

Hazel End Conservation Area Appraisal and Draft Management Proposals, 2014



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Introduction

1.1 This Appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Hazel End Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

1.2 The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.3 Uttlesford has a particularly rich built heritage, with 36 Conservation Areas and approximately 3,700 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.4 The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road, rail and air, make it a popular destination to live and work. The District is particularly influenced by Stansted Airport within its administrative area and by the presence of London and Cambridge within easy commuting distance. Additionally there are other towns of substance such as Harlow, Bishop's Stortford and Braintree that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration make it more important to protect the high quality of both built and natural environments.

1.5 The Uttlesford Local Plan adopted in 2005 recognises these facts and commits the Council to prepare Conservation Area Statements and Supplementary Planning Documents and the production of this document is part of this process.

1.6 Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

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1.7 This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. If necessary, the document will put forward simple practical management proposals that improve the character of the Conservation Area that are capable of being implemented as and when resources permit.

1.8 The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers observations made from the public realm and rarely involve internal inspection of buildings or their structural condition. Therefore such recommendations as set out in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional relevant information.

1.9 This Conservation Appraisal will:

- Identify the special character of Hazel End
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the existing boundary
- Put forward practical enhancement proposals

1.10 The document will be prepared in partnership with the local community through the consultation process.

1.11 This document is written in three parts: Legal and Policy Framework; Appraisal; Management Proposals.

Planning Legislative Framework

1.12 The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being '*areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'. The same section of the Act also requires that Councils undertake periodic reviews.

1.13 Section 71 of the Act requires Councils to '*formulate and publish proposals for the preservation and enhancement*' of Conservation Areas and hold a public meeting to consider them.

1.14 Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

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1.15 Planning permission is required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size as set out in the legislation⁽¹⁾. Looking for and identifying such buildings is therefore a priority of this Appraisal.

1.16 Another exception relates to certain ecclesiastical buildings which are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

1.17 The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to all front roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area.

1.18 However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary.

1.19 Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

1 The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

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1.20 Hedgerows. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

Planning Policy Framework

1.21 National Planning Policy Framework. Published in March 2012, this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development.

1.22 Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

1.23 In relation to the historic environment the new National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.
- Heritage assets. A Heritage asset is defined as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)*'.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgement reached. Substantial harm to or loss of a Grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a Grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.

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- The use of Article 4 Directions to remove national permitted development rights should be limited to situations '*where this is necessary to protect local amenity or the well being of the area...*'.
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

1.24 Uttlesford Adopted Local Plan. Uttlesford District Council has a commitment to the environment and its Local Plan Policies. Uttlesford's policies protect Conservation Areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance. The Council's Conservation Officer can provide appropriate advice.

1.25 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website or a copy can be obtained from the Council. In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Plan that will, in due course, contain the relevant Council planning policies.

1.26 The Inset map of the Uttlesford Local Plan shows the existing Conservation Area the southern part of which lies within the Metropolitan Green Belt. Hazel End Wood which lies to the south beyond the Conservation area is shown as an Ancient Woodland and a County Wildlife site. Beyond the Conservation Area to its north the Inset map also identifies parkland being Hassobury Park.

1.27 Essex County Council Buildings at Risk Register. The County Council has a 'Buildings at Risk Register'⁽²⁾. In relation to the latter document, it has not identified any such buildings within the Hazel End Conservation Area. Similarly this Appraisal has not identified any such Listed Buildings within the Conservation Area as being potentially 'At Risk' although some repair works are needed in respect of some curtilage listed structures.

1.28 Assets of Community Value. There are no Assets of Community Value registered in relation to Hazel End.

1.29 Hazel End Conservation Area date of designation. The Hazel End Conservation Area was first designated in 1976.

The General Character and Setting of Hazel End

1.30 The Conservation Area at Hazel End is a small hamlet in open countryside in the parish of Farnham. Whilst being in close proximity to the large urban areas of Stansted Mountfitchet and Bishop's Stortford the settlement is little changed and continues to retain its rural characteristics. It consists of a number of Listed Buildings, many of them with thatched roofs, for the most part tightly grouped around a small green

2 *Heritage at Risk in Essex Register 2011*, Essex County Council October 2011

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and pond. Most properties are owned by the Hassobury Estate. There are areas of modern residential and agricultural developments of lesser quality which are proposed to be removed from the Conservation Area.

1.31 In the parish of Farnham there are 50 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area at Hazel End there are 15 such buildings so designated.

