



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/23/0950/PINS
Date: 16/05/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land at Tilekiln Green, Stansted, Great Hallingbury, Essex

Built Heritage Advice pertaining to proposed development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities.

The application site forms part of the immediate setting (located to the west) of Grade II listed The Elm (List entry number 1101606), a two storey timber framed dwelling that has been dated to the sixteenth century. The current application appears to be identical to a previous application submitted in 2022 (UTT/22/0267/FUL) which was refused for a number of reasons including less than substantial harm to the setting and significance of the listed building. This was based on the advice of my colleague Azizul Karim in a letter dated 24th April 2022, with a follow up e-mail dated 26th January 2023 in response to revised landscaping plans. I re-iterate and support our previous response to the proposal below, and am unable to support this application:

The inherent setting of the listed building comprised a dispersed settlement of farmsteads within vast rural landscape, which is attributable to its character...Regrettably, the wider setting of the listed building has been impinged upon by the introduction of the M11 in the 1960s, and later developments following the closure of the railway line through Dunmow significantly altered its immediate setting. A number of earlier buildings in the vicinity, which formed a historic built environment centring on The Elm, have also been lost. Within such a context, the proposed development would further encroach upon the remaining open surroundings of the listed building to exacerbate the harm and it would be subsumed by modern developments all around. Severing this last link between the building and its original setting would be a negative change. It is important to note that where the significance of a heritage asset has been compromised in the past by unsympathetic development, consideration still needs to be given to whether additional change will further detract from the significance of the asset in order to accord with NPPF policies.¹ Proposed development, including a 2.4m tall extensive timber boarded boundary fence, would form an incongruous backdrop in the views of The Elm from Dunmow Road and adversely affect the views out of the asset towards the south and west.

¹ Historic England, *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision Taking in the Historic Environment* (2015).



Therefore, having special regard to the desirability of preserving the setting of The Elm, I am unable to support the application. The proposal, in my opinion, would lead to a low level of 'less than substantial harm' to the significance of the listed building by unsympathetically encroaching upon the last remaining section of its original setting, therefore subject to Paragraph 202 of the NPPF. Whilst the scale of harm may be low, great weight should be given to the asset's conservation (Paragraph 199) and clear and convincing justification is required under Paragraph 200.

I also consider that the proposal would 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