

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.

Reference numbers	UTT/23/3113/PINS (UDC) S62A/2023/0030 (PINS)
Site location	Land to the west of Clatterbury Lane, Clavering, Essex
Proposal summary	Outline application with all matters reserved except access, for up to 28 dwellings.

1.0 Details

Proposal:

Outline application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping, and associated infrastructure.

Details:

The Applicant has submitted this application directly to the Planning Inspectorate.

Context:

The Site comprises of a parcel of agricultural land, west of Clatterbury Lane. The Site is screened from view by a row of mature trees and shrubs. A commercial site and modern residential development are situated to the north 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 Clavering Conservation Area, and the heritage assets outlined in Section 3.0.

Other:

Refer to the specialist archaeological advice for historical environment notes.

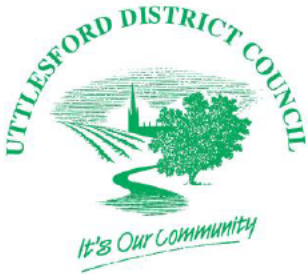
2.0 Heritage Policies and Materials

Non-exhaustive list of legislation, policies, and materials

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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3.0 Heritage Assets

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

Conservation Area:

Clavering (Area 3)

Designated heritage assets:

Name: The Cricketers

Heritage Category: Listed Building

List Entry Number: 1306087

Grade: II

Summary: *C16 origin but with mainly C18 and C19 external features. Partly timber-framed and plastered and partly brick colourwashed. A C19 gabled addition projects on the front. Two storeys. Three window range of double-hung sashes with vertical glazing bars. Roof slate, with 3 internal chimney stacks.*

Name: K6 Kiosk (Telephone Box)

Heritage Category: Listed Building

List Entry Number: 1267716

Grade: II

Summary: *Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.*

Name: Peacocks

Heritage Category: Listed Building

List Entry Number: 1322475

Grade: II

Summary: *C17-C18 timber-framed and plastered building. Renovated. Two storeys. Four window range of modern casements. A modern gabled porch projects on the front. Roof thatched, half hipped, with a central chimney stack.*

Non designated heritage asset:

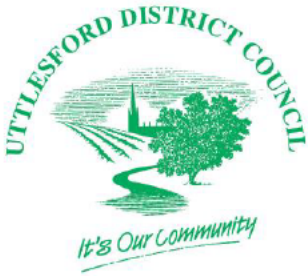
Name: Hill Green Farm and Farmhouse

Heritage Category: Locally Listed Building

List Entry Number: 023 (Uttlesford Local Heritage List)

4.0 Comments on Proposal

The Heritage Statement provided as part of the application provides a balanced assessment of the history of the Site, the character of the area and the significance of assets in proximity of the application Site. The assessment is proportionate to the significance of the local heritage and provides a good foundation for the contextual analysis however, if the Application is approved the findings should be carried through all design stages.



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The historical settlement pattern in Clavering is linear, and generally dispersed. The illustrative masterplan of the proposed development is not typical of the area, however design cues from the Heritage Statement should inform how the final layout is developed.

The proposal was submitted in Outline with full details reserved for future approval hence it is noted that design details are not required as part of this application. The Design and Access Statement (DAS) suggests that two distinct Character Areas have been designed, however the 'distinctiveness' is not clear on the illustrative masterplan. A development of this scale could produce a significant negative effect on the character and appearance of its countryside setting. Therefore, any new development requires exceptional architectural detailing to justify if on balance, the benefit outweighs the harm.

The study to show the proposed outline massing in context is beneficial. The information provided suggests the development will be largely screened behind vegetation. However, it is not possible to comment further without architectural massing studies in context, and rendered visualisations as seen from a variety of viewpoints from the public highways, and local properties. If the Application is approved, it would be beneficial for this study to be progressed, to illustrate the solid massing and materials as seen from key views around the site, including Public Right of Way 14.

The development will not affect the fabric of the heritage assets in proximity of the Site however, it will affect their setting. Any design progressed should incorporate findings from the Heritage Statement to ensure that the final proposal is a bespoke, well detailed design that responds to its setting, including a materials palette that compliments the local vernacular.

Conclusion

The proposed development will inevitably affect the openness of the rural site. Further information about design quality is required to review if on balance, a development in this location can be justified.

Submitted by	Serena Cardozo
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Department	Development Management
Date	01 February 2024