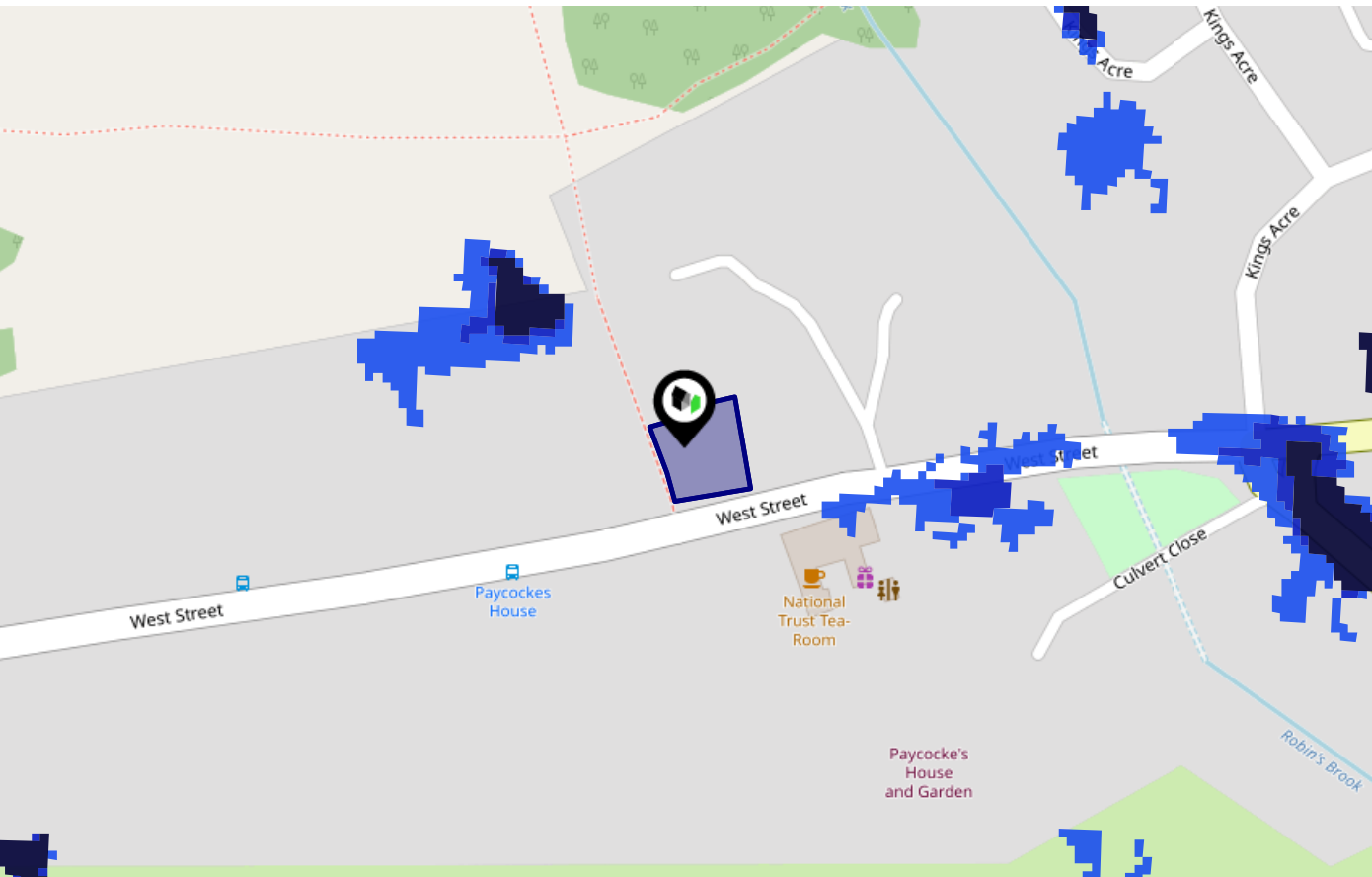
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

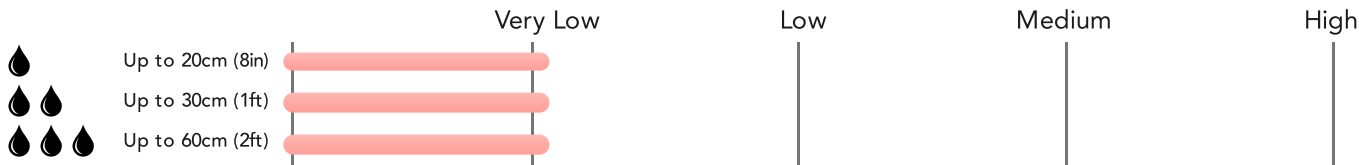


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

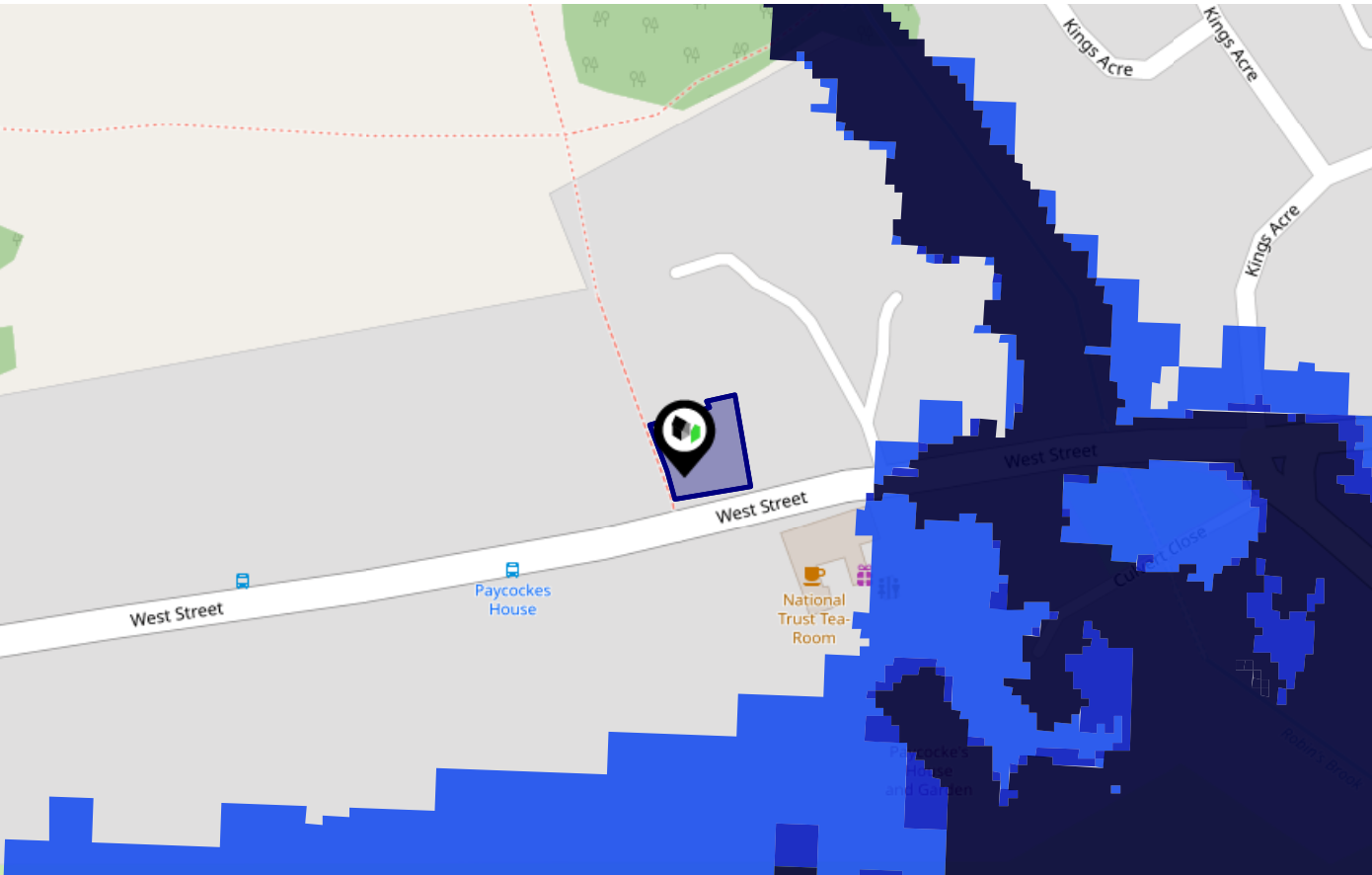
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

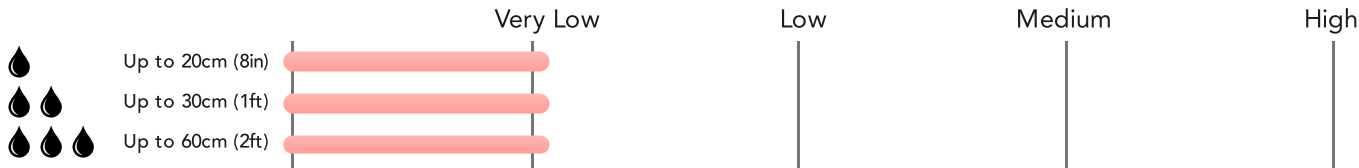


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

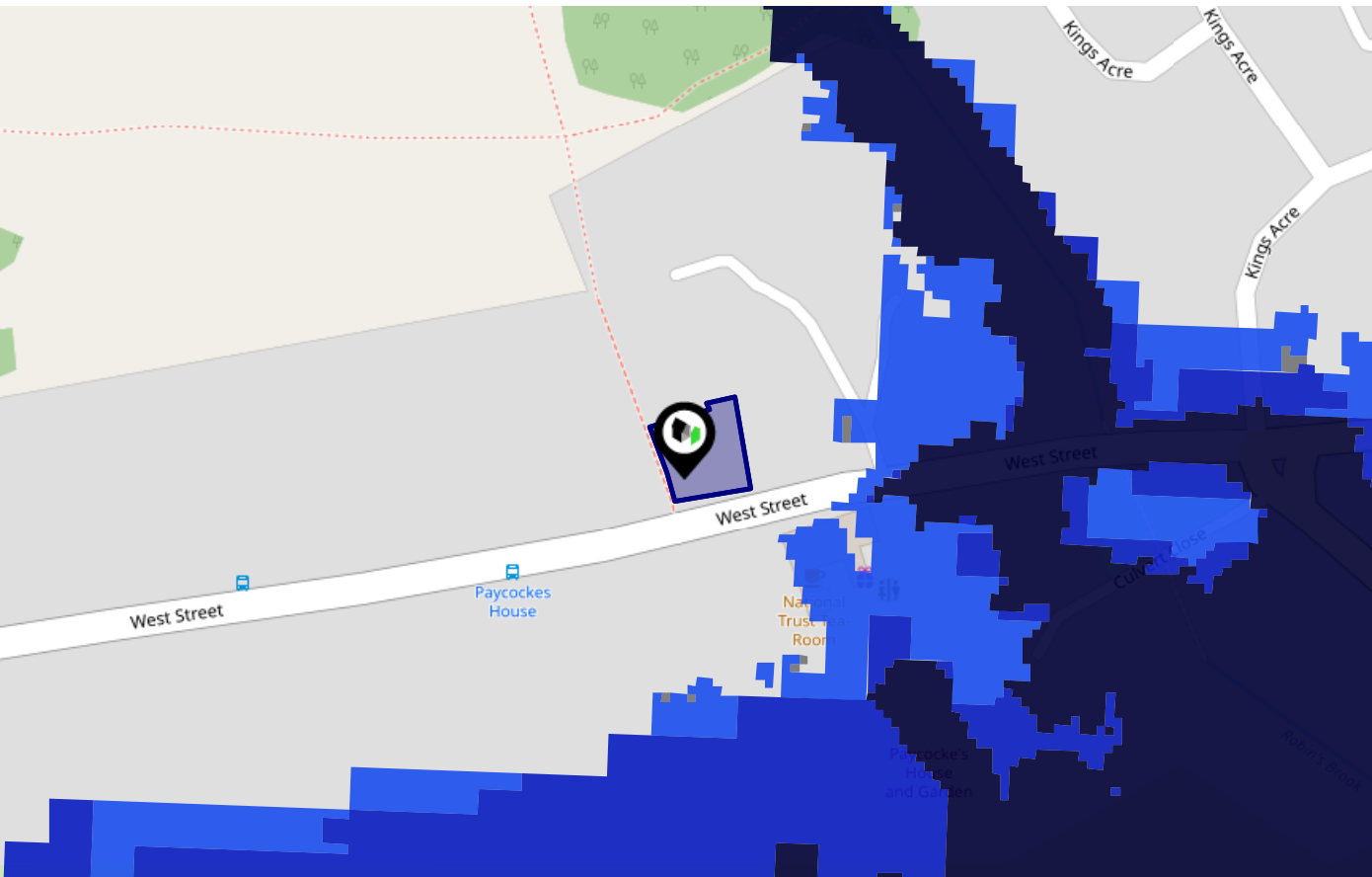
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

