

## UTTLESFORD DISTRICT COUNCIL

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### 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/23/2810/PINS (UDC) S62A/2023/0028 (PINS)
<b>Site location</b>	Land off Chelmsford Road, Hartford End, Chelmsford
<b>Proposal summary</b>	Outline application for construction of up to 50 dwellings

#### 1.0 Details

##### Proposal:

Outline application for construction of up to 50 dwellings and associated access and bus stops, with all matters reserved except access.

##### Details:

The Applicant has submitted this application to the Planning Inspectorate.

##### Context:

The site comprises of undeveloped agricultural land. The area is rural and is characterised by open fields, dispersed residential dwellings, and small clusters of farmsteads.

Hartford End was recognised for the brewery that arrived during the Industrial Revolution; the site has recently been redeveloped for residential use.

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.

##### Other:

- No pre application advice was sought from UDC prior to submission of the outline application.
- Previous applications for small scale developments on the application Site were rejected.

Refer to the specialist archaeological advice for historical environment notes.

#### 2.0 Heritage Policies and Materials

Non-exhaustive list of policies and materials

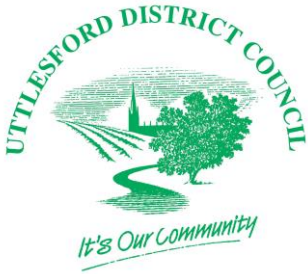
##### The Planning (Listed Building and Conservation Areas) Act 1990

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) 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



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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: Hartford House

Heritage Category: Listed Building

List Entry Number: 1112855

Grade: II\*

*Summary: Watermill on River Chelmer. Late C18 2 storeys and attic with a flat headed dormer and a gabled, weatherboarded lucam, with weathervane. Red plain tiled gambrel roof, hipped to right, and wing to rear. Red brick built, with some weatherboarding to left side. 7 window range first floor, 5 window range ground floor, various small paned casements and sashes, some of iron. There is a hoist beam above a board door off centre on the first floor, also 3 circular iron tie bar plates. A bowed, round headed window is above a "stable" door. The bays to the extreme right are used as a dwelling with a door recessed in a round headed opening. Exterior sluice by Whitmore & Binyan, Wickham Market 1881. The mill -shares a combined frontage with the Mill House and Bridge, both listed separately, and forms a very picturesque group in pleasant surroundings.*

Name: Hartford End Mill House

Heritage Category: Listed Building

List Entry Number: 1147352

Grade: II

*Summary: House. Early C19 with combined frontage to Watermill. 2 Storeys. Hipped grey slate roof. Brick built and plastered with pilaster and recess to right.*

Name: Mill Bridge in front of Mill

Heritage Category: Listed Building

List Entry Number: 1322275

Grade: II

*Summary: Bridge, probably contemporary with Watermill, L.C18 Red brick built with triangular moulded coping. 2 arches and 4 cast iron tie plates.*

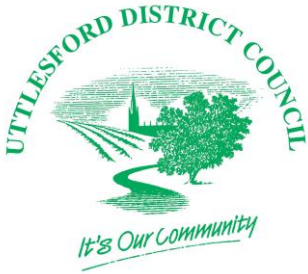
Name: Keepers Cottage

Heritage Category: Listed Building

List Entry Number: 1112854

Grade: II

*Summary: Cottage C17 or earlier. 1 Storey and attics with 4 catslide dormers. Half hipped red plain tiled roof. Timber framed, plastered and pebble dashed.*



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### 4.0 Comments on Proposal

The Heritage Impact Assessment (HIA) provides a good understanding of the history of the site and confirms through cartographic analysis that the Site and immediate context has experienced minimal change since the initial Ordnance Survey mapping of 1875.

The density of the proposed development is uncharacteristic to the area therefore would impact the appearance of its countryside setting, and in turn the designated heritage assets in proximity of the Site. The development would not affect the fabric of the nearby listed buildings however it would affect their setting.

The proposal was submitted in outline with full details reserved for future approval therefore design details are not relevant to this application. However, a development of this scale and rural context requires exceptional architectural detailing to ensure that it would be sympathetic to its setting. The information available as part of the Outline application is insufficient to provide further comment i.e. The Planning Statement refers to an 'industrial-like appearance' for properties closest to the former brewery site, however this principle is not outlined within the Design and Access Statement.

The information provided suggests the development will be largely screened behind vegetation however it is not possible to comment without architectural massing studies in context, and rendered visualisations as seen from a variety of viewpoints from the public highways, and local properties.

### Conclusion

The proposed development will inevitably erode the openness of the countryside setting.

Further information about design quality is required to review if on balance, the scheme could be justified.

<b>Submitted by</b>	Serena Cardozo
<b>Role</b>	Principal Conservation Officer
<b>Department</b>	Development Management
<b>Date</b>	28 December 2023