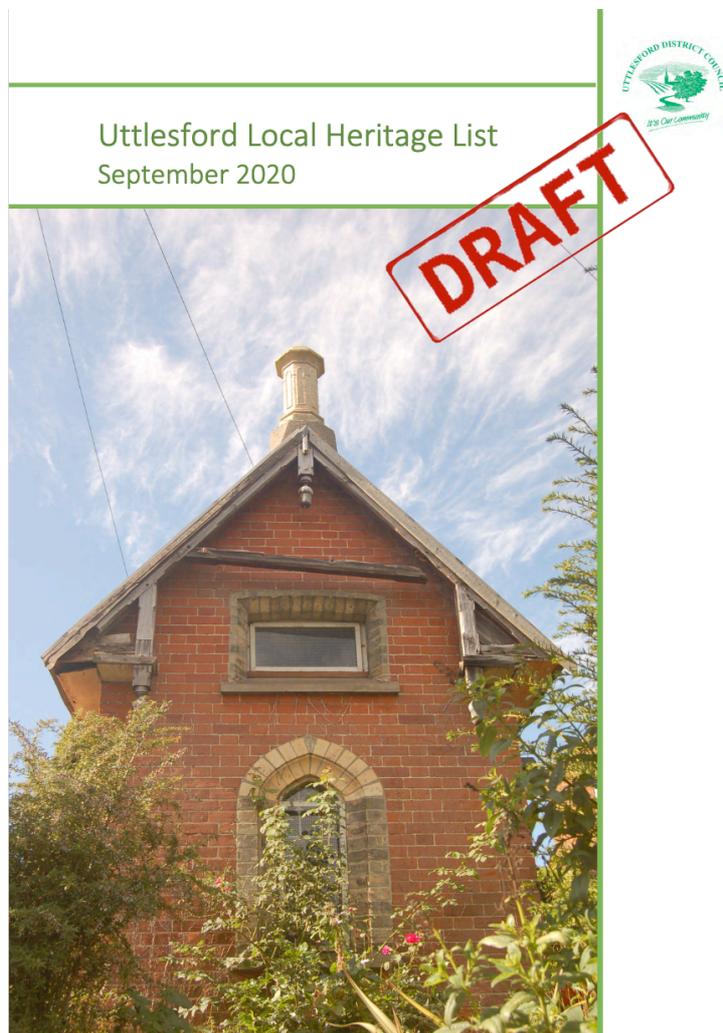


# Appendix 1

## Report of public participation on the Uttlesford Local Heritage List 4 January – 15 February 2021

Comments made during the consultation period



March 2021

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- 

## 1.0 Introduction

This report outlines the responses received during the course of the public consultation on the second edition of the council's Local Heritage List. The consultation ran from 4 January to 15 February 2021.

Consultation on the first edition of the Local Heritage List in 2018 also included two face-to-face events. Covid restrictions precluded such events being run during the current consultation period.

## 2.0 Summary of findings of the Local Heritage List public consultation

Following a six week public consultation process the draft second edition Local Heritage List (LHL) document has now been amended to reflect feedback received from statutory consultees and members of the public.

On the whole, the draft document was well received, with a number of property owners, parish & town councils and heritage bodies taking the opportunity to seek further advice and clarification from the Local Heritage Lead Officer.

### 2.1 Overview of responses received

A total of 57 formal responses were received during the public consultation period.

### Approvals

The majority of the responses were in support either of the general principal of the LHL, or approved of the nomination of particular sites.

- 29 comments in favour of approving the nomination of POW Camp 116, Mill Lane, Hatfield Heath (LHL ref. 418)
- 11 comments in favour approving the nomination of the WWII Nissen huts formerly Little Easton Airfield, Park Road, Brookend, Little Easton (LHL ref. 423) and Brookend Farm Stables, Park Road, Brookend, Little Easton (LHL ref. 424)

- 5 comments supporting the nomination of the Wall to Shortgrove estate, Sparrowend Hill and London Road (LHL ref. 426) and Spigot mortar emplacement, adjacent to Sparrowsend Cottages, London Road (LHL ref. 427) or suggesting additional protection for properties at Shortgrove
- 2 comments concerning approval for the future application of Article 4 Directions to provide protection for selected architectural features

## Objections

A total of 5 responses received raised an objection either to the principle of the Local Heritage List, or the inclusion of individual assets.

- 1 objection to the nomination of the of POW Camp 116, Mill Lane, Hatfield Heath (LHL ref. 418)
- 1 objection on behalf of the site owners the nomination of the WWII Nissen huts formerly Little Easton Airfield, Park Road, Brookend, Little Easton (LHL ref. 423)
- 1 objection on behalf of the property owners to the nomination of 15 Summerhill Road, Saffron Walden (LHL ref. 430)
- 2 objections by the property owners to the nomination of 7-9 Blythwood Gardens, Stansted Mountfitchet (LHL ref. 444)

## Corrections and amendments

A number of responses corrected information, provided an update on the status of nominated assets or offered additional supporting evidence.

Suggested actions arising from the consultation responses are noted in the accompanying report to committee.

## Additional nominations

As part of the consultation process respondents suggested a further 20 possible sites for inclusion in a third edition of the Local Heritage List.

## 3.0 Publicity

Publicity was carried out to advise all possible respondents of the publication of the draft Local Heritage List document, the duration of the consultation period, ways of making a response and the details of where the draft document could be seen.

**Statutory consultees.** Relevant statutory consultees were notified of the consultation process by email and invited to provide their comments.

**Town and parish councils.** All town and parish councils were notified of the consultation process by email and invited to provide their comments.

**Uttlesford District Councillors.** All district councillors were notified of the consultation by email for information and so that they could circulate details to their local community.

**Nominators.** All people, groups and organisations who had made a nomination to the draft list were notified of the consultation process by email and invited to provide their comments.

**Property owners.** Information letters and copies of the relevant entry on the list were delivered to all properties that were identified for inclusion on the Local Heritage List.

**Heritage groups.** Details of the consultation and information on how to respond were circulated via key contacts to local heritage groups.

**Website.** A dedicated page at <https://www.uttlesford.gov.uk/heritagelist> was created on the council's website from which links were supplied to enable access to a pdf version of the draft list. Full details of how to respond were included, as well as copies of the nomination form and selection criteria document, for reference.

**Press release.** A press release was issued on 5 January and was circulated to all local newspapers, television and radio. It was subsequently picked up by the *Bishop's Stortford Independent*, which ran an extended article and comment on 10 February. The press release was also [available on the council's website](#).

**Social media.** Details of the consultation and information on how to respond were promoted via the council's corporate social media channels.

**Copies of the draft document.** The draft document was available online from the council's website. Relevant printed excerpts were also supplied to property owners with the information letters.

Paper copies of the draft document would normally have been made available as part of the consultation process. Due to Covid restrictions this was not possible and provisions made under the [Temporary suspension of parts of the Statement of Community Involvement](#) were followed.

## 4.0 Results of the public consultation and public exhibitions

The consultation period ran between 4 January and 15 February 2021 and all responses received during this period are detailed here.

### Comments received

Comments are arranged in the following order:

Clavering

General comments

Hatfield Heath

High Easter

Little Easton

Newport

Saffron Walden

Stansted Mountfitchet

Statutory bodies

Thaxted

## Clavering

Dear Mr. Tice,

Clavering Parish Council would like to respond positively to the consultation to include Clavering's assets in the Local Heritage List. They thank you for your efforts.

Kind regards,

Clerk to Clavering Parish Council

.....

## General

Dear Bruce – thank you for sending the updated LHL draft. I don't have any comments beyond saying that it looks both excellent and interesting.

.....

## Hatfield Heath

This is such an important site because of its rarity and important links back to WW2. Too much has been lost and we have very little in this area to educate the young about the war. This could be such an asset to the area, we have enough housing development already.

.....

I would like to complement the Council on completing the second edition despite the restrictions imposed by the Covid outbreak and other issues that I understand have delayed its publication.

I'm particularly glad to see that the POW Camp in Hatfield Heath included. I fully support the entry and the criteria listed for its inclusion.  
Best wishes

Hatfield Regis Local History Society

.....

I am writing to support the listing of POW Camp 116 at Hatfield Heath

This is one of the few remaining sites that record Second World War experience for civilians. During the war POWs housed at this camp worked in the village and were well known to local people, almost all of whom are now dead. The physical remains of the camp are a testament to the fact that many of the prisoners stayed on in the uk and became part of the local population. To allow this site to be developed would be an historical disaster and reflect badly on the district.

.....

X Personally, I would like to see this land developed for housing. I particularly think Hatfield Heath urgently needs new custom built property for older people to buy privately, what I would call forever homes. They should be 2 bedroom bungalows with a garden and fully accessible bathrooms, so that people can live independently. There are many older people living in the village in houses that were designed for families, often one person living in a 3 or 4 bedroom house. They can't move out and free them up as there's nowhere suitable for them in our village. This will become more of a problem as the years go by.

I've lived in this village since 1982. No one was interested in the POW camp until housing was proposed there. Take photos and document everything if you are truly interested and then let's develop it for the living. It's basically an eyesore and a wasted opportunity otherwise.

.....

To the Local Heritage Listing Committee,

It was with great pleasure that I read the inclusion of the POW Camp 116 in the draft second edition of the Local Heritage Listing.

## Hatfield Heath

Herewith are my thoughts on why the camp should be persevered and recognised for its historical value by acceptance on the Local Heritage List.

As a neighbour of the camp, I have personally experienced the public's interest in the site over the last 13 years by witnessing the numerous visitors to the camp. People come to visit the camp for various reasons - the history, interest in WW11, family connections, topic related, interested in historical art as well as the wonderful photographic opportunities available.

I appreciate the access to the site in recent years has been limited but this reflects the current owners resistance to allow visitors access and does not reflect a lack of interest by the community locally and further afield.

The community with the help of the History Society have attempted to preserve the site in the past. Since the threat to POW Camp 116 became a serious reality in December 2016, via various means of communication, I have had the pleasure of receiving numerous comments on why POW Camp 116 is important to the community, some of which I would like to share with you:

“It's our heritage but yet again things are taken away”

“There will be a loss of a historic and educational WW11 POW camp”

“Please consider the historic POW Camp to be taken over by National Trust or English Heritage to be kept for the nation”

“Incredibly historic part of our village and shouldn't be destroyed”

“POW Camp 116 is of massive historical importance and is one of the best surviving POW camps in the UK. It should be preserved not destroyed”

“One of the only remaining WW11 POW camps which needs to be kept”

“The history the site holds is irreplaceable”

These comments come from the local and wider community - Hatfield Heath, Sheering, Harlow.

More recently a social media group has been created “History not Houses” which has rapidly gathered momentum. There is a strong feeling among the members that the camp should be preserved, I quote:

“Need to preserve the history of the village. It can't be replaced once it has gone”

## Hatfield Heath

“Pow Camp is an important piece of history with many of its WW2 interns remaining locally, this camp could be turned into a viable museum which would be an asset to the community”

“Family members of those prisoners that remained in the village would surely like to keep the POW Camp and its stories alive”

“This site should not be demolished, it should be preserved as a museum for future generations to witness our local history”

“Perhaps volunteers could open the camp up as an educational resource for local primary and secondary school”

“I would love to see the camp restored”

There is a strong connection between the community and POW Camp 116. The prisoners contributed to the community and continued to do so upon release, with some choosing to make Hatfield Heath and surrounding areas their homes. This I believe has helped sustain the communities interest in the site as well as its accessibility, people can wonder down Mill Lane and see the site from the road.

What would be amazing is the possibility of preserving POW Camp 116 for current and future generations to continue to enjoy. It truly is part of our heritage and should remain so.

I hereby, on behalf of the community of Hatfield Heath and surrounding areas, ask the Committee to support the inclusion of POW Camp 116 onto the Local Heritage List.

.....

To the Local Heritage Listing Committee,

Here with are my thoughts on why POW Camp 116 should be persevered and recognised for its historical value by acceptance on the Local Heritage List.

As a Hatfield Heath Villager I see how much public interest remains in the site. People come to visit from far and wide for many reasons - the history, interest in WW11 and family connections.

The camp is an incredibly historic part of our village and shouldn't be destroyed. I hope that inclusion on the Local Heritage List will go some way towards the perseveration of the site as the history the site holds is irreplaceable.

I hereby ask the Committee to support the inclusion of POW Camp 116 onto the Local Heritage List

.....

## Hatfield Heath

To the Local Heritage Listing Committee,

I was very pleased to learn of the inclusion of the POW Camp 116 in the draft second edition of the Local Heritage Listing.

Please find below my thoughts on why the camp should be persevered and recognised for its historical value by acceptance on the Local Heritage List.

It holds significant historical value to the community of Hatfield Heath and surrounding areas;

Is one of the last remaining POW Camps of its type left in the country;

Is used regularly by local schools as a basis for WW2 projects, there are not many places in closely located to the schools that can bring a “live” example to a topic being researched;

Is a haven for wildlife – birds of prey and protected great crested newts.

It would be fantastic if we could go some way to preserving POW Camp 116 for current and future generations to continue to enjoy.

.....  
Dear Mr Tice,

I am writing on behalf of Hatfield Heath Parish Council to reply to your consultation on the Local Heritage List (LHL) and in particular endorse the proposal to include the above site in that list.

We believe strongly that this important site must be preserved for the generations to come and believe we hold the view of the vast majority of the community, who strongly expressed this view when a proposal to develop the site for housing was mooted. We further believe it is an Asset of Community Value and if accepted for that classification intend to work with the land owners to find a workable solution to preserve it for the community.

Hatfield Heath Parish Council  
.....

Good Evening,

We wish to add our support to move that the POW Camp 116 be included in the Uttlesford Local Heritage List.

Both the Great War and the Second World War represent pivotal moments in our Nations history. We would think that the site and buildings are unique and deserve preservation at all costs. It is our hope that part or all of the site could be restored in order to provide a living history that school children and other interested parties could visit as it provides a fascinating insight in to our past whilst being educational at the same time.

Please keep us informed of any developments on this matter.

## Hatfield Heath

Dear Sir/Madam,

I am writing to express my support and appreciation of the inclusion of POW Camp 116, Mill Lane, Hatfield Heath in the Local Heritage List.

Development of this site for housing would have been a damaging move for the village, local communities and environment.

Dear Sir/Madam

We would like our local POW camp to be listed on the Uttlesford Local Heritage scheme. This camp was very important to the history of our village and much of it is still well preserved. We are members of the local history society and wanted our voice to be heard.

Dear Sir,

I was so happy to hear that the nomination of the camp has been accepted. As a resident of Hatfield Heath I am very interested in the history of the camp and the link to the village.

I hope in future the buildings can be renovated in order to become an educational site.

There are not many left in the UK.

I love walking past the buildings having read the history about the nice relationships and links with local villagers and the way the prisoners could occupy themselves.

Looking forward to see the application secured in the final publication of the second edition.

Dear Sirs

I am writing in support of the above for the preservation of the camp for the following reasons:-

1. It records a significant period in the history of our country and the ties and relationships of local people.
2. The structures are significant of the period in which they were built.

Point 1

It should not be forgotten that people of the village formed friendships and relationships with the prisoners of war resulting in marriages and cultural exchanges that continued well after the hostilities ended. Interest in the camp has shown the following generations that reconciliation is possible even after

## Hatfield Heath

a bitter conflict. It provides a focal point and with development of information could become a useful source of education.

### Point 2

I speak as a qualified structural engineer who started work in 1961 and worked for 59 years on a wide variety of structures from domestic housing to multi storey developments. Much of my work was involved in the alteration and preservation of historic and listed structures mainly owned by commercial organisations but also those belonging to private individuals and the Cambridge Colleges.

I have had many conversations with Conservation Officers and am well aware that the buildings of the POW camp are definitely not grand structures, but they are significant of the time in which they were built. When altering an old high street building client records showed that bomb damage had to be repaired at about the time the POW camp was built. Every single piece of timber used in the repair was scheduled and a government stamped document existed for its procurement. The timber huts on the camp are a splendid example of economy in the use of timber necessitated by a shortage of supply of materials. All aspects of the construction are designed for this shortage of supply. Cost is the main driving consideration in the use of materials today but the camp buildings serve as a reminder that lack of availability also demands an innovative approach.

The buildings are deteriorating and require maintenance to preserve their condition, which I am sure does not escape the notice of those who would like to see them gone.

.....  
Dear Sir / Madam.

I am writing to support the preservation of POW CAMP 116 in Hatfield Heath.

We need to preserve our history for future generations as a timeline to show how we have reached our lives today.

The site is now tranquil and we watch as nature slowly claims it back.

.....  
We are writing as residents of Hatfield Heath for the last 14 years, to urge you to include the Prisoner of War Camp 116 in the Uttlesford Local Heritage List, please.

We feel that the POW Camp is a very important part of Hatfield Heath's heritage and so feel it is of utmost importance to preserve the camp. The site has remained undisturbed and so is a rare example of a low security prisoner of war camp – not only locally but also nationally. We know that our children studied this at the primary school and it helped to bring history alive – it is this type of monument that means the country will never forget the sacrifices and hardship of so many during the war.

## Hatfield Heath

We very much hope that its heritage and all the local interest means that you will consider it in the final publication of the second edition.

.....

I would like to add my name to the list of those wishing to have Hatfield Heath's POW Camp included in the Uttlesford Local Heritage Listing. This is a unique site which should be preserved for posterity.

.....

Good morning

As residents of Hatfield Heath we are writing to express our views on the historic value of POW Camp 116, which forms an integral and important part of our village.

Seventy five years has passed since the ending of World War II and there are increasingly fewer people alive to pass on the lessons of war to younger generations, the impact on the country and the impact on our lives.

Camp 116 housed, for most of its use, Italian POWs who were escorted to work on neighbouring farms.

There are still people in the village who, as children at the time, remember their mothers giving the prisoners extra rations and even inviting them to eat with the family.

Some prisoners became so well integrated that, after the war, they married and settled here.

In an increasingly unstable and unkind world it is well worth promoting the belief that 'enemies' can become friends, if only we will exercise some understanding, acceptance and good will.

To this end the Hatfield Heath Football Club is already planning events to commemorate the 75<sup>th</sup> anniversary of the match between HHFC and the Prisoner of War XI held on the 26<sup>th</sup> December 1946.

Older villagers will be invited to share their memories of the game, which we lost 11-0 !

The Hatfield Heath History Society gives talks about the camp to the Year 6 children of our village school, who then write projects on the subject.

The tangible evidence of the POW camp allows history to be brought to life with a better and deeper understanding.

A survey undertaken a few years ago by Historic England found POW Camp 116 to be "nearly complete", making it one of only 17% of standard POW camps that survive.

We are rightly proud of its existence within our parish and, as villagers, have done everything we can to honour its history and its place in our hearts.

For these reasons we ask for our application for the inclusion of POW Camp 116 be secured in the final publication of the second edition of the Uttlesford Local Heritage Listing.

It is imperative that the importance of this camp as both part of our village history and that of the nation, be formally acknowledged.

## Hatfield Heath

.....

I feel very strongly that this site should be preserved as it is a very unique survivor from this part of our history. A history which is fast disappearing from people's memories as this wartime generation are fast disappearing. Please help preserve this part of our heritage.

.....

Dear Sir,

I am pleased to see that for Hatfield Heath the PoW Camp 116 (Ref 418) has been included. It is important that how WW2 impacted on small rural villages is remembered and recorded and to have such complete remains is important for the village, district and county and this is indicated by meeting 5 out of the 8 selection criteria for the listing. Having this listing backing will help the village fight to retain the camp for the benefit of the locality.

.....

Hello, I just wanted to add my name to the list of people who would very much like to see the POW camp in our village added as a local heritage site. It's a fascinating local landmark and should be protected. It is called Hatfield Heath POW Camp 116.

.....

Dear Sirs

Thank you for including The POW Camp 116 within Hatfield Heath in the draft Uttlesford DC Local Heritage List.

Please include the POW Site on the List. It should be included due to its rarity, aesthetic and group value, archival interest, and historical value.

The POW site could be made into a useful learning resource about WW2 ensuring future generations learn of the seriousness and horror of war.

I fully understand the Inclusion of the site on the list does not give any legal protection and normal planning rules will apply, but any consideration which could protect the site would be most welcome.

The site at the present time is a haven for wildlife having been left undisturbed over the past 75 years.

.....

I am writing to give my support for the inclusion of the prisoner of War Camp 116 on the Uttlesford Local heritage List. The site has local significance as many of the prisoners of war married locally and had their children here.

## Hatfield Heath

A huge amount of local support was given for the campaign to preserve this site and prevent development on it. This support has also been given by the Hatfield Heath Parish Council. It would be a disaster if this preservation order was not placed as the owner of the land would be likely to continue his plans for development.

.....

Good Morning

As Secretary of Hatfield Regis Local History Society along with our Chairman attended a meeting of the UDC Planning Committee in May 2018 when several points in respect of placing the POW Camp 116 on the Heritage List were put before the Committee and supported by the Panel. At this time a development of 26 houses was proposed for the site but after several amendments to change the original plans which after the developers lost their appeal to the Minister have now been rejected and also costs.

It has taken over two years to enable this item to be placed on the proposed Heritage List and this consultation paper is offering comment from individuals and the community to express their views on the listing and now provides an additional opportunity to reinforce the Society's support for its inclusion. Many points were raised at the May 2018 meeting which are pertinent to the consultation. Several more can now be added to those stated at the meeting and a breakdown is provided below.

- For future generations it is a prerequisite in retaining history for the site of such importance.
- A coordinated programme related to the Camp with the local primary school is a clear focus that has been and clearly should be ongoing.
- An understanding of the history of WW2 and the implications of history and wartime heritage should not be LOST.
- An education requirement considering the changing curriculum structure.
- The History Society's WW1/2 with its 4 day exhibition in 2016 incorporated the Camp as an element supported by the National Lottery Heritage Fund is an example of national involvement
- The ability to visit the Camp now that a proposed development had been rejected.
- A group of buildings that represent a period of 20th Century history which holds value of both local and national significance.
- A Camp which is placed in category 2 of the surviving camps in Great Britain.
- Linked to the History Society talks, presentation and projects have developed a Then and Now concept to ensure that history and heritage is not lost.

I would respectfully suggest that in line with the English Heritage involvement in POW Camps (Project Report 2003, page 29) throughout the UK this is one of the category 2 camps which reflect heritage listing.

## Hatfield Heath

Thank you enabling comment to be made.

Hatfield Regis Local History Society

.....  
I support the application for the POW Camp 116 to be included in the second edition Uttlesford local heritage list, 2020.

It is an important part of local history. It has not been disturbed since it was built and so has become an established part of the village heritage.

.....  
I would like to add my support to the campaign to have POW CAMP 116 included in the Local Heritage List. It is important because its state of preservation gives it a historical rarity value, it has great archival interest, and it is an example of a resource that hopefully, should never again be needed.