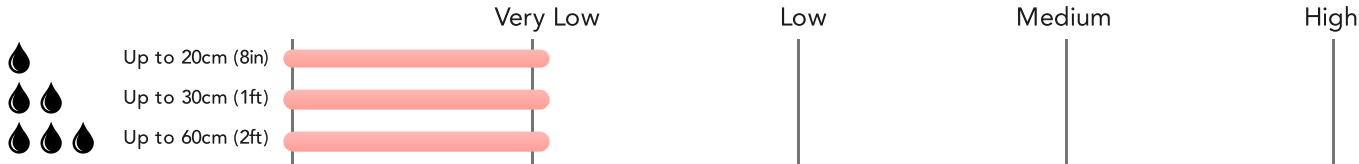


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

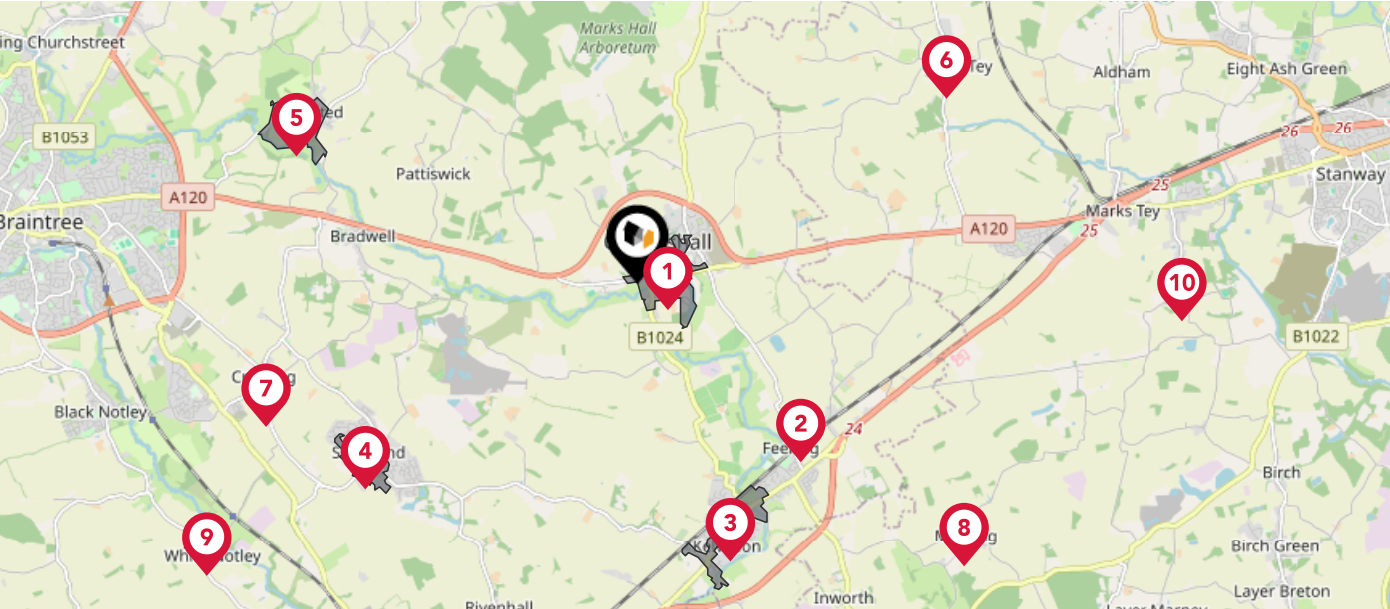
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

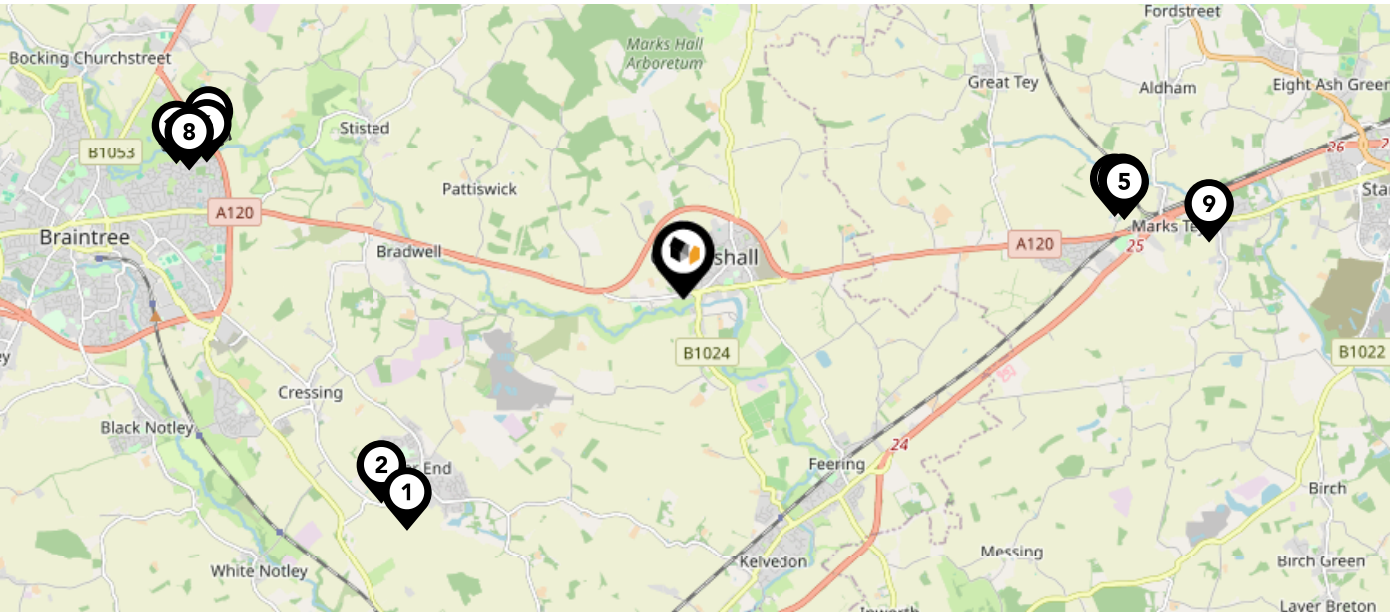


Nearby Conservation Areas	
1	Coggeshall
2	Feering
3	Kelvedon
4	Silver End
5	Stisted
6	Great Tey
7	Cressing
8	Messing
9	White Notley
10	Copford Green