1.32 Of the above 15 Listed Buildings/groups of buildings identified on the English Heritage list, all are designated Grade II. Most date from the 17th century but there are single representatives each from the 16th, 18th and 19th centuries. The latter is Stone Cottages (often also known as "Flint Cottages") at the northern end of the Conservation Area.

1.33 The general high architectural quality of buildings, including the concentration of thatched roofs together with other visual attributes such as historic boundary walls generally warrants its formal designation as a Conservation Area. The presence of mature trees and hedgerows add to its visual qualities.

Origins and Historic Development

1.34 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽³⁾ and the *Essex Historic Environment Record (HER)*⁽⁴⁾.

1.35 In much abbreviated form the *Uttlesford District Historic Environment Characterisation Report* of 2009⁽⁵⁾ summarises the wider zone within which Farnham and Hazel End are located thus: *The historic landscape and settlement pattern survive well, despite some field boundary loss. The zone is especially rich in medieval remains... Although limited archaeological work has taken place within this zone, evidence for prehistoric occupation is present in the form of crop marks and individual finds-spots... The zone is entirely rural in nature, with the historic settlement pattern comprising small villages, at Berden and Farnham... Many of the buildings within the zone are protected as Listed Buildings... Hassobury Park and House in the south eastern corner of the zone is a 19th-century mansion, park and church, built on the site of an earlier manor house. Small areas of ancient woodland survive... This zone contains crop mark evidence which combines a range of enclosures of multi-period date... Only limited archaeological work has been undertaken within the zone... however, prehistoric occupation is attested by the number of ring ditches and enclosures identified from the aerial photography.*

1.36 A Neolithic flaked axe find is recorded at Hazel End in the general vicinity of a listed property called 'The Castle'.

3 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009, Parra. HECA 9 North Eastern Uttlesford

4 <http://www.heritagegateway.org.uk/>

5 *ibid*

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1.37 Very little additional historic information was available from records searched by the fieldworker. However it is clear that the hamlet was well established in the 17th century as evidenced by the fact most buildings in the settlement date from this time.



Picture 1.1 Hazel End as shown on the Chapman and Andrew map of 1777 (Reproduced courtesy of a private collection).

1.38 In Victorian times, there is brief reference to Hazel End in the Post Office Directory of 1878 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1878, thus: *Hazel End is an old hamlet of Farnham, 1 mile south-east*. Chief crops grown in this rural area at this time were noted as being wheat; barley, oats, clover, beans, peas and roots. The Three Horseshoes PH is also mentioned in the same Directory.

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1.39 *The Place Names of Essex* by Reaney⁽⁶⁾, implies the name may have been derived from the name of (presumably a local resident of the time) Ralph de Hasele. There is reference to the settlement being called Hasley End in 1768.

1.40 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1 from which it can be seen very few changes have taken place over the last 100 years or so.

Character Analysis

1.41 The current Conservation Area has been surveyed as a single character area with a map and key common to all. Historical photographs have been provided by Saffron Walden Museum and from the Saffron Walden Town Library. Other photographs have been taken by the fieldworker. All maps are reproduced from the Ordnance Survey under Uttlesford District Council Licence No: 100018688 (2004).

1.42 Listed buildings. Individually listed buildings have been identified, plotted and described, such descriptions being from the Dept. of Culture Media and Sport's list with occasional additional comment added by the fieldworker. Descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

1.43 Non-listed buildings of quality and worthy of protection from demolition. This Appraisal seeks to identify non listed buildings that make an important architectural or historic contribution to the Conservation Area. The basic questions asked in identifying such buildings/structures are:

- Is the non-listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- Does the building contain a sufficient level of external original features and materials?
- Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance, particularly in respect of the front elevation?
- Is the building/structure visually important in the street scene?

1.44 Trees and hedgerows. There are trees and hedgerows within the Conservation Area which add to Hazel End's environmental quality. The basic criteria for identifying such important trees/ hedgerows are:

- They are in good condition

6 Percy Hyde Reaney *The Place Names of Essex*, CUP 1969

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- They are visible at least in part from public view points
- They make a significant contribution to the street scene or other publicly accessible areas

1.45 Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate have been identified. The basic question asked in identifying such areas is:

- Is the open space or gap an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area?

1.46 Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

1.47 Any other distinctive features that make an important visual or historic contribution are noted.

1.48 Article 4 Directions. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to retaining features associated with selected non listed properties is as follows:

- In relation to retention of chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptionally chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

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1.49 However, in the case of Hazel End no such Directions are proposed because all historic buildings or structures are either listed or lie within the curtilage of Listed Buildings and are thus already afforded adequate protection.

