



FAO: Planning Department,  
**Uttlesford District Council**

Ref: UTT/24/1958/PINS and S62A/2024/0058  
Date: 14/10/2024

## BUILT HERITAGE ADVICE

Dear Sir / Madam,

**RE: Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Hertfordshire, CM22 6HR**

Built Heritage Advice pertaining to construction of 16 dwellings including 40% affordable housing and associated infrastructure at Land East of Ugley Village Hall.

The application site is located within proximity to two groups of listed buildings. To the north of the Site at The Square are:

- The Old Post House (list entry number: 1273777) (Grade II listed)
- 3, 4, and 5 Cambridge Road (listed entry number: 1273821) (Grade II listed)
- 6 & 7 Cambridge Road (list entry number: 1239239) (Grade II listed)

Whilst to the south of the Site at Orford House are:

- Orford House (list entry number: 1221630) (Grade II\* listed)
- Orford House Cottage and Garage Block (list entry number: 1273750) (Grade II listed)
- Barn 40m to the north of Orford House (list entry number: 1273751) (Grade II listed)
- Dovecote at Orford House (list entry number: 1221686) (Grade II listed)

The site is also located immediately east of Ugley Village Hall. While the building is not of architectural merit, it holds historic interest. The building was donated to the village in 1920 by William Tennant, who lived in Orford Hall, and was rebuilt after bomb damage in World War II. The building has a blue plaque dedicated to Nancy Tennant, a prominent member of the village, who lived in Orford Hall until the 1980s. Therefore, Ugley Village Hall is considered a non-designated heritage asset.

The significance of the group of listed buildings to the north of the site at The Square is derived from their special architectural and historic interest as a group of mid-nineteenth century buildings. The buildings, centred around The Square, first appear on the First Edition Ordnance Survey map (surveyed 1875-79). The 1839 Tithe Map and Apportionment show a different arrangement of three buildings, forming seven cottages, to the south of the White Hart PH (now residential) which suggests a mid-nineteenth century date of construction. The listed buildings were constructed in the same Arts and Crafts style with part-brick and part timber-framed. They form a clear group and contribute to each other's significance. Their setting comprises the former White Hart PH to the north and an early twentieth century building immediately to the south. The wider surroundings comprise open fields to the south and west, and Linnets Wood which was planted in three phases from 1973 to 1998.



The significance of the group of listed buildings to the south of the site at Orford House is derived from their special architectural and historic interest as a group of eighteenth-century buildings built for the First Earl of Orford. The site of Orford House consists of the Grade II\* listed house and three other ancillary buildings, all of which are Grade II. Orford House is a prominent Georgian brick house with distinctive arched sash windows, while the other buildings are typical ancillary buildings associated with a wealthy settlement. The former coach house also features a prominent clock tower, glimpsed in the public realm. As a separate settlement, the buildings contribute to each other's significance due to their functional and historic association. The wider setting of Orford House comprises mostly undeveloped fields and woodland.

The application site contributes to the significance of the listed buildings through its verdant and open nature, which also contributes to the wider rural character of Cambridge Road. The heritage assets are experienced in a tranquil and isolated situation. Moreover, the site creates a buffer that allows both groups of listed buildings at The Square and Orford House to be experienced and understood as separate settlements. Therefore, the application site contributes to the significance of the listed buildings, despite the direct intervisibility being limited to The Old Post House.

Guidance from Historic England, The Setting of Heritage Assets (GPA Note 3), provides a stepped approach to understanding the potential impact of a proposal upon setting. Within Step 2, a checklist is provided of potential attributes that contribute to setting and the significance of the heritage asset. This includes 'grain of surrounding streetscape/development, layout, degree of change over time, views to and from the asset, land use' and other environmental factors such as noise and general disturbance. The proposed erection of 16 dwellings is therefore considered to inevitably result in several impacts on the setting of the nearby listed buildings. The proposed site would become a densely developed area, causing the loss of separation between both groups of listed buildings and adversely affecting how they can be experienced and understood. The proposal would also have a strong urbanising effect on the setting of heritage assets, significantly changing the 'grain' of development; therefore, it would fail to preserve the setting of heritage assets.

Furthermore, there would be adverse environmental changes arising from the proposed development, which would harm the tranquillity of the asset, particularly considering diurnal changes through the increase in lighting, which would create further urbanising effects.

In conclusion, the proposal in my opinion, would cause less than substantial harm, to the significance of the listed building due to the inappropriate development within their setting, in terms of the National Planning Policy Framework (NPPF, December 2023), Paragraph 208 to be relevant. Therefore, the proposal would fail to preserve the special interest of the listed buildings contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

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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*