Maps

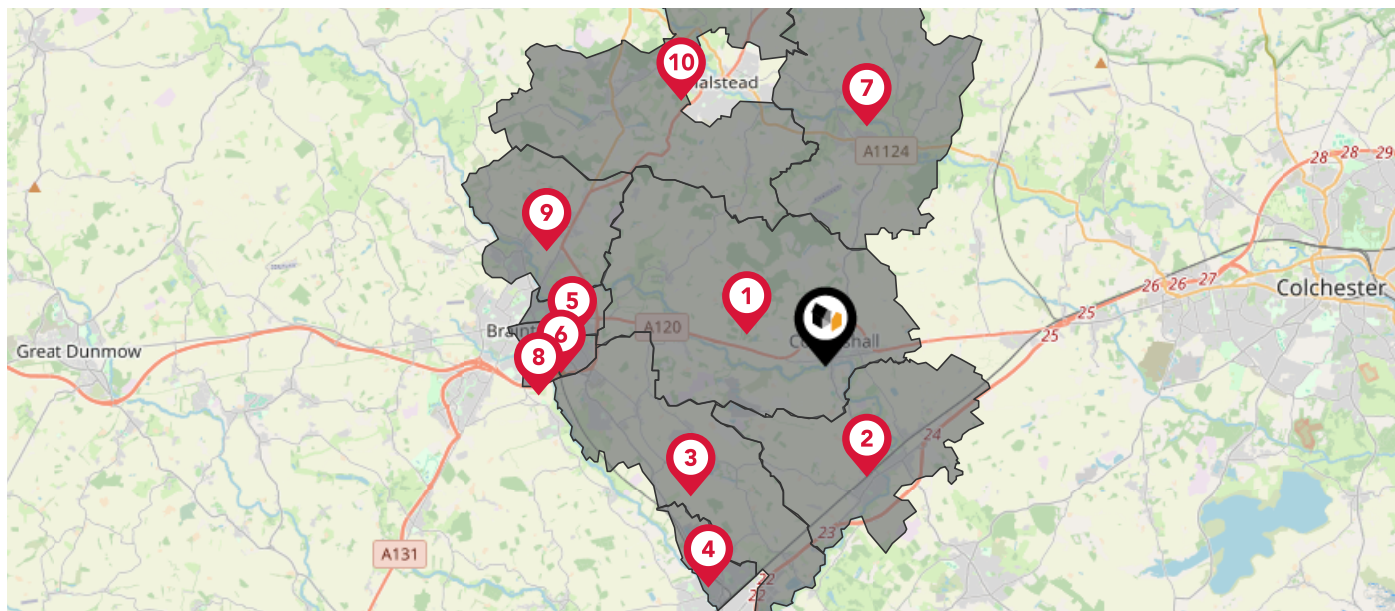
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Temple Lane-Temple Lane, Silver End, Braintree	Historic Landfill
2	Temple Lane West-Silver End	Historic Landfill
3	Church Lane-Church Lane, Marks Tey, Colchester	Historic Landfill
4	Church Lane-Marks Tey, Colchester	Historic Landfill
5	Colliers Brickyard-Marks Tey, Colchester, Essex	Historic Landfill
6	Straits Mill Gravel Pit-Convent Lane, Bocking, Braintree, Essex	Historic Landfill
7	Convent Lane-Convent Lane, Bocking, Braintree, Essex	Historic Landfill
8	Straits Mill-Straits Mill, Braintree	Historic Landfill
9	London Road-Stanway	Historic Landfill
10	Convent Lane-Convent Lane, Bocking, Braintree	Historic Landfill

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Coggeshall Ward



Kelvedon & Feering Ward



Silver End & Cressing Ward



Witham North Ward



Bocking Blackwater Ward



Braintree Central & Beckers Green Ward



The Colnes Ward



Braintree South Ward



Bocking North Ward



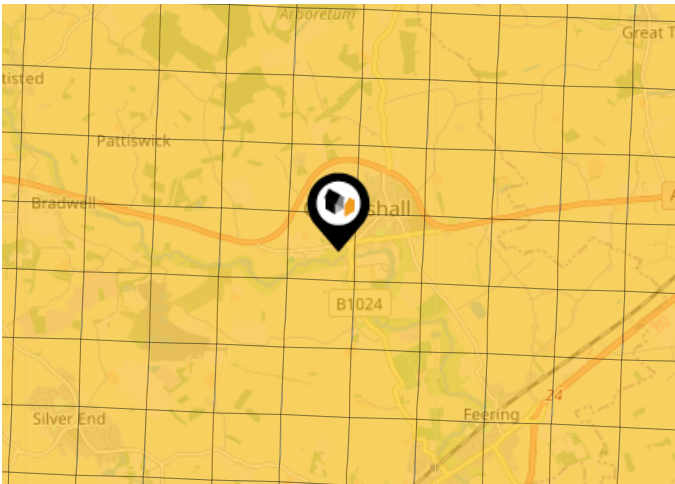
Gosfield & Greenstead Green Ward

The map shows the Braintree area in Essex, UK. A red pin marks the location of Braintree College. The map includes major roads like the A120 and A131, and various towns and villages such as Braintree, Broomfield, and Chelmsford. The college is located in the center of the map, near the A120 road.



