

## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
 Telephone (01799) 510510  
 Textphone Users 18001  
 Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### Heritage and Conservation Advice Note

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

<b>Reference numbers</b>	UTT/23/2622/PINS (UDC) S62A/2023/0026 (PINS)
<b>Site location</b>	Land West of Robin Hood Road, Elsenham
<b>Proposal summary</b>	Outline application for the erection of up to 40 dwellings with all matters reserved except for access.

#### 1.0 Details

##### **Proposal:**

Outline Application for the erection of up to 40 dwellings with all matters reserved except for access, at land west of Robin Hood Road, Elsenham.

##### **Details:**

The Applicant has submitted this application to the Planning Inspectorate.

Outline approval was granted for the erection of up to 40 dwellings with all matters reserved except for access, at Appeal (UTT/19/0437/OP and APP/C1570/W/19/3242550) in September 2020. A Reserved Matters application (UTT/23/2028/DFO) for this development was submitted in August 2023 and is pending determination. The Reserved Matters application does not include the change of main access point which is the basis of the current Outline Application.

##### **Context:**

The site is in Elsenham; a large village located northeast of Bishops Stortford. Elsenham has access to major transport networks and is considered a key settlement.

The site comprises of land bounded by Robin Hood Road to the east, and Rush Lane to the north. Stansted Brook and the railway track runs along part of the southern boundary of the Site.

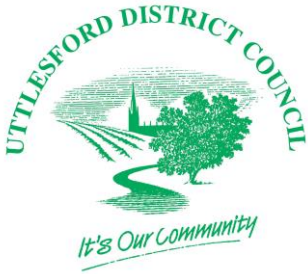
The Site does not contain designated heritage assets and is not within a Conservation Area. The Site is in proximity of the heritage assets outlined in Section 3.0.

Modern residential developments line the area to the north of Rush Lane.

##### **Other:**

The site is bounded to the north by Rush Lane; public footpath (PROW28). A public footpath (PROW29) bisects the southern section of the site from the southwest corner to the southeast corner connecting Rush lane (via PROW 13-28) and Robin Hood Road.

Refer to the specialist archaeological advice for historical environment notes.



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### 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) 2023**

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 135

NPPF Chapter 16 - Conserving and enhancing the historic environment. Paragraphs 205-214

#### **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: Wells Cottages, 4

Heritage Category: Listed Building

List Entry Number: 1322497

Grade: II

Summary: *C18-C19 timber-framed and plastered home. Two storeys. Two window range, modern casements. Roof thatched, half-hipped, with an end external chimney stack at the north end. A later single storey addition with a tiled hipped roof extends at the north end.*

Name: Wells Cottages, 2

Heritage Category: Listed Building

List Entry Number: 1171224

Grade: II

Summary: *C17 timber-framed and plastered house. Renovated in the C20. Two storeys. Four window range, modern casements with glazing bars. The north part, of one window range is jettied on the upper storey on exposed joists. Roof thatched, half-hipped.*

Name: Wells Cottages, 1

Heritage Category: Listed Building

List Entry Number: 1112342

Grade: II

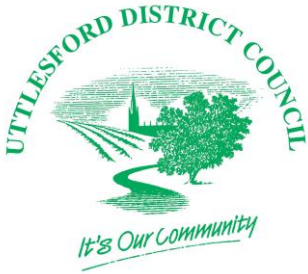
Summary: *Small C18-C19 timber-framed and plastered cottage. One storey. Two window range, casements. Boarded door. Roof tiled, with a small central chimney stack.*

Name: Robin Hood Public House

Heritage Category: Listed Building

List Entry Number: 1171219

Grade: II



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Summary: *C18-C19 timber-framed and plastered building. Two storeys. Three:one window range, modern casements. Two doorways with flat hoods on brackets. Roof tiled, half hipped at the south end. Section to rear not of special interest.*

### 4.0 Comments on Proposal

The proposal includes several components from the previously consented Outline Planning application (UTT/19/0437/OP and APP/C1570/W/19/3242550), except for the main access point. This application seeks approval for the main access point to be relocated from Rush Lane to Robin Hood Road.

A key feature of the previous proposal provided assurance that the proposed development would protect the setting of the listed buildings on Robin Hood Road by retaining and reinforcing the existing hedge. The revised proposal would erode the existing natural screening to allow essential improvements to the road infrastructure required to support the development.

Although the location of the revised site access is not adjacent to the listed structures, the change in vehicular movement would inevitably affect the character of the existing road, it's connection to the pedestrian railway crossing and therefore the character of the road that has existed in some form since 1897, as detailed on the Ordnance Survey Map within the *Orion Historic Environment Desk-Based Assessment* (January 2019).

When considering the existing hedge, the supporting heritage document states '*only the tops of the roofs of a few new homes would be visible, when looking across towards the study site from the southernmost property of the group of buildings*'. This note is ambiguous and would benefit from supplementary information such as a visual impact assessment that shows the proposed development in context, and as seen from key viewpoints around the site.

Further contextual information is required to allow review and comment on the proposed change to the main access point.

### Conclusion

A change to the proposed access could be supported if further design details are provided to illustrate the impact that the development and change of access point will have on the nearby listed buildings.

The general principle of the development is similar to the previously consented scheme and is considered acceptable, as confirmed by the Appeal Inspector.

<b>Submitted by</b>	Serena Cardozo
<b>Role</b>	Principal Conservation Officer
<b>Department</b>	Development Management
<b>Date</b>	20 December 2023