

## UTTLESFORD DISTRICT COUNCIL

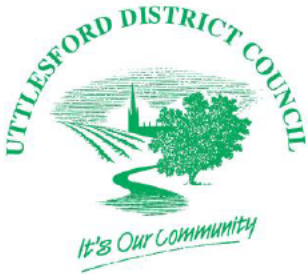
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### Heritage and Conservation Advice Note

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/24/0103/PINS (UDC)                                 |
|                          | S62A/2024/0032 (PINS)                                  |
| <b>Site location</b>     | Land to the west of Mill Lane, Hatfield Heath CM22 7AA |

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| <p><b>1.0 Details</b></p> <p><b>Proposal:</b><br/>         The demolition of 12no. existing outbuildings/ structures, the conversion and restoration of 8no. existing buildings to form 8no. holiday cottages and 1 no. dwelling, the construction of 3no. single storey dwellings, the creation of a pedestrian and cycle link path, and associated infrastructure and landscaping.</p> <p><b>Details:</b><br/>         The Applicant has submitted this application directly to the Planning Inspectorate.</p> <p><b>Context:</b><br/>         The site is located on land west of Mill Lane, Hatfield Heath.</p> <p>The Site does not contain designated heritage assets and is not within a Conservation Area. The Site contains non-designated heritage assets outlined in Section 3.0.</p> <p><b>Other:</b><br/>         Refer to the specialist archaeological advice for historical environment notes.</p> |
| <p><b>2.0 Heritage Policies and Materials</b></p> <p>Non-exhaustive list of legislation, policies, and materials</p> <p><b>National Planning Policy Framework (NPPF) 2023</b><br/>         The application has been reviewed to assess the level of harm (if any) caused to the significance of the heritage assets.<br/>         Chapter 12 - Achieving well-designed places. Paragraph 135.<br/>         Chapter 16 - Conserving and enhancing the historic environment. Paragraph 209.</p>  |
| <p><b>3.0 Heritage Assets</b></p> <p><b>Non designated heritage asset:</b><br/>         Name: POW Camp 116<br/>         Heritage Category: Locally Listed Building<br/>         List Entry Number: 418 (Uttlesford Local Heritage List)</p>  |



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### 4.0 Comments on Proposal

The Heritage Impact Assessment (HIA) 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 the application Site. The HIA is proportionate to the significance of the non-designated heritage asset.

The principle of the proposal is acceptable. Comments associated with built heritage on previous applications have been incorporated; the form, scale and layout of the development responds to the historic use of the site. The report by the Conservation Engineer provides a clear summary of the existing condition of the remaining structures and helps justify that refurbishment provides a viable strategy for long term use.

Conversely, the application lacks basic design details and information to illustrate the development in context. Paragraph 8.8 of the Planning, Design and Landscape Statement (PDLS) refers to high quality and sustainable design however there is no information to support this statement. Paragraph 8.12 repeats this note but similarly, without details to confirm the design intent. It appears to suggest the new build villas 'will have a significant lifespan' but does not confirm an approximate lifespan for the buildings; this suggests the long-term maintenance and management of the structures may not have been considered.

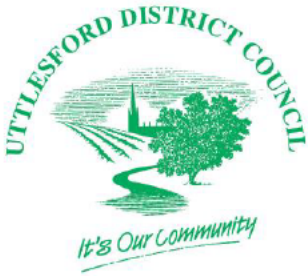
The 'European style' and contemporary aesthetic proposed for the villas is acceptable. Paragraph 7.6 of the PDLS refers to timber, glass and green roofs but does not provide further details to specify the timber species, the glazed units and systems, or a roof plan to show the extent of the green roofs. Paragraph 8.11 refers to 'prefabricated timber frame that is sustainably sourced', but there is no further information to clarify what has been proposed.

New build elements will require compliance with Building Regulations (i.e. Part M for access), however it is not clear from the information submitted if this has been considered.

A fire safety strategy is not referenced in the application documents. The proposed design for the Plot 4 Water Tower (as submitted), is not compliant with Building Regulations. A secondary staircase or full sprinkler system is required but we assume this will be detailed if consent is granted. It would be prudent to integrate this information into the design as early as possible, to review if there is any impact of fire safety requirements on the external elevations i.e. if means of escape to the refurbished units is to be via windows, this should be included in the design with a proposed product specification at Planning stage.

Considerations for further design development:

- Proposed materials schedule
- Construction details of key features i.e. green roof, prefabricated units, landscaping (non-exhaustive list of key features)
- Building Regulations applicable to access for new builds / existing
- Building Regulations applicable to life safety (fire) requires review
- Fire safety strategy should be used to aid design development, and integrated into design details



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### Conclusion

The principle of the development is considered acceptable. Further information and design details are required to review if on balance, a development in this location that affects the non-designated heritage assets can be justified, paragraph 209 of the NPPF being relevant.

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|---------------------|--------------------------------|
| <b>Submitted by</b> | Serena Cardozo                 |
| <b>Role</b>         | Principal Conservation Officer |
| <b>Department</b>   | Development Management         |
| <b>Date</b>         | 14 March 2024                  |