1.50 Detracting elements. Features that detract or are in poor repair have been identified and appear in the Table 'Enhancement Proposals to Deal with Detracting Elements' set out in Part 2.

1.51 Important views. Such views are identified.

1.52 Revisions to boundaries of the Conservation Area. In suggesting any revisions to boundaries of the Conservation Area, consideration has been given as to whether or not the land or the buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

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Hazel End

1.53 General overview. The Conservation Area at Hazel End is a small hamlet consisting of a number of Listed Buildings, many of them with thatched roofs, for the most part tightly grouped around a small green and pond.

1.54 Scheduled Ancient Monuments. There are no Scheduled Ancient Monuments recorded.

1.55 Archaeological sites. An extensive site to the north of the Cricket Ground is so designated being an area within which a Neolithic flaked axe was found.

1.56 Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such sites from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

1.57 Individually Listed Buildings. Because of the small numbers, all Listed Building descriptions are provided below. Any additions in italics are the fieldworker's further comments.

1.58 Upper Farmhouse - Grade II. 16th century timber-framed and plastered house with cross wings at the east and west ends. Two storeys. The upper storey is jettied on the whole front. One: two: one window range, casements (20th century). Roof tiled, with a modern central chimney stack and external stacks at the east and south. The east stack is old, with stepped brickwork. *Timber frame now exposed.*

1.59 Range of thatched, timber-framed outbuildings to west of Upper Farmhouse - Grade II. Part of a complex of barns and outbuildings to the south and west of Upper Farmhouse. Range of timber-framed outbuildings with weather-boarding. Probably of 17th century origin, with later additions. *Roofs now all tiled⁽⁷⁾. Partly inaccurately plotted on Uttlesford District Council (UDC) map base.*

1.60 Barn to north-west of Home Farmhouse on the north side of the yard. (formerly listed as Barn at Home Farmhouse) - Grade II. 17th century timber-framed and weather-boarded barn with a thatched roof. *Official description formally amended to exclude original reference to attached buildings range; consequently UDC mapping records need changing.*

1.61 Estate No. 53 (formerly listed as Cottage, Estate No 53) - Grade II. Small 17th century timber-framed and plastered building. One storey and attics. Two window range of casements. Roof thatched, with a central chimney stack.

7 It is noted that the roofs are now all tiled except the cartshed

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Picture 1.2 . Estate no.53 on left; estate nos. 50-52 on right of picture. This quintessential English village scene of thatched cottages with brick and flint boundary walls has remained little changed since they were originally built.

1.62 Estate Nos. 56 and 57 - Grade II. 17th century timber-framed and plastered building. Two storeys. Four window range of leaded casements (20th century). Roof thatched, hipped, with a central chimney stack.

1.63 1.59 The Three Horseshoes Inn - Grade II. Timber-framed and plastered building of 17th century origin but almost completely altered in the 18th century and later. Two storeys and attics. Three window range, casements. Roof tiled, mansard, with 3 gabled dormers and end chimney stacks. A single storey wing extends on the south end.

1.64 1.60 Barn to south-west of Upper Farmhouse (formerly listed as Barn at Upper Farm) - Grade II. One of a complex of barns and outbuildings to the south and west of Upper Farmhouse. 17th century timber-framed and weather-boarded barn of 5 bays. Roof thatched. Roof now tiled.

1.65 1.61 Home Farmhouse - Grade II. 17th century timber-framed and plastered house with 18th century and later alterations. Two storeys and attics. Four window range of modern casements. There is a 6-panel door with an 18th century pedimented door case. Roof tiled, hipped, with 2 gabled dormers at the rear, an original central chimney stack and external stack with offsets at the north end (shaft rebuilt). The east front has a coved plaster eaves cornice and the roof is swept down low at the rear.

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Picture 1.3 Home Farmhouse, a fine Listed Building dating from the 17th century.

1.66 Range of timber-framed outbuildings to west of Home Farmhouse on the south side of the yard - Grade II. Range of mainly 17th and 18th century timber-framed and weather-boarded buildings (some brick) with roofs of various heights, partly tiled, partly thatched. *No thatched roofs. It would appear from formal description that UDC mapping records need amending to include building range to east and exclude corrugated iron roofed structure to the west.*

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Picture 1.4 Range of timber-framed outbuildings to west of Home Farmhouse whose varied roofs cape adds character and diversity to this part of the street scene.