.....  
I want to register my opposition to any attempt to build on the land occupied by POW Camp 116 in Hatfield Heath

This site is just as much a war memorial as any other war memorial in the UK. It marks a point in the history of the village, of the county and of the country at a time when the population was going through a traumatic time. No person born after 1945 can ever understand the emotions of the population during those years 1939-1945 when there was a distinct possibility that this country would be over-run by a foreign invader for the first time since 1066

The site of the battle of Hastings is commemorated and preserved by English Heritage, and this POW Camp is just as important for the village of Hatfield Heath because it showed that the war was happening here, foreign soldiers were present on English soil in the shape of prisoners, some of whom were allowed to work in the village after the surrender of Italy. Some of them married locally and stayed in the area for the rest of their lives

This site is a reminder of that experience for their descendants, and they would never have believed that this camp would be demolished so that some people could make a lot of money at the expense of the rest of us

.....  
Dear sir / madam

I am emailing in to express an interest in saving camp POW 116 in Hatfield Heath.. sadly in the UK we are losing historical buildings everyday.. buildings that helped shaped the UK as it is today.. we cannot just replace them, once gone from the horizon it's gone forever.

## Hatfield Heath

Future generations are losing experience into the past to learn and understand British heritage. If we lose POW 116 we cannot maintain the connection to the past. Therefore I firmly believe POW 116 should remain standing for generations to come

Thank you

.....  
To whom it may concern

I would like to express my concerns that a piece of heritage such as camp 116 will be demolished to make way for new builds  
I feel along with many others this should be put forward for protection and made part of any future plans for the site as we have unfortunately seen far too many buildings of historical importance lost

.....  
Please save this rare historic landmark, we must remember this war and by retaining physical links it remains a solid reminder.

.....

7/1/2021

Regarding Ref 418  
P.O.W Camp

Dear Mr Tice

I would like a Positive Outcome of The  
prisoner of war Camp; In the Village  
of Hatfield Heath.

It is definitely interesting and a rare site  
and we proud, to have it here.

yours sincerely



7/1/2021



Ref. Prison of War Camp  
MILL LANE

DEAR SIR/MADAM.

My WIFE AND I HAVE LIVED IN MILL LANE FOR THE LAST TWENTY YEARS, AND ENJOYED OUR TIME HERE VERY MUCH.

AS WE LIVE CLOSE TO THE P.O.W. CAMP, WE OFTEN GO FOR WALKS PAST THE CAMP, I OFTEN STOP AND LOOK AT THE CAMP AND TRY TO THINK WHAT LIFE WAS LIKE IN THE CAMP DURING THE WAR.

My WIFE AND MYSELF STRONGLY THINK AND HOPE THE CAMP IS KEPT AND PRESERVED AS THIS IS PART OF OUR HISTORY. TO MANY PARTS OF HISTORY ARE BEING DESTROYED FOR HOUSING ETC, ETC,

WE ALL MUST LOOK AFTER

OUR HISTORY WHICH SHOULD NEVER BE FORGOTTEN, AND PASSED ON FOR

MANY YEARS.

SO PLEASE KEEP OUR CAMP!!

YOURS FAITHFULLY



## High Easter

Dear Uttlesford

High Easter Parish Council wishes to raise two points on the current consultation on the Local Heritage List.

1. What is the purpose of including an asset on the local heritage list? High Easter has seen a property on the list (which was also in the village conservation area) demolished without any planning notification or permission. Planning officers confirmed in a Planning Committee meeting that there are absolutely no sanctions that can be applied when this happens, thereby suggesting that individuals/developers can demolish these assets as they wish without fear of any repercussions. The Parish Council has found this experience upsetting and frustrating and would like to understand what Uttlesford intend to do in order to make inclusion on the list meaningful and not just a 'library' of locally important assets.
2. With reference to the existing Local Heritage List, please remove Homely, The Street, High Easter reference 165. It has now been demolished.

The Parish Council would appreciate a response to its first point.

Thank you

Clerk to High Easter Parish Council

.....

## Little Easton

Stable Yard and Nissan Huts - Little Easton PC

Please can I ask that these two community assets are added to the Council's list of Assets of Community Value.

These form part of our community's heritage and should be preserved for our local history.

It is important that the Local Plan Group are aware of such information when considering the work they must carry out throughout the district.

Thank you

.....  
I am writing in response to the consultation process of the Local Heritage List for the following nominations in Little Easton.

Entry 423- WW11 Nissen Huts

This group of huts are all that remain of the very large number once at the airfield which tell the significant story of the events here during the last world war. They represent historical links to the village, church, international links to USAAF and the landed estate of Easton Park .

I support this nomination and advocate the Huts be preserved either for future community use or as historical interest sites.

Entry 424- Brookend Farm Stables

This block of stables is an unusual and fine set of buildings and an excellent representation of its time within the setting of a listed farm house and the historical wider setting of Easton Park. It's links to the Gardens of Easton Lodge, Stone Hall, Stableyard and Old Servants Quarters complete a historical picture of the Maynard Estate. I support this nomination and advocate it's future use as a working stable to ensure continuity with its original and historic purpose.

.....  
Dear Sirs

Local Heritage List Consultation comments –

### **LOCAL HERITAGE LIST CONSULTATION – LITTLE EASTON PARISH COUNCIL COMMENTS**

We write with reference to the current public consultation on the second edition of the Uttlesford Local Heritage List and specifically in respect of entries 423 and 424 in the document.

#### **Entry 423 - WWII Nissen huts formerly Little Easton Airfield, Park Road, Brookend**

Little Easton Parish Council fully support this nomination and agree that the entry meets the selection criteria identified. The council are of the opinion that the nomination also has merit in respect of the Archival Interest and Historical

## Little Easton

Associations in view of the wealth of written and photographic evidence available documenting the use of the airfield in WWII.

The council are aware of the 2018 UDC Heritage Impact Assessment by Donald Insall Associates which categorized the Nissen huts as “non-designated heritage assets” and of the 2019 Place Services Historic Buildings and Conservation Advice assessment which considered the huts to “be of group value and rare” and recommended that the assets “are retained in the local heritage list”.

### **Entry 424 - Brookend Farm Stables, Park Road, Brookend**

Little Easton Parish Council fully support this nomination and agree that the entry meets the selection criteria identified. The council would agree with the Place Services Built Heritage Advice (UTT/19/3124/FUL) that “there is an intrinsic link between the landscape, Easton Park and this site, not only in terms of a shared landscape setting but in terms of the interrelationship of use”.

The council are of the opinion that the stables largely retain their original form and are a rare surviving example in materials and form of stables of the time. The stables form part of a group of assets that illustrate the history and setting of the Easton Park estate, including Easton Lodge and it’s GII registered gardens, the old laundry (non- designated asset), the rectory (now the GII\* registered Glebe) and the Little Easton Conservation Area with its Grade I listed church.

### **Clerk to Little Easton Parish Council**

.....  
I write with reference to the current public consultation on the second edition of the Uttlesford Local Heritage List

I wish to add support for the entries 423 and 424

Entry 423 - WWII Nissen huts formerly Little Easton Airfield, Park Road, Brookend

They are such an important part not only of local but national history too and this generation should look to preserve and protect heritage in order to ensure future generations have access to all that it can bring to them.

Entry 424 - Brookend Farm Stables, Park Road, Brookend

Again these form a significant part of the landscape heritage in this area and are worthy of the degree of protection we are able to give them  
.....

## Little Easton

Dear Sirs,

I am writing in support of two assets in the draft Local Heritage List to be included in the final version of the list. Namely:

1. The WWII Nissen huts at Easton Park (Ref 423 page 19); and
2. Brooke End Stables, Park Road (Ref 424 pages 19 & 20)

In different ways both assets represent important reminders of heritage, not only of Little Easton and Dunmow, but of Uttlesford as well. Too often assets are not recognised as being important until they are either destroyed or changed beyond all recognition of their previous history.

