



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/22/1261/FUL
Date: 04/09/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land to the West of Mill Lane, Hatfield Heath

Built Heritage Advice pertaining to an application for the demolition of 10 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling and the construction of 3 no. single storey dwellings.

The site comprises the southern half of a former Prisoner of War (POW) camp to the north of Hatfield Heath. This is the former guards' compound with the prisoners' compound located to the north and in separate use. The POW camp, including the surviving structures and layout, is considered to be a non-designated heritage asset under the provisions of the NPPF. It is included on the Council's Local Heritage List (reference no. 418).

This letter follows previous consultation responses from this office dated 7th September 2022, 24th January 2023 and 1 February 2023. Further to the last of these responses from my colleague Thomas Muston, I understand that concerns about the lack of clear and convincing justification for the use of timber weatherboarding to the existing clay block buildings have been overcome and a suitable condition has been suggested.

My attention has been drawn to the existing plan and elevation drawing for the Water Tower which was requested in order to assess the heritage impact of the proposals for conversion of this building. The only existing window openings in the building are three sets of three windows to the east and west elevations. Although conversion of the water tower is supported, as suggested to be likely in the letter dated 7th September 2022 from Maria Kitts, the extent of glazing to the north elevation including the glazed balcony, as well as the proposed glass balustrade at roof level on all elevations (presumably to allow roof access) is considered to be excessive and could be reduced to the benefit of the significance of the non-designated heritage asset.

As before, although the conversion and reuse of the huts and water tower are supported in principle, due to the proposed demolitions and changes to the site layout, the scheme will inevitably result in harm to the significance of the non-designated heritage asset, making Paragraph 203 of the National Planning Policy Framework (NPPF, 2021) relevant.



If the application is to be approved, in addition to the programme of building recording recommended by the Archaeologist, as per our letter of 8th August 2022, I would request the following conditions are applied:

- No conversions, alterations or construction shall be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- No conversion, alterations or construction shall be commenced until samples of the materials to be used on the external finishes (including doors and windows) have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.
- No conversion or alterations shall take place until the submission of a condition report and conservation treatment proposal for the wall painting in the canteen building by a suitably qualified and experienced specialist conservator have been submitted for approval by the local planning authority.
- Details of all hard and soft -landscaping and boundary treatments must be approved in writing by the local planning authority prior to works commencing.

Yours sincerely,



Caroline Sones BA (Hons) DMS MA MSc IHBC
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