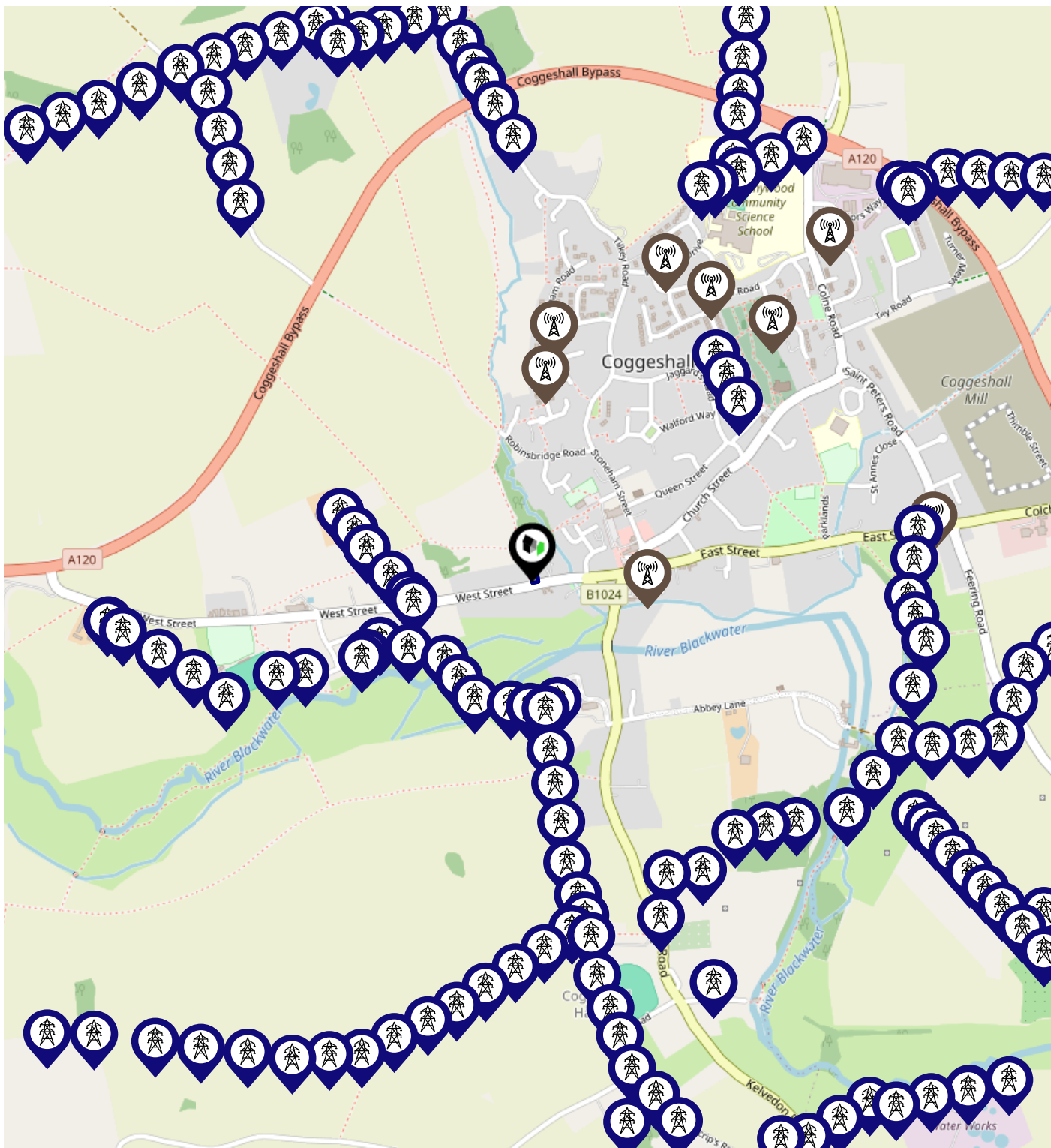
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



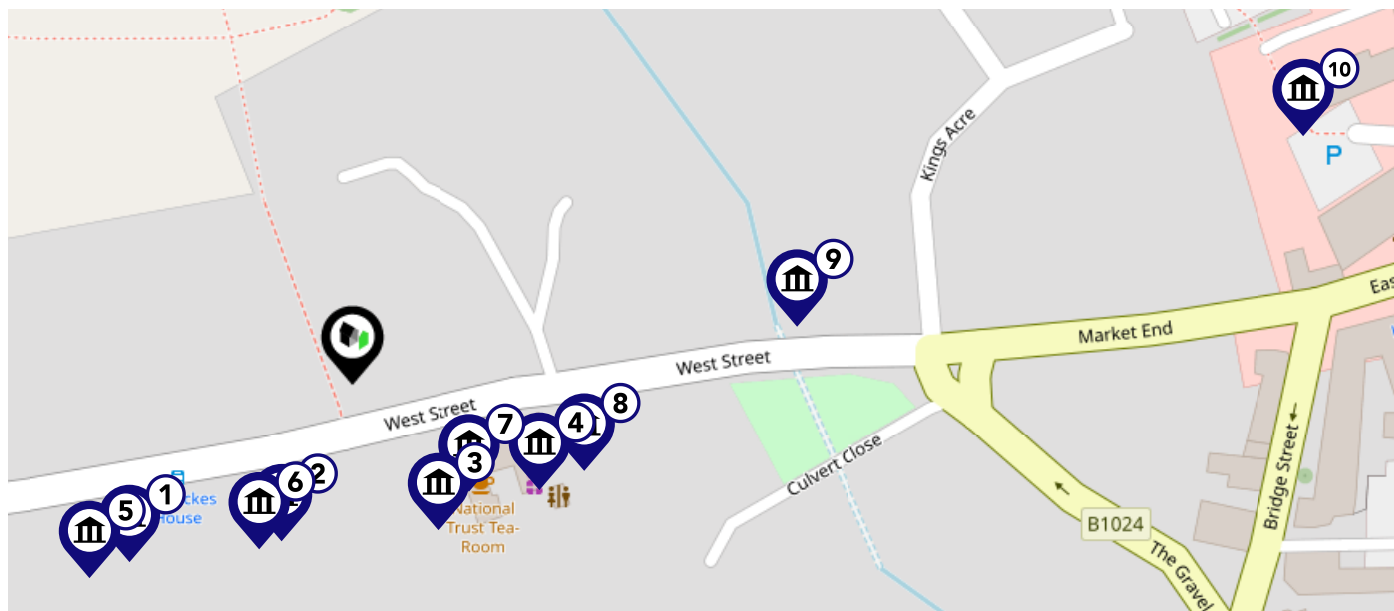
Key:

