



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/23/0902/PINS
Date: 18/05/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land at Warish Hall Farm, North of Jacks Lane, Smiths Green, Takeley, Essex

Built Heritage Advice pertaining to Consultation on S62A/2023/0016 – Full planning application for Erection of 40 no. dwellings, including open space landscaping and associated infrastructure.

This application is identical to application UTT/22/3126/FUL which is pending consideration. My colleague Thomas Muston provided built heritage advice regarding the application submitted in 2022 in a letter dated 5th January 2023, which I include below and with which I confirm I am in agreement:

The application site is an area of agricultural land to the northeast of Smiths Green. This application follows on from the recently refused application UTT/21/1987/FUL which was Dismissed at appeal (Ref: APP/C1570/W/22/3291524). The proposed development within the application site, also known as Jacks, is identical to the previously refused application. The proposal has the potential to adversely impact the setting of several designated and non-designated heritage assets including:

- *Hollow Elm Cottage, Grade II listed (list entry number: 111220),*
- *Cheerups Cottage, Grade II listed (list entry number: 1112207) and*
- *The Protected Lane, 'Warrish Hall Road' (non-designated heritage asset).*

As established by the Inspector within the recent appeal (APP/C1570/W/22/3291524) the application site, Jacks, is included within the setting of Hollow Elm Cottage. Historic cartography shows the building, Hollow Elm Cottage, in an isolated agrarian setting which has been subject to a little degree of change over time. The grain of the surrounding landscape and tranquillity makes a positive contribution to its setting. The proposed development of 40 dwellings to the east of Hollow Elm Cottage will have an adverse effect on the setting of Hollow Elm and how its significance is experienced, appreciated and understood. The environment around the asset will be intrusively altered with prominent development bring noise and diurnal changes which will urbanise this location. The level of harm to the significance of the heritage asset will be less than substantial and at the low end of the scale.



With regards to The Setting of Heritage Assets (GPA Note 3) Guidance from Historic England, I do not consider the proposals to result in harm to the significance of Cheerups Cottage or the Protected Lane, 'Warrish Hall Road'.

To conclude, the proposals are considered to fail to preserve the special interest of the listed building, Hollow Elm Cottage, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm would be less than substantial and at the low end of the spectrum with regards to the NPPF (2021), Paragraph 202 being relevant.

Were permission to be granted, I request a condition is attached securing a schedule of the types and colour of the external materials to be used (including windows and doors).

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