Today, surviving Nissen huts are increasingly rare. But these huts played an important part in the two World Wars of the 20th century being erected in a few days and used for storage and billeting. The specific huts located on the old WWII airfield in Little Easton stand as an important reminder that there was once an important airfield here (so important that General Eisenhower went out of his way to visit on his first trip to the UK) particularly as the runways have fundamentally decayed. These huts are still in amazingly good condition and it would be fitting if they were turned into a WWII museum, especially considering the regular number of American visitors to the area and the memorial to the airmen in Little Easton Church.

In the case of the stables, built over a century ago for the Maynard estate, these were a viable and profitable livery business until the landowner decided to give the tenant notice for no reason other than preparing a case to convert them to small (with the emphasis on small) residences. The planning application was rightly rejected. The stables are an attractive feature to the overall landscape and an important part of the history and uniqueness of Little Easton and the connection to the Maynards.

I hope that the importance of these two heritage assets is recognised. It was be a loss of history to Uttlesford if they were not.

.....  
Dear Sirs,

I write on behalf of my husband and myself in connection with the nomination by Little Easton Parish Council of the following assets for inclusion in the Local Heritage List:

1. The WWII Nissen huts at Easton Park (Ref 423 page 19 in draft list)
2. Brooke End Stables, Park Road (Ref 424 pages 19 & 20 in draft list)

We would like to express our support for the nomination and ask that these assets be included in the List for the following reasons:

### **Nissen Huts**

**Little Easton**

These are an important part of village’s history and a symbol of the contribution and great sacrifices made by the village community during the war. Inclusion in the list will help to preserve them for future generations of village residents (and beyond as the airfield is a great local attraction, especially in fine weather) and encourage learning and understanding of the war and the contribution of a normal, typical English village. To this day the Nissen Huts (and the airfield generally) are of great importance to the residents of the village (many of whom have lived in Little Easton for decades), who take great pride in the great contribution that our predecessors were able to make to the war effort. They are a symbol of how the village came together in a time of great adversity and a reminder of the many acres of natural landscape that was sacrificed to the war effort and repurposed as the airfield.

**Brookend Farm Stables**

The stables are not only a beautiful building but an integral part of a group of village assets that illustrate the history and setting of the Easton Park Estate, including Easton Lodge and the gardens, the old laundry, the rectory and the Little Easton Conservation Area and church. As we understand it they remain in their original form and it would make no sense to distinguish between these, and not afford them the status and protection that inclusion on the List provides, when the aforementioned assets are considered worthy of this treatment.

.....

Sirs,

With reference to the Heritage assets 423 & 424, I wish to register my full support and agreement with the submission made to include these assets on the list.

They are an intrinsic part of the history and the aesthetic of the former Deer Park.

Many thanks

.....

Dear Sir/Madam,

We wish to support the nomination of Brook End Stables and WWII Nissan huts on Easton Park for inclusion in the Uttlesford Local Heritage List. The huts housed brave airmen and women who fought against the evil tyranny of the Nazi’s so they should be preserved in their memory. The stables are a source of enjoyment for those involved in equine sports and their structure should be preserved.

.....

Little Easton

Good morning

Thank you for consulting us on the second edition of the Local Heritage List.

Great Dunmow supports inclusion of the two properties in Little Easton:  
WWII Nissan huts formerly Little Easton Airfield, Park Road, Brookend Ref:  
423  
Brookend Farm Stables, Park Road, Brookend Ref: 424

Deputy Clerk to Great Dunmow Town Council

.....

Dear sir/madam

I would like the following comments included for consideration into the forthcoming local heritage list for Easton Park;  
Ref: 423 p19 in draft list -WWII Nissan huts.  
These have importance because of historical and archival interest associated with a wealth of written and photographic evidence that documents the use of the old USA Army Airfield operating during WWII.

Ref: 424 p19/20 in draft list. Also for Easton Park the Brooke End stables. These stables contribute greatly to the community history with links to the Listed house and gardens at Easton Lodge and the Easton Park estate. They have a long and historic association with the Maynard family and their estate. Including written and photographic records encompassing details of the life of The Countess of Warwick. These details inform our local and national understanding of the historic development of the Easton Lodge estate throughout the nineteenth and twentieth centuries.  
This concludes my comments for consideration.

.....

**Chelmsford office**

Strutt & Parker  
Coval Hall  
Rainsford Road  
Chelmsford  
Essex CM1 2QF  
Telephone 01245 258201



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Local Heritage List Consultation  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

15<sup>th</sup> February 2021

[By Email: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)]

Dear Sir/Madam,

**Local Heritage List for Uttlesford District Council**

**423 – WWII Nissen Huts Formerly Little Easton Airfield, Park Road, Brookend, Little Easton**

I am responding to your letter of 30<sup>th</sup> December in respect of the Uttlesford District Council's intentions to include the above property on the draft Local Heritage List (LHL). This letter is submitted in response to the consultation on behalf of the landowner and client, Landsec, who have interest in the wider Easton Park Estate.

The Nissen Huts at the former Little Easton Airfield have previously been considered for inclusion on the LHL, and responses to a similar consultation were submitted in July 2018 in respect to their proposed listing. This previous response, submitted by Barton Wilmore on the client's behalf, set out reasons why there was not considered to be any benefit in the inclusion of the Nissen Huts on the LHL. This included the fact that the former airbase is not recognised as having a formal heritage value, and that Nissen huts, in themselves, are not uncommon in the local area. The huts have also been significantly altered from their original state, featuring new doors and dormer windows. Given the generic design and the level of alteration that has occurred, it is not considered that the buildings play a key role in allowing understanding of any broader heritage asset to be promoted.

Additionally, the huts do not represent works of architectural merit that contribute to the local character and distinctiveness of the district, and this view is maintained in respect to the criteria for listing detailed on the letter of the 30<sup>th</sup> December. Further, such structures intrinsically temporary buildings, designed to have a limited lifespan. It is intrinsically problematic to seek to protect temporary buildings, particularly where they are not of any particular merit.

In the time since, the huts have continued to be used for commercial purposes, and nothing has changed with regard to the above points that would have increased the heritage value associated with the huts, other than the general passing of time. As a result, the client maintains their objections to the inclusion of these buildings on the LHL, and we trust these comments will be given due consideration prior to formal adoption of the finalised list.

If you would like to discuss any points raised in this consultation response, or if you require any additional information, please do not hesitate to get in touch.





Yours faithfully,



**Senior Planner**

**Chelmsford office**

Strutt & Parker  
Coval Hall  
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15<sup>th</sup> February 2021

[By Email: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)]

Dear Sir/Madam,

**Local Heritage List for Uttlesford District Council**

**424 - Brook End Stables, Easton Lodge, Park Road, Little Easton, Dunmow, Essex, CM6 2BD**

I am responding to your letter of 30<sup>th</sup> December in respect of the Uttlesford District Council's intentions to include the above property on the draft Local Heritage List (LHL). This letter and the supporting enclosure provided by Icen Projects Ltd. are submitted in response to the consultation on behalf of the landowner and client, Landsec, who have interest in Brook End Stables and the wider Easton Park Estate.

The client does not seek to challenge the inclusion of Brook End Stables within the LHL, however the enclosed letter seeks to raise a number of queries in respect of the reasoning for the property's inclusion, and also as to the process of designating local assets. The letter also seeks to confirm a number of factors relating to the history of the building, and its relationship to the wider context of the Estate. We trust that these comments will be helpful to the Council and that amendments to the description are undertaken accordingly.

If you would like to discuss any points raised in this consultation response, or if you require any additional information, please do not hesitate to get in touch.