-  Power Pylons
-  Communication Masts

Maps

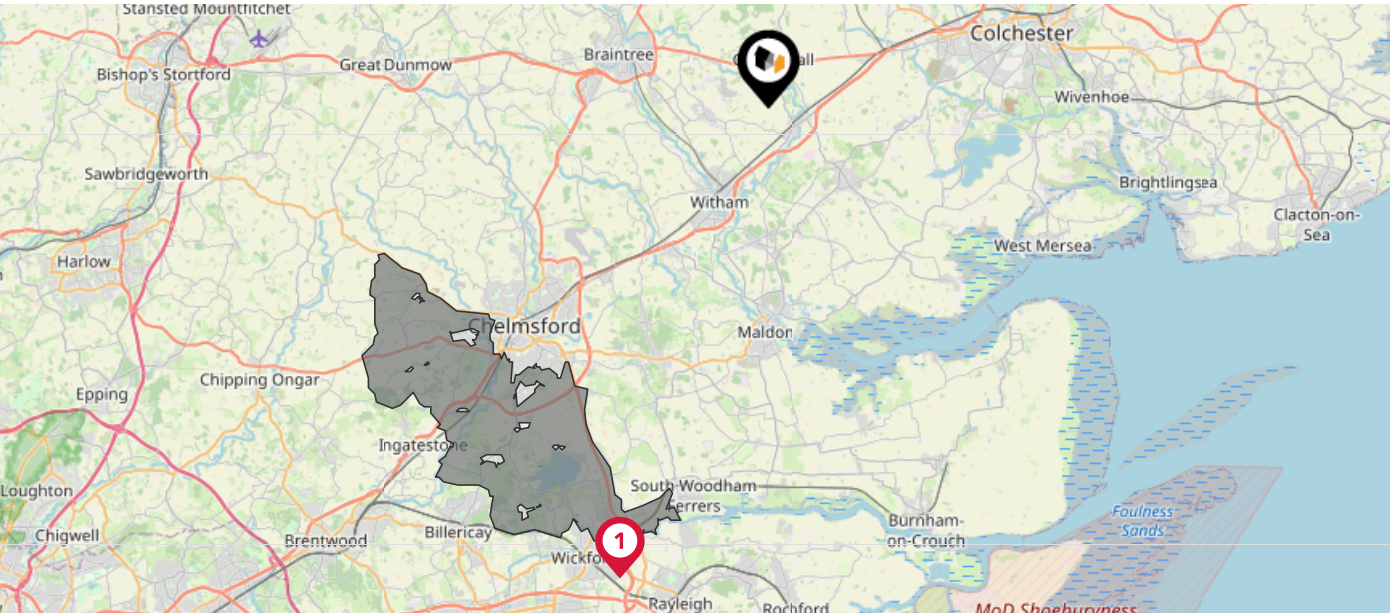
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1123895 - Wefan House	Grade II	0.0 miles
	1337598 - Ari Jaba	Grade II	0.0 miles
	1123893 - The Fleece Public House	Grade II	0.0 miles
	1123892 - Paycocke's Cottage	Grade II	0.0 miles
	1337599 - 43-47, West Street	Grade II	0.0 miles
	1123894 - 37, West Street	Grade II	0.0 miles
	1337597 - Paycocke's	Grade I	0.0 miles
	1123891 - 11-21, West Street	Grade II	0.0 miles
	1170799 - Hare Bridge House	Grade II	0.1 miles
	1306228 - Building 22 Metres South West Of Main Range Of No 4 (chapel Hotel) And Abutting On Its Rear Extension	Grade II	0.1 miles

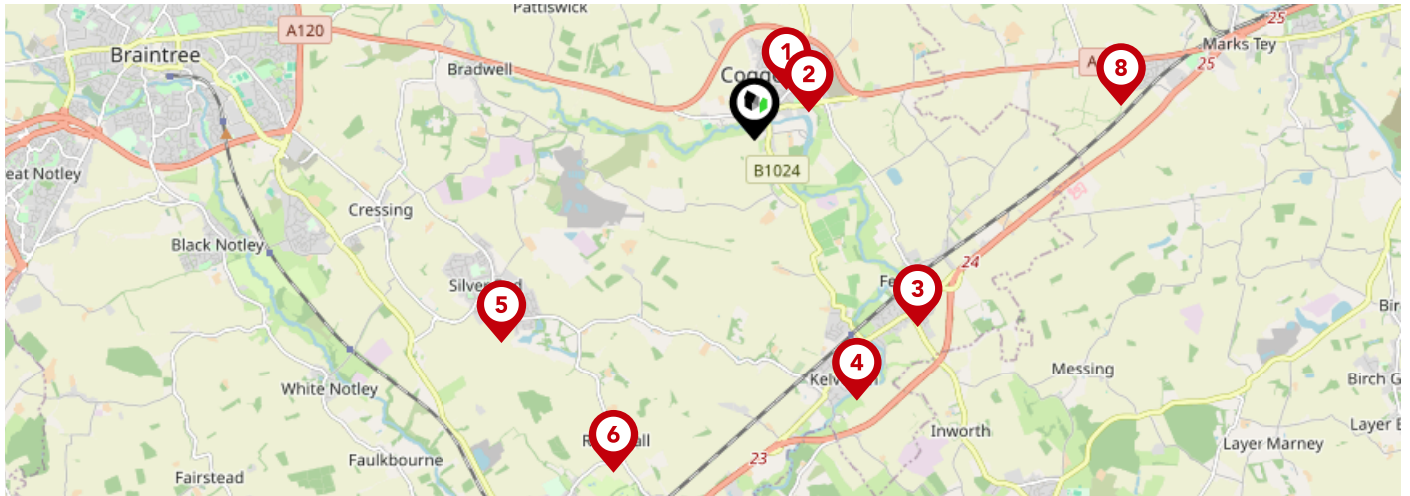
This map displays nearby areas that have been designated as Green Belt...



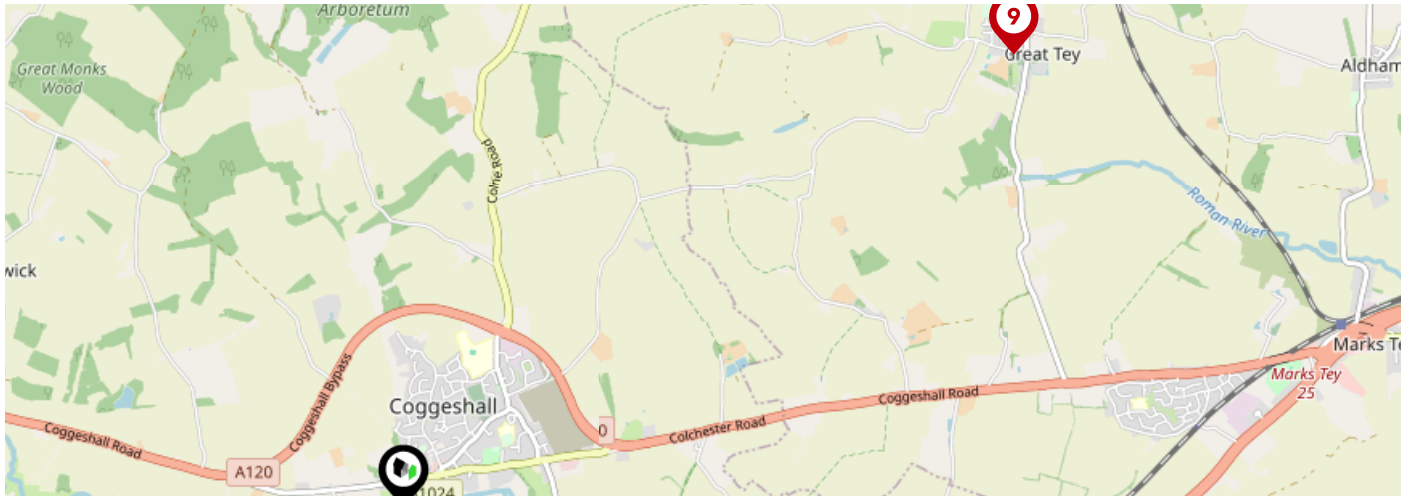
Nearby Green Belt Land



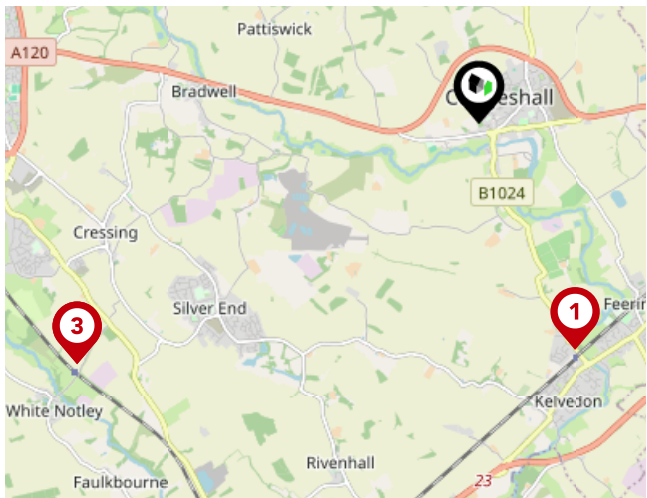
London Green Belt - Chelmsford



		Nursery	Primary	Secondary	College	Private
1	The Honywood Community Science School Ofsted Rating: Good Pupils: 783 Distance:0.56	☐	☐	☒	☐	☐
2	St Peter's Church of England Voluntary Controlled Primary School, Coggeshall Ofsted Rating: Good Pupils: 330 Distance:0.56	☐	☒	☐	☐	☐
3	Feering Church of England Primary School Ofsted Rating: Good Pupils: 145 Distance:2.25	☐	☒	☐	☐	☐
4	Kelvedon St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 433 Distance:2.56	☐	☒	☐	☐	☐
5	Silver End Academy Ofsted Rating: Good Pupils: 367 Distance:2.97	☐	☒	☐	☐	☐
6	Rivenhall Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:3.31	☐	☒	☐	☐	☐
7	Stisted Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 105 Distance:3.31	☐	☒	☐	☐	☐
8	St Andrew's Church of England Primary Academy, Marks Tey Ofsted Rating: Good Pupils: 135 Distance:3.37	☐	☒	☐	☐	☐

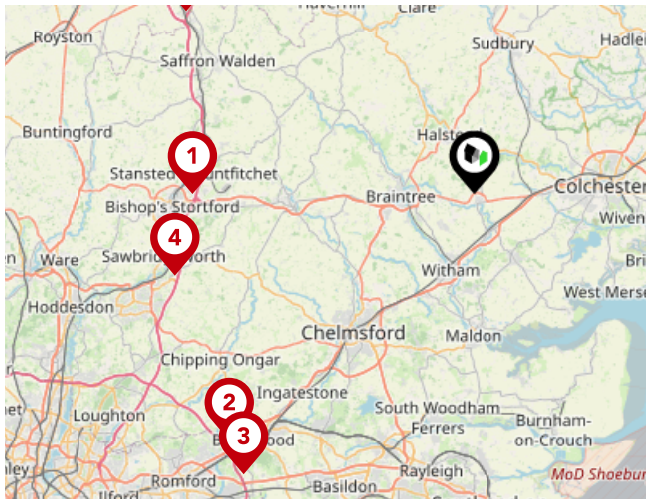


		Nursery	Primary	Secondary	College	Private
	Great Tey Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 82 Distance:3.48	☐	☒	☐	☐	☐
	Chatten Free School Ofsted Rating: Outstanding Pupils: 71 Distance:3.7	☐	☐	☒	☐	☐
	Messing Primary School Ofsted Rating: Good Pupils: 87 Distance:3.86	☐	☒	☐	☐	☐
	Earls Colne Primary School and Nursery Ofsted Rating: Good Pupils: 408 Distance:3.9	☐	☒	☐	☐	☐
	Cressing Primary School Ofsted Rating: Good Pupils: 196 Distance:4.12	☐	☒	☐	☐	☐
	Elm Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:4.12	☐	☒	☐	☐	☐
	New Rickstones Academy Ofsted Rating: Good Pupils: 1159 Distance:4.12	☐	☐	☒	☐	☐
	Southview School Ofsted Rating: Outstanding Pupils: 84 Distance:4.13	☐	☐	☒	☐	☐