1.67 Estate Nos. 50, 51 and 52 - Grade II. 17th century timber-framed and plastered building with weather-boarding on the ground storey. Two storeys. Four window range of small leaded casements. Boarded doors. Roof thatched, hipped, with a central chimney stack at the north end and an external stack at the south end.

1.68 Estate Nos. 54 and 55 - Grade II. 17th century timber-framed and plastered building with weather-boarding on the ground storey. Three window range of leaded casements to the front. Roof thatched, hipped. A single storeyed later addition extends on the south.

1.69 Estate Nos. 58 and 59 (Stone Cottages, often also known as "Flint Cottages") - Grade II. Mid 19th century flint building with red brick quoins and dressings. Two storeys. Two window range (one of original ornamental iron lattice casements and the other of 20th century casements). A central gabled porch projects on the front. Roof tiled, fish scale tiles, with cut and shaped ornamental bargeboards to the gables.

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Picture 1.5 Estate Nos. 58 and 59 (Stone Cottage). Delightful typical mid 19th century estate cottage.

1.70 Barn to south-east of Upper Farmhouse - Grade II. Part of a complex of barns and outbuildings to the south and west of Upper Farmhouse. 17th/18th century timber-framed and weather-boarded barn of 5 bays with a central gabled entrance bay. Roof tiled. *The barn was listed in February 1980. The owner advised that later in the same year this barn burnt down in its entirety and was rebuilt using historic timbers in part from elsewhere. As such this building is a candidate to be considered to be delisted and this should be explored further.*

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Picture 1.6 Interior of reconstructed barn being that to the south east of Upper Farmhouse. Original structure burnt down in 1980.

1.71 Estate Nos. 48 and 49 - Grade II. 17th century timber-framed and plastered building much altered in the 18th century and later. Two storeys. Two window range of casements. Roof tiled, half hipped, with a central chimney stack.

1.72 1.68 The Castle - Grade II. Timber-framed and plastered building probably of 18th century origin but much altered. Two storeys, with a central gable on the front. There is a modern addition at the south end. Modern casement windows with leaded lights. Roof tiled.

1.73 Important buildings or structures within the curtilages of Listed Buildings.
A number of such structures have been noted and are detailed below.

1.74 Single storey open fronted cart lodge timber framed construction with thatched roof located to south west of Upper Farmhouse. An important curtilage listed building used as an agricultural store.

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Picture 1.7 Single storey open fronted curtilage listed cart lodge to south west of Upper farmhouse.

1.75 Single storey cart lodge of brick and flint construction on north elevation and open fronted on south elevation within Home Farmhouse complex. Thatched roof.



Picture 1.8 Curtilage listed cart lodge within Home Farmhouse complex most worthy of retention.

1.76 Single storey outbuilding to west of Stone Cottage being of brick and flint construction with steep hipped tiled roof.

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1.77 Single storey storage building to south east of The Castle; weather boarded with tiled roof. Appears on 19th century mapping. Although altered worthy of retention. No internal inspection made.



Picture 1.9 Curtilage listed storage building to south west of The Castle, worthy of retention.

1.78 Other buildings that make an important architectural or historic contribution. There is one building which makes a significant contribution to the architectural charm and diversity of this area. This is detailed below.

1.79 Barn to south-east of Upper Farmhouse. As previously noted the owner advised the original barn was burnt down in its entirety in 1980 and rebuilt in part using historic timbers from elsewhere. If the suggestion to delist it is accepted the building cannot be regarded as being protected by Listed Building legislation because it is post 1948. It is nevertheless visually important in the general street scene particularly in its relationship with Upper Farmhouse. Historically it is located on a similar footprint to the original building (probably moved slightly further to the south). It contributes to the quality of the Conservation Area and should be retained.

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Picture 1.10 Reconstructed barn to south-east of Upper Farmhouse replacing original that burnt down in 1980. Whilst the replacement barn can no longer be regarded as listed it is visually attractive and located on the originals approximate footprint. It should be retained.

1.80 Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without prior consent unless otherwise stated.

1.81 There are a number of walls of historic and visual importance. All are located within the curtilages of Listed Buildings and all are assessed as predating 1948 and are thus protected by legislation. They add to the character and quality of the Conservation Area and should be retained.

1.82 Flint and brick boundary wall on south western side of road between Three Horseshoes PH and Upper Farmhouse. Of various heights up to 2 metres mostly capped with rounded bricks. Inserted at western end is unusual 19th century letter box inscribed VR.

