



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/23/2682/PINS
Date: 27/11/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

Built Heritage Advice regarding S62A/2023/0027- Full planning application for Erection of 40 no. dwellings, including open space landscaping and associated infrastructure. erection of 40 no. dwellings, including open space landscaping and associated infrastructure.

The application site is an area of agricultural land to the northeast of Smiths Green. This application appears to be identical to a previous application UTT/23/0902/PINS which was refused. The same application has also been submitted as UTT/22/3126/FUL which is pending determination.

The proposed development within the application site has the potential to adversely impact the setting and significance 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)
- The Smiths Green Conservation Area

Responses from this office to the previous identical applications affecting this site identified a low level of less than substantial harm to Grade II listed Hollow Elm Cottage arising from the proposed development within its setting. However, in determining the identical S62A application to the current application (UTT/23/0902/PINS) which was refused, in her Decision Notice the Inspector found no such harm to the significance of Hollow Elm Cottage.

With regards to the recently designated Smiths Green Conservation Area, Historic England's GPA Note 3 *The Setting of Heritage Assets* (2017) sets out a stepped approach to the assessment of the contribution of setting to significance. This includes identifying attributes of setting in terms of the heritage asset's physical surroundings and how the asset is experienced.

The Smiths Green Conservation Area Appraisal and Management Plan (CAAMP) by Place Services (May 2023) provides an assessment of Key Views, and the setting of the Conservation Area including



the contribution this makes to significance which is Step 2 of the approach to assessment set out in GPA Note 3. View 8 on page 32 of the CAAMP is taken from a viewpoint outside of the Conservation Area to the north, looking towards Smiths Green. It highlights the importance of kinetic views across the rural landscape as one enters the Conservation Area from the north, noting that:

'Views of the historic buildings and their relationship with the rural landscape has been subject to little change over time. The agricultural land and its open character contributes to the historic interest of Smiths Green and the individual buildings within it.'

With regards to the setting of the Conservation Area, on page 34 the CAAMP states:

The Conservation Area draws significance from its setting, particularly to the north. The flat and open fields permit views when travelling to and from the Conservation Area, here the rural character is prominent and particularly important. The surrounding agricultural land has a close functional relationship to Smiths Green and contributes to our experience of the Conservation Area, including our understanding of the surrounding landscape and tranquillity....

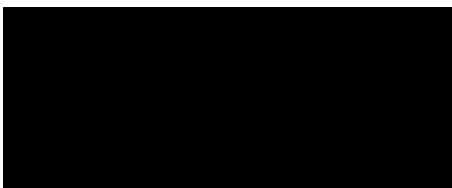
...Agriculture has played a vital part in the historic development and the economy of the settlement and continues to do so, with Parkers Farm still in agricultural production today. The fields and Public Footpaths within this setting provide opportunities to appreciate the historic significance of the Conservation Area in its agrarian context.

Kinetic views from the Public Footpaths at the north across the fields towards the Conservation Area contribute to our appreciation and understanding of the close functional relationship and rural character. The open green space contributes to our experience and understanding of Smiths Green and the heritage assets within it, with views across the landscape being subject to little change over time.

Step 3 of the GPA Note 3 recommended assessment is to identify attributes of a development that will affect the setting of a heritage asset, in order to elucidate its implications for significance. The proposed development of 40 houses and associated access road and hard and soft landscaping will be in proximity to the northern part of the Conservation Area, and will appear in key views from the north into the Conservation Area from the Protected Lane and fields on the eastern side of the lane to the south of Parker's Farm. The development will be conspicuous in the rural setting of the Conservation Area and have an urbanising effect on the general character of the setting, representing a change in land use, all with permanent effect.

On this basis, in my opinion, the proposal will cause a low level of less than substantial harm to the significance of the designated Conservation Area from development within its setting in terms of the National Planning Policy Framework (NPPF, 2023), making paragraph 202 relevant.

Yours sincerely,



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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