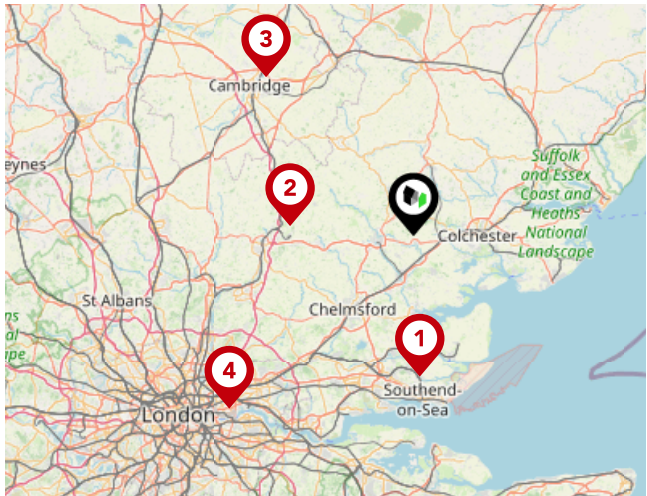
National Rail Stations

Pin	Name	Distance
1	Kelvedon Rail Station	2.24 miles
2	White Notley Rail Station	4.28 miles
3	White Notley Rail Station	4.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	20.64 miles
2	M25 J28	25.53 miles
3	M25 J29	26.7 miles
4	M11 J7A	22.76 miles
5	M11 J9	25.03 miles

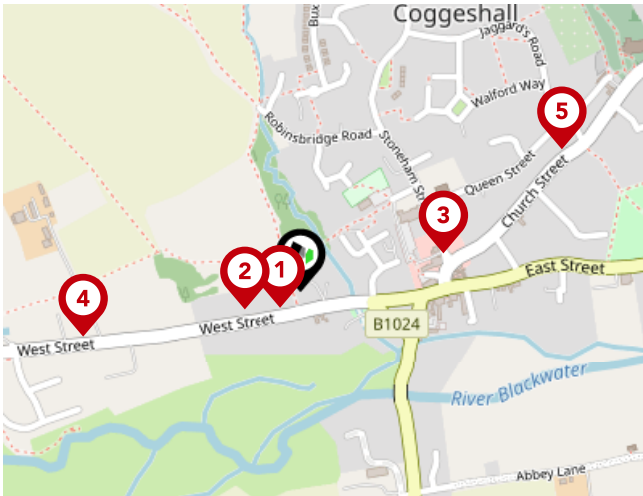


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	20.9 miles
2	Stansted Airport	18.06 miles
3	Cambridge	31.68 miles
4	Silvertown	37.16 miles

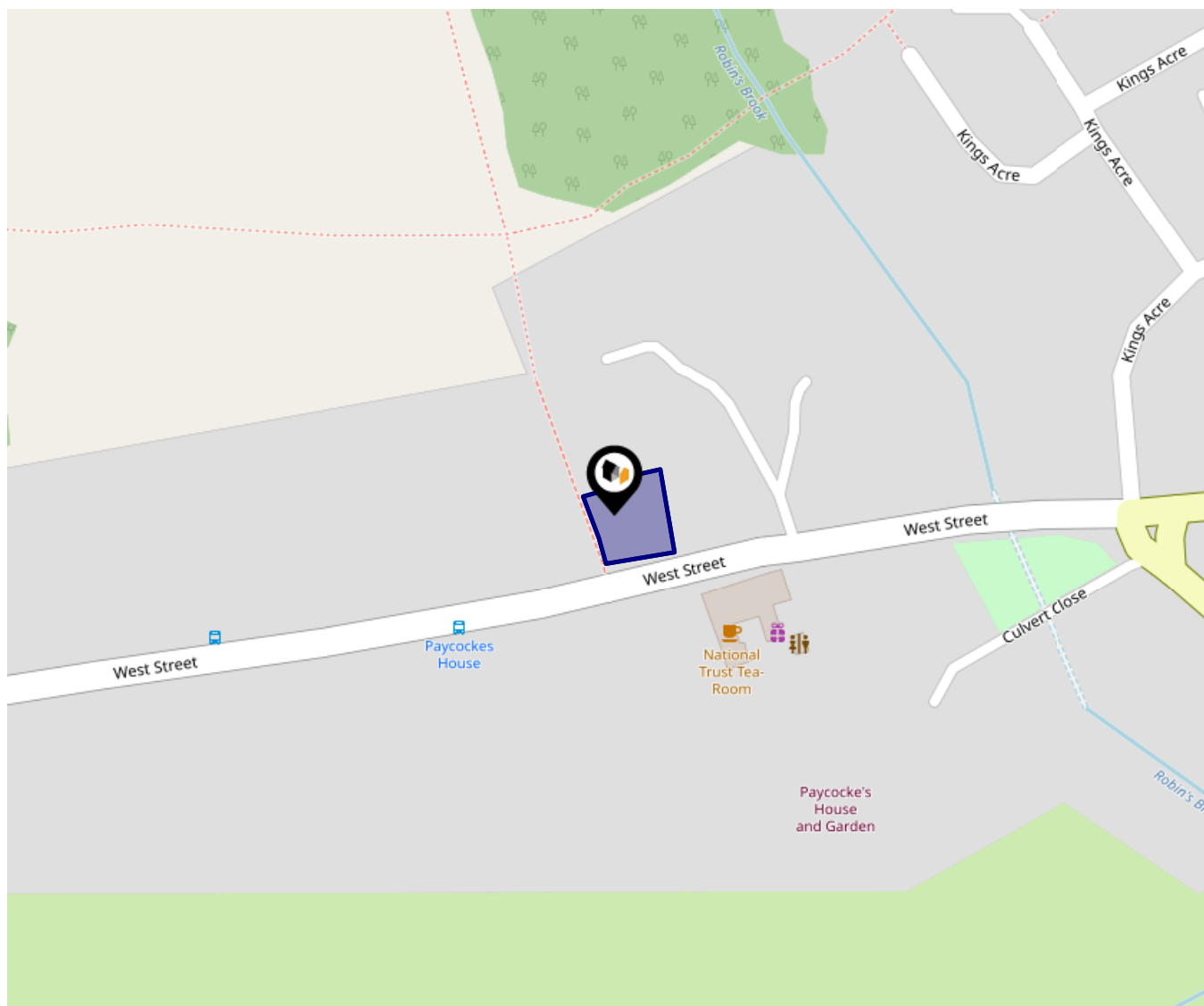
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Paycockes House	0.03 miles
2	Paycockes House	0.07 miles
3	Market Hill	0.17 miles
4	Nursery	0.25 miles
5	Vane Lane	0.34 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Nicholas Percival Ltd

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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