Yours faithfully,

[REDACTED]

[REDACTED]  
**Senior Planner**

Enc Letter dated 15<sup>th</sup> February 2021 from [REDACTED], Icen Projects Ltd., ref: (LH-20-H096)





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London EC1N 8FH  
tel: [REDACTED]  
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Local Heritage List Consultation  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

15 February 2021

LH- 20-H096  
BY EMAIL

Dear Sir/Madam,

**LOCAL HERITAGE LIST FOR UTTLESFORD DISTRICT: BROOK END STABLES, EASTON LODGE PARK ROAD, LITTLE EASTON, ESSEX, CM6 2BD**

---

I have been asked by my clients Land Securities to provide a response to the current consultation relating to additions to the Uttlesford District Local List, which includes a stated intention to add the above property.

The consultation process, and the process by which additions are proposed to be made to the Second Edition Local List, appear to be compliant with Historic England's *Local Heritage Listing: Identifying and Conserving Local Heritage* (2<sup>nd</sup> Edition, 27<sup>th</sup> January 2021). Indeed, it is laudable that the authority are seeking to take a proactive approach to the production and maintenance of such a list, off the basis of a clear set of criteria. On the basis of the Council's stated intention to include buildings within the list that meet two of the seven stated criteria, we do not seek to challenge the Council's view that the building meets the minimum criteria for inclusion within the list.

However, having had the opportunity to review the draft entry in full, we do have the following comments to make on matters of detail, in order to ensure that the list and this entry are as robust and accurate as they can be (in pursuit of the 'sound evidence' that the PPG states should be the basis for an identification of non-designated heritage assets).

**Local Listing Criterion G**

Firstly, we would question the inclusion of criterion G within the Draft List Entry. Criterion G concerns whether or not the asset has 'landmark' status, and while the application of this criterion appears to relate to a general assessment of a building's 'importance', the term 'landmark' has a proper meaning that should inform an assessment under this criterion. A building being a landmark necessarily suggests that the building is readily seen or recognised within a landscape or townscape, that it has prominence, or that it derives significance or importance as forming not simply a broad part of the varied built environment, but as a key built feature. Landmarks are the punctuation marks in our built environment, and are therefore necessarily a small part of the wider whole in number, but with an impact that is often related to their scale or prominence.

Brook End Stables is doubtless an asset with some aesthetic value, but its context, and its ability to be appreciated, or even seen, is diminished by its location. As a starting point, it sits in an isolated location, set away from the public entrances even to Easton Lodge, and from most nearby residences. It is also set within a hollow; a significant landscaped bund runs around the rear of the building, screening it from view from the east and north, while the land rises relatively steeply away from it to

the south. The plateau on which the former airfield sat to the south of the site is therefore at a higher level, and the Stables are not visible from further afield in this direction as a result. Accordingly, the building is rarely seen by the general public, and cannot be said to be prominent, other than within the immediate context of its paddock. It is an isolated and well-screened structure; we do not dispute that when one is adjacent to it, it has a presence, but in my view, it would be inappropriate to describe it as being a 'landmark',

### **Site History and Development: Clarification**

The Draft Entry includes a brief discussion of the history of the building, ascribing its construction to the 4<sup>th</sup> Earl of Rosslyn. It states that the building was constructed by 1881, and altered, it suggests, through the removal of 'elongated wings' before it reached its current form in 1923.

Some aspects of this narrative appear to be contrary to our own research into the building. Our research suggests that the building was constructed in part prior to 1876, but on a different layout; it would appear to be half the width of the current building, with a now-demolished wing of the same scale of the north wing broadly centred on where the central pavilion now stands. By 1897, the building appears to have completed to its current form (notwithstanding a number of later alterations). Our extension research has not been able to draw a concrete link between the 4<sup>th</sup> Earl of Rosslyn and the building, beyond a general connection of Estate ownership. We would recommend that, unless the Council has been able to uncover specific evidence, this point is noted as being assumed.

We would be most grateful if you could have regard to the above proposed alterations and clarifications, should you decide to proceed with its addition to the local list.

Yours faithfully,

A large black rectangular redaction box covers the signature area. Above the box, there are faint handwritten initials, possibly 'A' and 'U'.

  
Director, Built Heritage and Townscape

## Newport

Many thanks for this Bruce.

I'll study the list in more detail, but initially looking at the 2 x items listed for Newport, I'm very glad to note that the Shortgrove Estate boundary walls along the B1383 (Cambridge Road) and the B1052 (Sparrows End Hill) are included.

The Sparrows End Hill wall has been repaired in parts and has recently had some of the larger gaps repaired with wood panelling – I assume that this is a temporary arrangement with proper restoration to follow.

.....

Dear Bruce

I am a Parish Councillor at Newport. I have been passed your email by our Parish Clerk, about Heritage Assets.

I wondered if you could encourage residents at Shortgrove Estate to prepare a voluntary Conservation Management Plan?

In recent years there has been much development in the Grade II Listed Shortgrove Registered Park and Garden (RPG). The ownership of the Park is divided into numerous parcels.

A CMP is voluntary, and expensive, and would cover perhaps 20 years, I believe, according to the Gardens Trust ('GT'). The GT Website has info on the preparation of a CMP, and on grant funding, eg lottery funding, which may be available).

The Gardens Trust regard the development in Shortgrove RPG as "problematic".

Is there anything you can do to protect Shortgrove? Many of the buildings there are listed, and there are ancient woodlands and gardens designed by Capability Brown.

Is there anything you can do, to help protect Shortgrove RPG, for future generations?

.....

good evening,

two letters ( copies attached) have been forwarded to me , they where wrongfully delivered to one of the homes on shortgrove .

i do own shortgrove estate, the farm land and therefore ( almost all of ) the wall along sparrows drive and also along london road.

## Newport

the estate also includes the building lot on the corner, near the round about, where the spigot mortar is located.

thanks for letting me know about the proposed inclusion on the local heritage list.

the spigot mortar, i think should stay the way it is, and is a nice feature, it should remember history, and remind people of the horribel war and how to fight the germans.

but it is not as important and worth a visit. it is not exiting to visit, if you take your grandkids there, you will not get any attention.

the wall is of significant importance, i have purchased the estate two years ago, and have spend a huge amount of money on the flint stone wall. even though it is almost not noticable, i have spend significant amount of time and efford on this wall, and more should be done in the future, whenever i have some money left over to spare...

.....

Dear Bruce

Further to the enclosed email Newport Parish Council are pleased to note that the brick and flint wall surrounding Shortgrove and the WWII spigot at Sparrows End have been included in the list. We would like to propose two further additions to be included in the Local Heritage List for Newport.

1. Shortgrove estate and buildings. Shortgrove is a Grade II listed parkland and the bridge over the Cam within the estate is also Listed. However, the estate itself is not included in a conservation area, the majority of the buildings are not listed (other than the Clock House, South House and North House and Dovecote), none of the remaining properties have article 4 status, nor is there is there any non-designated heritage status. There has been a significant increase in applications to extend/amend the dwellings at Shortgrove in the past year or two and we understand that the Conservation Officer and planning team have been experiencing some difficulty in determining what is appropriate given the lack of clear designation, particularly with the Garden House UTT/20/1839/HHF. We'd like to propose that Shortgrove be assessed for at least inclusion in the LHL if not a higher status designation. The gardens were laid out by Capability Brown and whilst not publicly accessible are worthy of protection.

2. The garden of the Coach and Horses public house in Newport. The pub is Grade II listed and a recent planning application to build 5 houses in the garden UTT/20/0803/FUL was turned down primarily on heritage grounds by UDC. This has now gone to appeal and a second revised application UTT/20/3370/FUL has been made to build on the space. The garden also adjoins the Grade II listed parkland at Shortgrove. The pub is just outside the Conservation Area in Newport.