1.83 Range of flint and brick boundary walls at various locations and of various heights on north eastern side of road as shown on accompanying plans. Internal boundary wall in relation to Estate building nos. 54-55 needs repair.

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Picture 1.11 The importance of walls in the street scene.

1.84 Important open spaces. The small green and nearby pond in the centre of the hamlet is a visually important focal point. It is understood that the pond is only wet on a seasonal basis. Retaining water on a permanent basis would improve its visual contribution to the street scene, though it is appreciated that, as a natural pond this may not always be possible. The Essex Biodiversity Project are aware of this site and can advise. The access track around central green would benefit from being resurfaced.



Picture 1.12 The environmental qualities of the pond in the centre of the hamlet might be improved. The Essex Biodiversity Project are aware of this site and can advise.

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1.85 Particularly important trees and hedgerows. Throughout the Conservation Area trees and hedgerows play an important part in contributing to its overall quality. They are diagrammatically plotted on the accompanying plans. The sunken lane on the northern approach is most attractive.



Picture 1.13 The sunken lane with trees and hedgerows on the northern approach is most attractive.

1.86 Important views. As shown on accompanying plans.

1.87 Elements that are out of character with the Conservation Area. Broken surface around central green in need of resurfacing.

1.88 Areas within farm building complex to west of Home Farmhouse. Whilst it is accepted such areas form part of a working farm complex it is considered there is opportunity to secure visual improvements by 'tidying up' some open storage areas, particularly those adjacent to historic buildings.

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Picture 1.14 Whilst it is accepted these environs are part of a working farm is there not an opportunity to remove such elements of open storage particularly in areas adjacent to historic buildings?

1.89 There are utility poles in the Conservation Area whose appearance and overhead services detract to varying degrees. Their vertical emphasis is sometimes disguised by nearby vegetation but there are two in the centre of the hamlet which are particularly prominent and whose removal would result in a visual improvement. A number of other utility poles, both within or within sight of the Conservation Area are also noted. The practicalities and associated cost of achieving such improvements, particularly in this difficult economic climate, is recognised. However it is considered appropriate to draw attention to the visual damage caused and for the Parish Council to discuss the matter with the relevant utility company to explore the potential of achieving their removal now or in the longer term.

1.90 Opportunities to secure improvements. Repair internal boundary wall in relation to estate building nos. 54-55. Consider potential of retaining water in central pond on a permanent basis. Consider resurfacing broken surface around central green. Explore potential with utility company of reducing impact of 2 no. utility poles in centre of hamlet. Consider 'tidying up' selected areas of the working farm, particularly those in proximity to historic buildings.

1.91 Suggested boundary changes. Three main boundary changes are proposed. Additionally several other minor changes are made that better reflect existing boundaries on the ground.

Part 1: Appraisal 1

1.92 Land to north of Home Farmhouse. This land consists of part of the working farm comprising of 2 no. large single storey later 20th century agricultural barns believed to have been erected in the 1980's. Their size and architectural qualities detrimentally affect the Conservation Area and they are clearly not of special architectural or historic interest whose character or appearance should be conserved.



Picture 1.15 Complex of modern farm buildings of no architectural or historic interest to the north of Home Farmhouse that are proposed to be removed from the Conservation Area.

1.93 Home Farm Cottages and New Cottages. These two pairs of 20th dwellings are located on the edge of the Conservation Area. They are pleasant enough and representative of their type and period but lack qualities of special architectural or historic interest. They are consequentially proposed to be removed from the Conservation Area.

1 Part 1: Appraisal



Picture 1.16 Modern 20th cottages proposed to be removed from the Conservation Area.

1.94 Land to south east of The Castle. This area is undistinguished and is a miscellany of storage sheds and a larger corrugated semi circular Nissen Hut used as studios. The area and buildings has no special architectural or historic interest and as such are consequentially proposed to be removed from the Conservation Area.



Picture 1.17 Nissen Hut used as studios, Land and buildings to south east of The Castle, proposed to be removed from the Conservation Area.

Part 1: Appraisal 1



Picture 1.18 Miscellany of storage sheds and enclosures to south east of The Castle, part of same area.proposed to be removed from the Conservation Area

1.95 Other minor proposed boundary changes to better reflect selected existing physical boundaries:

1. Include land to north of estate buildings 56-57 which has effect of protecting a mature tree.
2. Include land to the west of range of timber-framed outbuildings that in turn are located to the west of Home Farmhouse.
3. Include small area to west of barns to west of Upper Farmhouse to follow access road.

1.96 Other actions. Consider delisting barn to south east of Upper Farmhouse, being the one that burnt down in 1980. Amend UDC mapping in respect of range of outbuildings to west of Upper Farmhouse. Amend UDC mapping in respect of barn to north-west of Home Farmhouse on the north side of the yard. Amend UDC mapping in respect of range of timber-framed outbuildings to west of Home Farmhouse on the south side of the yard to include building range to east and exclude corrugated iron roofed structure to the west.

1 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 As previously advised there are three proposed boundary changes:

1. Land to the north of Home Farmhouse consisting of two large 20th century agricultural barns.
2. Home Farm Cottages and New Cottages.
3. Land to the south east of the Castle being miscellany of storage sheds and Nissen Hut.

Planning Controls and Good Practice: The Conservation Area

2.2 All current planning policies are contained in the Uttlesford Local Plan adopted in 2005. It is principally against this document that the District Council will process applications. As set out above, this will be superseded in due course by the Council's new Local Plan.

2.3 Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping and other general administrative advice, please contact the Planning Department for assistance.

Website: www.uttlesford.gov.uk

Telephone no. 01799 510510

Or write to Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment

2.4 Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

Planning Control and Good Practice: Listed Buildings

2.5 Those buildings that are individually listed and other buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

2.6 The Listed Buildings and associated structures within their curtilages, including those that have been specifically identified by this Appraisal, are important and are the principal contribution to the quality of the built environment of Hazel End. Good practice for applicants proposing alterations or additions to such Listed Buildings will be to carefully consider the content of the policies set out in the Local Plan.

Part 2 - Management Proposals 1

2.7 Barn to south-east of Upper Farmhouse, currently listed. As previously noted this barn was burnt down in its entirety in 1980 and rebuilt in part using historic timbers from elsewhere. The process of delisting this structure will be explored.

2.8 Other amendments to Uttlesford District Council mapping records of selected Listed Buildings need making.

Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution

2.9 One such unlisted building that makes a positive contribution to the character of the Conservation Area has been identified being the reconstructed barn to the south east of Upper Farmhouse. If as proposed this barn is de listed it nevertheless is worthy of retention and should not be demolished.

2.10 Proposed Article 4 Directions. None are proposed.

Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution

2.11 This Appraisal has identified a number of pre 1948 walls within the curtilages of Listed Buildings that add significantly to the character of the Conservation Area and which should be retained. One contains a Victoria Letter box inscribed VR. Letter boxes of the latter type are relatively rare and attractive and this one adds to the character and history of Hazel End.

Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees

2.12 Important open land, open spaces and gaps. Important open land, open spaces and gaps. The central open space and pond and sunken edges of the northern approach road represent landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected.

2.13 Particularly important trees and hedgerows. Only the most significant trees and hedgerows are shown very diagrammatically. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

Proposed Controls: Other Distinctive Features that make an Important Visual or Historic Contribution

2.14 A selection of the most important views within the Conservation Area are diagrammatically shown.

1 Part 2 - Management Proposals

Enhancement Proposals to Deal with Detracting Elements

2.15 The Appraisal has identified elements that detract which are summarized below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will frequently only be achieved with the owner's co-operation.

The features identified below are shown on the accompanying plans.

