



FAO:  
Planning Department,  
Uttlesford District Council

Ref: UTT/22/2760/PINS  
Date: 07/11/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: Land East of Station Road, Elsenham**

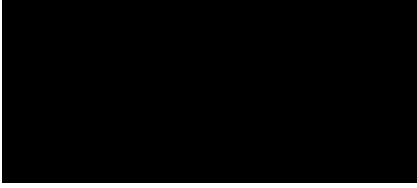
Built Heritage Advice pertaining to Consultation on S62A/2022/0012 Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works.

The proposed development site lies to the east of Elsenham Station which was opened in 1845. The Grade II listed Waiting Room on East Side of Line at Elsenham Station, Station Road (list entry number: 1305711), is a mid-nineteenth century single-storey timber framed and weather-boarded building with a timber canopy featuring an ornamental shaped fascia supported on cast iron columns. Historic Ordnance Survey (OS) maps show this building to the south of an associated station building on the same side of the line and what appears to have formerly been a station house on the west side of the line (also to the north of the listed building), now only in partial use for retail purposes. There is an unsightly modern pedestrian footbridge located just to the north of the listed building which was introduced for safety reasons in 2007, following a tragic fatal accident at the level crossing.

Historic OS mapping from the late nineteenth century shows a Nursery with large glasshouses in proximity to the station which would have enabled the speedy transport of produce to London and Cambridge. The development site forms part of the historic, open agrarian setting of the listed building which has been its backdrop since the mid-nineteenth century. The setting helps to reveal the historic context and location of the listed station building away from the main areas of local settlement, contributing to its historic interest. I am in agreement with the Heritage Statement submitted with the application that the proposal to introduce a large housing development on this site will, with regards to the National Planning Policy Framework (NPPF, 2021), lead to less than substantial harm, making Paragraph 202 relevant. In my opinion, this would be less than substantial harm towards the middle, rather than the lower end, of the scale. I am also of the opinion that the proposal will fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Yours sincerely,



Caroline Sones BA (Hons) DMS MA MSc IHBC  
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*