## Newport

Heritage reason for refusal UTT/20/0803/FUL:

1. The proposals would result in material harm to the setting of heritage assets, most directly to the Grade II listed building at the Coach and Horses Public House, and to the Grade II listed Park and Garden at Shortgrove Hall, but also to the setting of the Newport Conservation Area. The proposed development does not therefore accord with policies ENV1, ENV2 and ENV9 of the Uttlesford Local Plan 2005, with section 16 of the National Planning Policy Framework 2019, or with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

It's not clear what other options there may be to protect these assets outside of inclusion within the Local Heritage List?

Please do not hesitate to contact me if you require any additional information.  
Kind regards

Vice-Chair, Newport Parish Council

.....  
I would suggest the list be cross referenced with Article 4. There are some on both and I assume if Article 4 then no point being also Heritage List as it adds nothing?

Saffron Walden

Dear Bruce

I'm just picking up on a few letters you have sent us regarding Town Council owned nominations for the Local Heritage listing in which the following assets are recommended (by UDC) for inclusion in the listing:

1. Ref 433 Anglo-American War Memorial, Catons Lane – I can confirm that SWTC has no objections to the inclusion of this asset
2. Ref 439 Drinking Fountain, Common (north side) facing Ashdon Road – I can confirm that SWTC has no objections to the inclusion of this asset
3. Ref 442 Edward VII Coronation Bridge, Common (south side) – this is not a Town Council property and is, I believe, owned by Essex County Council. May I leave it with you to forward details to them as I do not know who the most appropriate contact would be at ECC for this. (ie I am not sure if it would fall under PROW or Flood Resilience as over a water course?)

In addition to these, the Town Council will be submitting a variety of other recommended assets for listing and Chloe will advise of these details in due course. We note the closing date of this current consultation is 15<sup>th</sup> February 2021.

Many thanks

Town Clerk  
Saffron Walden Town Council

.....

Dear Sir

Thank you for your letter dated 30 December 2020 regarding the consultation on the Local Heritage List.

In your letter you state that a site visit and assessment has been carried out in relation to the wrought iron Croydon gate at the former Friends School on Mount Pleasant Road, Saffron Walden.

We are unsure when your visit occurred but I am advised by my client that the gate was removed prior to Christmas 2020 and put into storage for safekeeping as the site is currently vacant.

Savills

.....

Your ref:  
Our ref: 15 Summerhill Road  
DD: [REDACTED]  
E: [REDACTED]  
Date: 27/01/2021

Mr Bruce Tice  
Uttlesford District Council  
London Road  
Saffron Walden  
Essex  
CB11 4ER

Dear Mr Tice

**PROPOSED LOCAL HERITAGE LIST DESIGNATION  
15 SUMMERHILL ROAD, SAFFRON WALDEN, CB11 4AJ**

Your letter of 30<sup>th</sup> December 2020 drawing attention to the Council's intention to include no.15 Summerhill Road on the Uttlesford District Local Heritage List has been received by the property owners, Mr and Mrs Cornwall. This response has been prepared on their behalf.

No. 15 Summerhill Road is a Modernist style dwelling which dates to the 1920s or 1930s. It is not located within a Conservation Area. We note that the proposed addition of the property to the Local Heritage List would not provide any additional statutory protection.

**Property/Area History**

Summerhill Road appears to have been built during the inter-war period on former arable land. The Ordnance Survey Maps of 1897 and 1921 demonstrate that the road followed the course of a former field boundary to the south of the main settlement. No.15 Summerhill Road was in existence by the 1938 revision, as were many of the surrounding properties.

**Planning History**

An online search of the planning history of the site has been conducted. The building has been the subject of the following applications:

- UTT/1999/08/FUL – Proposed single storey rear and side extensions. Two storey rear and roof extension. Replacement garage/garden store. Approved 24<sup>th</sup> February 2009
- UTT/0413/12/MA – Non Material Amendment to UTT/1999/08/FUL – Change to the vertical cladding material on the roof from zinc quartz cladding to a render finish, painted in Sandtex white/off white. Approved 15<sup>th</sup> March 2012

A review of the approved drawings submitted as part of the above applications, and assessment on site. These show the extent of alterations to the building which include but are not limited to:

- Ground floor extensions to the rear and side of the building;

- New second floor extension above the former flat roof. This is topped with a projecting arched roof;
- Rendering to the second floor extension;
- Alterations to the internal layout of the building at ground and first floor level;
- Replacement of the internal staircase between ground and first floor level;
- Creation of new rear staircase tower between first and second floor level.

As a result of the above works as implemented, the property has been fully refurbished internally with much of the original internal plan and decorative scheme changed. In addition, a large proportion of the external appearance of the building has been altered with the addition of extensions. Thus, the original design and internal character of the building has been substantially altered and, consequently, the contribution that the building makes as an example of Modernist architecture has been eroded.

**Assessment**

The building has been assessed using the criteria produced by the Council to inform their decision to include 15 Summerhill Road on the Local Heritage List. The Council describe the purpose of this exercise as collating “a list of structures which are considered to be locally significant, and contribute to the unique character and distinctiveness of the area.” Essentially, with this objective as the key driver of the exercise, we fail to understand why the addition of 15 Summerhill Road has been suggested for addition to the list.

Fundamentally, it is not a locally significant building, and it does not contribute to the unique character and distinctiveness of the area. In fact, it is a plain and altered Modernist building which (at the core of the Modernist movement) is intentionally not distinctive of a specific place. It is neither a well-known or highly-regarded example of the period, nor is it prominent within a cherished townscape.

As a matter of principle, therefore, we consider that the proposed inclusion of 15 Summerhill Road may reflect a particular individual’s fascination with this period of architecture rather than it being appropriate for recognition at a District level.

To extend this case, we have made an assessment of 15 Summerhill Road against the published Uttlesford Local List designation criteria:

CRITERIA	ASSESSMENT
A. Rarity	Modernist private dwellings are not common but they do vary extensively in terms of architectural quality. Many are economic facsimiles of a fashion. This is the case at 15 Summerhill Road. Whilst it holds a Modernist composition and appearance in general terms, the detailing is very modest and the integrity has been compromised by subsequent, extensive extension and internal adaptation. It is not an intact example, and was originally a very plain and economically-built example.
B. Aesthetic Value	The composition at the front is legible as being Modernist in inspiration but the detailing is very plain and the materials economic. The overall form has been masked by the extent of extension to the rear and at second floor, above the original flat roof. The aesthetic value is not typical or distinctive of Uttlesford (as one of the primary objectives for the creation of this List) and inclusion would not satisfy that objective.

C. Group Value	The building is a stand alone structure in an area of interwar houses of varied styles. The original garage and garden store structure have been demolished and replaced with a new structure in the early 2010s.
D. Archaeological Value	15 Summerhill Road does not hold any archaeological value.
E. Archival Interest	There does not appear to be any archival information associated with the building.
F. Historical Associations	The building is not known to be associated with any figures of historic note.
G. Landmark Status	15 Summerhill Road is located within an inter-war suburban street and is not a landmark building.
H. Social and Communal Value	The building is a private dwelling and was constructed as such. It is not accessible or appreciable by the general public and, being located in an edge-of-town suburban street, it does not have prominence.

The proposed List entry states that the building warrants inclusion on the basis of Categories A (Rarity) and B (Aesthetic Value). As explained above, we consider that these assessments of value have been assigned in a highly subjective manner where the overarching criteria for the creation of the List is that the buildings are locally significant or contributory to unique character and distinctiveness. That other Modernist examples in Saffron Walden have been demolished may be a signal that they have not been valued in the town for their contribution to character or architecture, and this is basically where the problem lies with including this plain building on the List. It is not a good example, it is very modest in its architectural quality and it is not contributory to the aesthetics or distinctiveness of Uttlesford.

In our opinion, it does not meet the threshold in Categories A and B, unlike numerous other examples within the proposed List, which clearly do. We consider that inclusion of 15 Summerhill Road on the Local Heritage List would dilute the validity and effectiveness and of the List itself.

