



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/22/2174/PINS
Date: 16/09/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land South of Henham Road, Elsenham.

Built Heritage Advice pertaining to the residential development comprising 130 dwellings, together with new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham).

The application site is an area of historically undeveloped land to the southeast of Elsenham and is bounded to the north by the B1051 and Hall Road to the west. A public footpath crosses the site from Hall Road northwards to the B1051. There are a number of listed buildings adjacent to the site, with the potential for their setting to be affected, this includes:

- Old Vicarage, Grade II listed (list entry number: 1112334);
- Tinkers Cottage, Grade II listed (list entry number: 1305747);
- 5 The Cross, Grade II listed (list entry number: 1112368);
- Village Hall Cottage, Grade II listed (list entry number: 13057460);
- The Crown Inn, Grade II listed (list entry number; 1305698);
- 1 and 2 The Cross, Grade II listed (list entry number: 1322511);
- The Stores and House, Grade II listed (list entry number: 1322535);
- The Lodge, Grade II listed (list entry number: 1391101);
- Barns to west of Elsenham Place fronting road, Grade II listed (list entry number: 1171188);
- Dovecote to south west of Elsenham Place, Grade II listed (list entry number: 1112338);
- Elsenham Place, Grade II listed (list entry number: 1112337);
- Range of Thatched, timber framed outbuildings and barn to west of Gardeners Cottage, Grade II listed (list entry number: 1112339);
- Gardeners Cottage, Grade II listed (list entry number: 1171192); and
- Church of St Mary The Virgin, Grade I (list entry number: 1112335).

The proposals have the potential to affect the setting of the above identified heritage assets, this shall be assessed against Historic England's, *The Setting of Heritage Assets* (GPA Note 3) which sets out a staged approach to decision taking.



The application site as historically undeveloped agrarian land is considered to positively contribute to the setting of the above identified heritage assets. The 1840 Tithe Map shows that the application site was subdivided with the southwest portion of the site being in the ownership of the Church, a Reverend Thomas Canning, who also owned and occupied the Old Vicarage. The rest of the site was in the same ownership of the Mumford family who owned the adjacent farmstead of Elsenham Place with Barn and Dovecote. Thus, the site is understood to have a historic functional relationship to several of the above identified heritage assets. The application site is a large area of open land which slopes to the south, views are afforded across the site and there is intervisibility with several of the heritage assets.

Upon review of the proposals, it is considered that in line with GPA Note 3 that there would invariably be several adverse impacts to the setting of the heritage assets, impacting our experience of the assets and their significance. With regards to the group of buildings at Elsenham Cross including:

- The Crown Inn,
- The Stores and House,
- 1 and The Cross,
- Village Hall Cottage,
- 5 The Cross,
- The Lodge, and
- Tinkers Cottage.

The proposed development is considered to result in several adverse impacts affecting our experience and appreciation of the assets, the application site as historically undeveloped agrarian land contributes to rural character of the assets and views to each asset including as a group is afforded from multiple points within the application site. Furthermore, there are views from the assets across the application site also. The proposed residential development of the site would have a significant urbanising effect, furthermore factors such as noise, general disturbance and light spill must also be considered, and which cannot be fully mitigated. The residential development of the site would result in less than substantial harm to the setting of the above heritage assets, Paragraph 202 of the NPPF being relevant. This harm is found in the principle and I suggest that the level of harm is within the low/middle of the spectrum.

The proposed development is also considered to result in several adverse impacts to the historic farmstead of Elsenham Place which is understood to have a historic functional association to the site. The proposed residential development of the site would have a considerably harmful urbanising effect upon the heritage assets:

- Dovecote to south west of Elsenham Place,
- Barns to west of Elsenham Place,
- Elsenham Place,
- Gardeners Cottage, and
- Range of thatched timber framed outbuildings and barn to west of Gardeners Cottage.

The proposed development would result in less than substantial harm to the significance of the heritage assets, I suggest at the middle of the spectrum given the proximity and functional association of the site to the assets. The Old Vicarage is also understood to have a historic functional association to the site thus I suggest the harm is towards the low/middle of the spectrum.

I do not consider the proposals to result in harm to the significance of the Church of St Mary The Virgin.

To conclude, the proposed development would fail to preserve the special interest of several listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm would be less than substantial, Paragraph 202 being relevant. Paragraph 206 is also considered relevant.

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter