

UTTLESFORD DISTRICT COUNCIL

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Heritage and Conservation Advice Note

The following notes are associated with Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Reference numbers	UTT/23/2193/PINS (UDC) S62A/2023/0023 (PINS)
Site location	Eastfield Stables, May Walk, Elsenham Road, Stansted CM24 8SS
Proposal summary	Erection of 5no. residential dwellings and associated infrastructure

1.0 Details

Proposal: Planning permission for erection of 5no. residential dwellings and associated infrastructure.

Details: The Site has an extensive planning history. The Applicant has submitted this application to the Planning Inspectorate.

Context: The Site forms part of Eastfield Stables and is located to the north of Elsenham Road (B1051) and to the east of a bridleway known as May Walk. The Site is to the west of the village of Elsenham and to the east of Stansted Mountfitchet.

The Site does not contain designated heritage assets and is not within a Conservation Area.

The Site is in proximity of the Heritage Asset outlined in Section 3.0.

Other: An existing public right of way (PRoW 45_25) extends in part along the western boundary of the Site in a north-south direction. The Site is screened by vegetation along the PRoW.

Refer to the specialist archaeological advice for historical environment notes.

2.0 Heritage Policies and Materials

Non-exhaustive list of policies and materials

The Planning (Listed Building and Conservation Areas) Act 1990

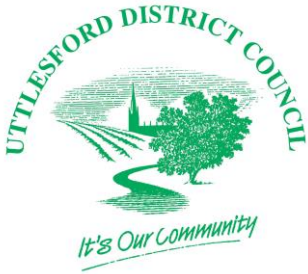
The application has been reviewed to assess whether it would preserve/would not preserve the architectural and/or historic interest and its compliance with Sections 16 and 66 of the Act.

National Planning Policy Framework (NPPF) 2021

The application has been reviewed to assess the level of harm (if any) caused to the significance of the heritage assets.

NPPF Chapter 12 – Achieving well-designed places Paragraph 130

NPPF Chapter 16 - Conserving and enhancing the historic environment. Paragraphs 199-208



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Policy ENV2- Development affecting Listed Buildings (Uttlesford Local Plan – Adopted January 2005)

3.0 Heritage Assets

Non-exhaustive list of assets located in proximity of site. Summary extracts are taken from official listings by Historic England.

Name: Down Farmhouse

Heritage Category: Listed Building

List Entry Number: 1274089

Grade: II

Summary: *C17-C18 timber-framed and plastered house. Much altered in the 1930's on the east side and renovated later. Two storeys. Seven window range on the west front. Casements with glazing bars (C20). Roof tiled, hipped.*

4.0 Comments on Proposal

A heritage statement was not provided as part of the application.

Although there are no designated heritage assets within the site, a character study and/or local history including the evolution of local settlements would show an understanding of how the built environment has developed in this area, and how the proposed development would enhance the local vernacular.

The Design and Access Statement (DAS) refers to the former equestrian use of the site, but no supporting information is provided.

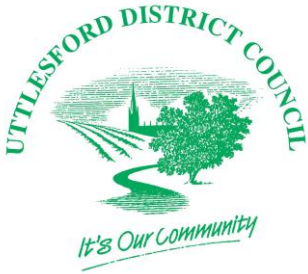
With reference to the NPPF: Paragraph 130 states that decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

Limited information about the materials palette is provided. The typical detail (drawing RMDS/ES/23/003A) states that UPVC is proposed for windows and rainwater goods however this does not reflect the local palette, and suggested materials set out in the Essex Design Guide. The timber weatherboard is appropriate for an agricultural form however no details are provided about the proposed stain.

The typical detail (drawing RMDS/ES/23/003A) notes that incorporation of roof mounted solar panels will be determined at a later stage, however an outline strategy is achievable prior to submission of a planning application. External aspects that affect the building form should be included as part of a planning submission.



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The Site is not visible from nearby roads or the bridleway due to mature vegetation growing along the western boundary lines, however the screened nature of the site does not negate the requirement to create a high quality and distinctive development.

The application does not provide sufficient detail to allow a full assessment of the impact of the proposal.

Should the Inspector approve the application, I would suggest conditions associated with design details, and external materiality of the dwellings are attached to the consent.

Conclusion

The principle of development could be supported. However, a typical design that is repeated around the site is not appropriate. To be considered acceptable the proposals require a bespoke, well detailed design in response to setting and plot orientation, including a materials palette that is reflective of the local character.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	08 November 2023