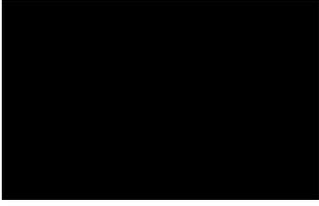
### Summary

In light of the above, we disagree with the assertion that the building “*meets the minimum criteria for inclusion on the list*” as stated in your letter dated 30<sup>th</sup> December 2020. Nor do we agree that the building is a fine example of the architecture of the period as stated in the draft Local Heritage List. Since first being constructed as an economic example of Modernism, the original design of the building has been significantly altered both internally and externally, and the original fabric of the building has been diminished as a result of the works undertaken as part of the 2009 and 2012 planning permissions.

For these reasons, we do not consider that the building warrants inclusion on the Uttlesford Local Heritage list, as it is neither “*locally significant*” nor does it “*contribute to the unique character and distinctiveness of the area*” – both being fundamental requirements for inclusion.

On behalf of the owners of the property, we therefore wish to **object** to the proposal inclusion of 15 Summerhill Road on the Local Heritage List.

Yours sincerely



Partner, Head of Heritage

Enc Photographs of existing building

Photographs of existing building



**Stansted Mountfitchet**

Re: Local Heritage List for Uttlesford District. 444 9 Blythwood Gardens, Stansted Mountfitchet.

Dear Sir/Madam,

Thank you for your correspondence dated 30th December 2020 regarding the proposed inclusion of our property on the second edition of the Local Heritage List (LHL) for Uttlesford District.

As the owners of 9 Blythwood Gardens, Stansted Mountfitchet which sits with LHL nominated properties 7 and 8 Blythwood Gardens; we wish to convey our apprehension with respect to its nomination.

Having consulted with a reputable and local estate agent, we feel that the inclusion of our property on any form of heritage listing could distract potential buyers from future purchase. As for its 'rarity' we feel that the asset sits amongst several similar if not those of greater merit relating to this criterion within the local area.

Our preference as the owners of the above property is to thus remove its inclusion from the LHL for Uttlesford District.

.....  
Re: Local Heritage List for Uttlesford District 444 7 and 8 Blythwood Gardens, Stansted Mountfitchet

Dear Sir or Madam

Thank you for your letters dated 30th December 2020 regarding the proposed second edition of the Local Heritage List.

We are the owners of the properties known as 7 and 8 Blythwood Gardens, Stansted that, together with 9 Blythwood Gardens, constitute the building formerly known as Blythwood House.

In response to your invitation for comments during the public consultation period, we wish to record that we are surprised to hear that Blythwood House has been nominated for inclusion on the LHL. The building is less than 100 years old (built in 1927), and the internal structure has had significant modification in more recent times.

Specifically you have suggested the listing is appropriate because it meets your criteria A (Rarity) and B (Aesthetic Value). Addressing these in turn, we submit that the building is just one amongst several similar substantial properties in the local area, and therefore can hardly be described as rare. From an aesthetic viewpoint the property lacks the appeal of the older

## **Stansted Mountfitchet**

buildings in the village that have genuine period features rather than mock exposed timbers.

To summarise, we do not accept that Blythwood House merits inclusion on the LHL, and would prefer it to be removed from consideration.

.....

## Statutory bodies

Our ref. 341643

Dear Mr Tice,

### **A new Local Heritage List for Uttlesford District**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **Natural England has no comments to make on the Local Heritage List.**

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

Should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Natural England Consultation Service

## Thaxted

Having looked again at the first volume entries for Thaxted it has made me realise how important it is that we get Article 4 Directions in place to provide a bit more protection for these non-listed buildings in the Conservation Area. It's something I think you mentioned in your 2012 Conservation Area Appraisal and we've been banging on about it ever since (including in the Neighbourhood Plan), but we cannot get any meaningful response from your planning department. Perhaps you could have another go!

.....

## Appendix 1 - Copy of letter to owner/occupiers

Date: 30 December 2020

Dear property owner or trustee

### **Local Heritage List for Uttlesford District 406 Village pump, Crown Hill, Ashdon CB10 2HA**

In 2018 Uttlesford District Council approved a first edition of its Local Heritage List (LHL) for the district. We have now identified a number of additional properties, including yours, which we would like to include in a second edition LHL.

#### **About the Local Heritage List**

The Local Heritage List is a list of structures which are considered to be locally significant, and contribute to the unique character and distinctiveness of the area. They are different from those identified by Historic England and included on the National Heritage List, which are considered to be of national importance.

The list includes a wide variety of structures, from houses, school buildings and chapels to war memorials, telephone boxes and cast-iron finger posts.

In order to be included, each entry must meet a minimum of two of the selection criteria.

- A – Rarity
- B – Aesthetic Value
- C – Group Value
- D – Archaeological Value
- E – Archival Interest
- F – Historical Associations
- G – Landmark Status
- H – Social and Communal Value.

Having carried out a site visit and assessment of your property, we feel that the asset **does meet the minimum criteria for inclusion on the list**, and has been included in the Draft second edition of the Local Heritage List. Please note that inclusion on the list does not remove any of your permitted development rights,

however, its inclusion can be viewed as a material planning consideration as part of planning applications relating to the property.

**Consultation on the draft list**

We will be holding a public consultation on the draft list so that you can tell us what you think. The consultation will run from **8.30am on 4 January to 5pm on 15 February 2021**.

You can also find further information regarding the Local Heritage List on the council's website at [www.uttlesford.gov.uk/heritagelist](http://www.uttlesford.gov.uk/heritagelist).

**You can make comments during the public consultation** in writing, or via email to:

Local Heritage List consultation  
Uttlesford District Council  
Council Offices  
London Road,  
Saffron Walden  
Essex  
CB11 4ER

Or by email to:

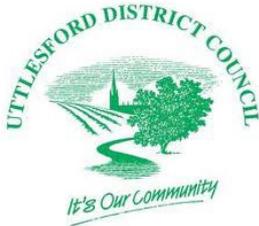
[consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

If you are not the owner of the property, please ensure that this letter is forwarded on to the relevant parties at the earliest opportunity.

Yours sincerely,

Bruce Tice  
Uttlesford District Council

## Appendix 2 – Copy of press release



# Residents encouraged to have their say on new Uttlesford Local Heritage List

Uttlesford residents will soon have the opportunity to tell the District Council what they think about the latest proposed additions to the Uttlesford Local Heritage List.

The council published a first edition of the heritage list in 2018 and has now identified a number of additional historic properties and sites to include in a second edition.

The draft second edition Local Heritage List document - which is published on Monday 4 January - contains a list of structures and other assets which are considered to be locally significant to the character of the area. It includes a wide range of assets such as buildings, historic signposts, memorials and even wartime pillboxes. These are different to those which are identified by Historic England and included on the National Heritage List.

Assets were identified from feedback given by neighbourhood plan and other groups, as well as those nominated by the public. Each had to meet the selection criteria to make the list.

The public is now invited to tell the council what they think. A consultation on the draft Local Heritage List document will start on 4 January and continue until 15 February 2021. Details can be viewed at [www.uttlesford.gov.uk/heritagelist](http://www.uttlesford.gov.uk/heritagelist).

Anyone can respond to the consultation by writing to Local Heritage List consultation, Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER. Or by email to [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

Following the consultation period, amendments will be made in response to the comments received. The council will approve the final version of the Local Heritage List which will then be used in the process of determining planning applications. The document does not impact permitted development rights in itself but can be viewed as a material planning consideration in applications affecting a property or structure that is listed. This will help to ensure the historic or architectural significance of these assets is preserved and where possible enhanced as part of future development proposals.

The list is a 'rolling' document and will be updated periodically as new assets are nominated, assessed and found to meet the set criteria.

**5 January 2021**