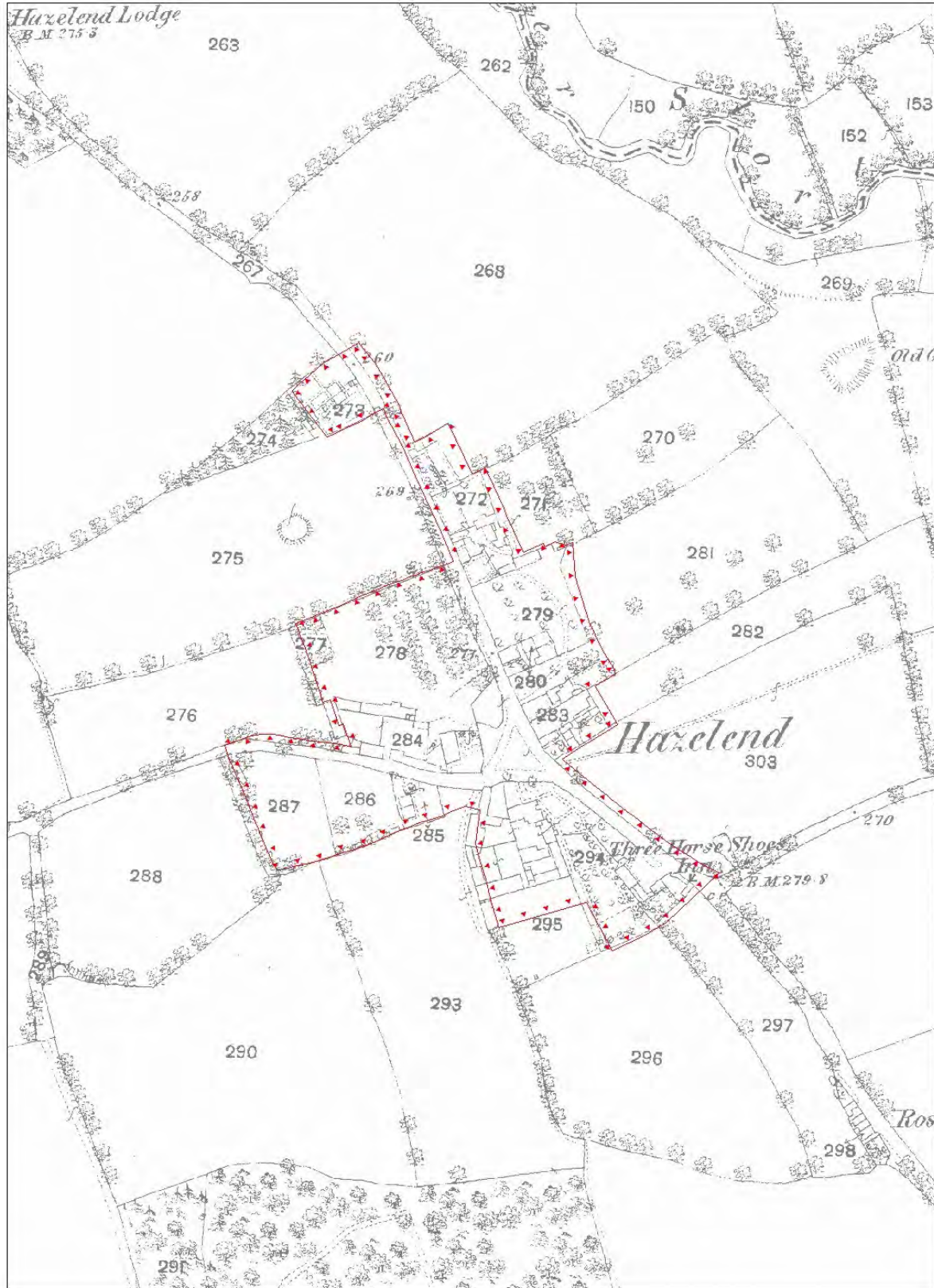
Detracting element	Location	Proposed Action
Wall in need of repair	Internal boundary wall at Estate building nos. 54-55	Contact owner and seek like for like repairs
Broken track surface	Around central green	Consider potential of initiating appropriate repair works
Open storage areas	In environs of Home Farm	Consider 'tidying up' such areas, particularly those in proximity to historic buildings
Utility poles	Centre of hamlet and bordering the Conservation Area	Explore potential with utility company of reducing their impact

Other actions
Consider potential of improving central pond. It is noted that the Essex Biodiversity Project are aware of this site and can advise further.
Explore delisting barn to south east of Upper Farmhouse being the one which burnt down in 1980.
Amend Uttlesford District Council mapping in respect of range of outbuildings to west of Upper Farmhouse.
Amend Uttlesford District Council mapping in respect of barn to north-west of Home Farmhouse on the north side of the yard
Amend Uttlesford District Council mapping in respect of range of timber-framed outbuildings to west of Home Farmhouse on the south side of the yard to include building range to east and exclude corrugated iron roofed structure to the west.

Part 2 - Management Proposals 1



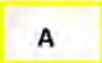






1 Maps

Figure 1 - 1877 Ordnance Survey Map







1 Maps

Character Analysis Key

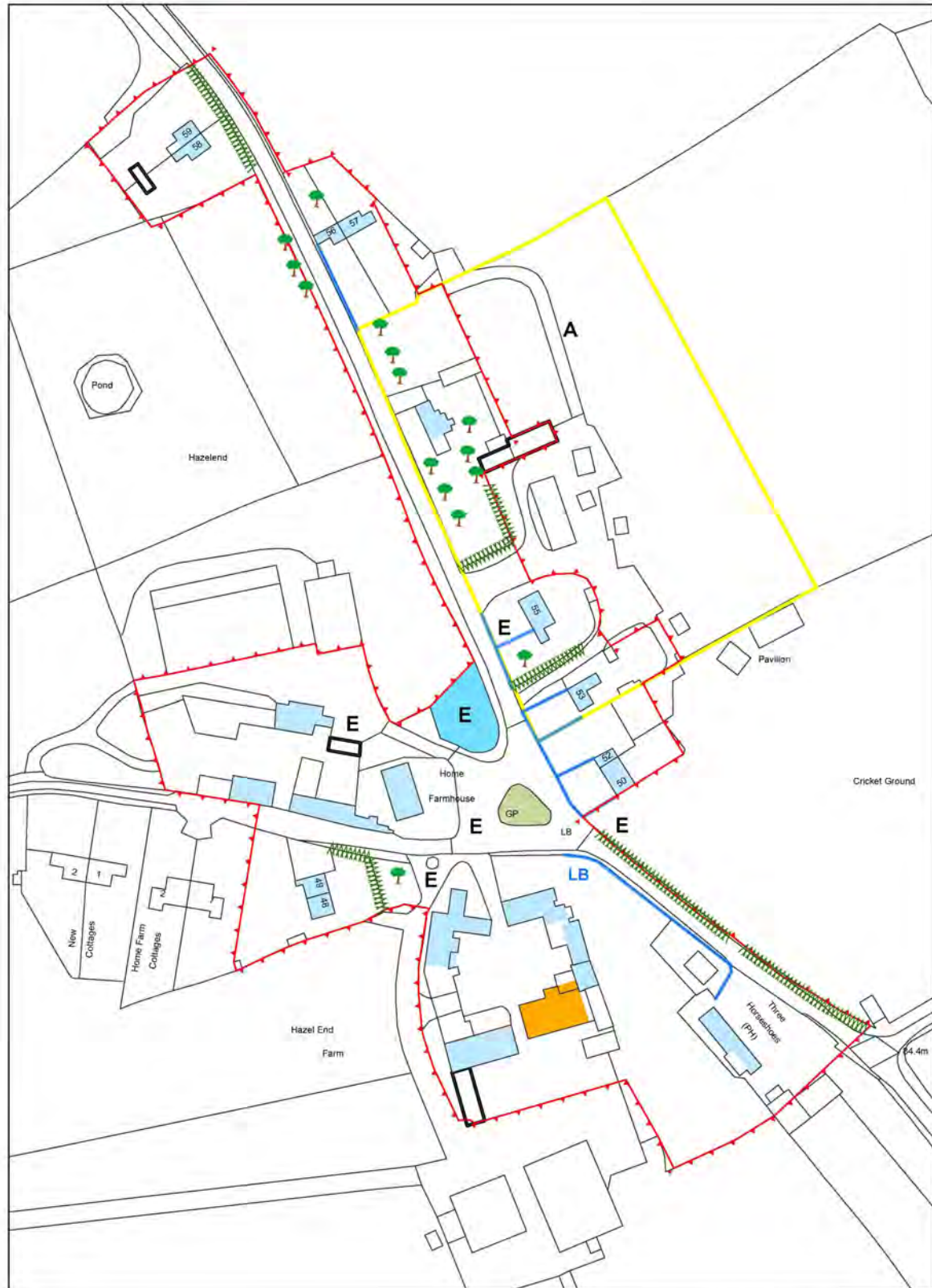
	Existing Conservation Area boundary
	Proposed extension/reduction of the Conservation Area
	Archaeological Sites
	Individually Listed Buildings
	Important Buildings in the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Important green spaces
	General location of important trees/hedgerows
	Water features

Other distinctive features to be protected from demolition (including walls and railings within the curtilage of Listed Buildings).

	Walls
	Letter Box
	Important views
	Elements out of character


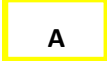







Maps 1

Figure 3 - Management Plan






1 Maps

Management Plan Key

-  Revised Conservation Area boundary, adopted policy ENV1 applies
-  Archaeological Sites, adopted policy ENV4 applies
-  Individually Listed Buildings, adopted policy ENV2 applies
-  Important Buildings in the curtilages of Listed Buildings, adopted policy ENV2 applies
-  Other buildings to be protected from demolition. See policy ENV1
-  Important open spaces and water features to be protected from development. Adopted policy ENV3 and National Planning Policy Framework apply.
-    General location of important trees/hedgerows to be protected within parameters of legislation

Other distinctive features to be protected from demolition.

-  Walls
-  Letter Box
-  Proposed enhancement

Appendices 1

Appendix 1 - Sources

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