



**PROPOSAL:** Proposed renovation works to Lea Hall including the demolition of existing modern extensions, reinstatement of external render to match original, removal of section of ceiling to entry hall, replacement of modern internal floor finishes, minor alterations to internal walls and minor repairs to match existing.

**APPLICANT:** Mark Jones

**AGENT:** Stuart Wighton

**EXPIRY DATE:** Extension of time:25.03.2022

**CASE OFFICER:** Madeleine Jones

**NOTATION:** Outside Development Limits, Metropolitan Green Belt, Ancient Monument, Grade II\* Listed Buildings, Tree Preservation Orders, Archaeological Site, within 2km of SSSI, Within 6km of Stansted Airport

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**1. RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

**CONDITIONS:**

- 1** The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.  
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2** A full specification of works and a repairs methodology, to include repairs to the timber frame, windows, external works and internal finishes, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any repair or refurbishment works.  
  
Reason: In the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2
- 3** Section drawings showing the build-up of walls, floors and ceilings, to show insulation and external and internal finishes, shall be submitted to and agreed in writing by the Local Planning Authority prior to the installation of any insulation or finishes.  
  
Reason: the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2
- 4** Samples of external materials shall be submitted to and agreed in writing by the Local Planning Authority prior to their first use on site.

Reason: In the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2

- 5 No external lighting, meter boxes, alarm boxes, satellite dishes, ventilation grilles or other external fixtures, other than those shown on the approved drawings, shall be fitted without the prior written approval of the Local Planning Authority

Reason: In the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2

- 6 Any asbestos removed in relation to this development shall be done in full consultation with the Health & Safety Executive using a licenced contractor. Contractor details and asbestos disposal records (waste transfer notes) should be submitted to the council upon completion.

Reason: To protect human health and the environment in accordance with the adopted Uttlesford Local Plan 2005 – Policy ENV14

## 2. DESCRIPTION OF THE SITE :

- 2.1 The site is located to the east of Dunmow Road in Hatfield Heath. It is approximately 2.7 hectares in size and is bound to the south and west by agricultural fields and grassland. The surrounding area is predominately rural; however, the site is bounded by housing to the north and linear development along the main roads that lead into Hatfield Heath to the south and west of the site.
- 2.2 Access to the site is to the east Dunmow Road.
- 2.3 Lea Hall itself is a Grade II\* Listed building (List number (1334062), it is a substantial detached dwelling dating from the 15th century with 17<sup>th</sup> century additions. It is set within a Scheduled Ancient Monument (SAM) (number 1012093) relating to the moated site, which is likely to pre-date the current Lea Hall. Within the landscaped garden of Lea Hall are 3 separately designated edifices, each at Grade II. Beyond the moat and the SAM, but within the curtilage of Lea Hall is a range of Grade II Listed farm buildings (List number 1107936), which range in date between the 17th, 18th and 19th centuries.
- 2.4 Within the grounds of Lea Hall (39m north) is an arch which is located over the carriageway of a small bridge over the moat of Lea Hall. This is Grade II Listed. There is a further archway to the rear of Lea Hall that is also Grade II listed. In addition, there is an ornament (former window tracery of the church of St Augustine) which again is Grade II listed
- 2.5 To the north of Lea Hall are a group of Grade II Listed derelict barns.
- 2.6 There is a menage and tennis courts to the east of the site, to the south of Lea Hall in an adjoining field is an open-air swimming pool. There are further outbuildings including stables and storage buildings.

## 3 PROPOSAL

- 3.1** Proposed renovation works to Lea Hall including the demolition of existing modern extensions, reinstatement of external render to match original, removal of section of ceiling to entry hall, replacement of modern internal floor finishes, minor alterations to internal walls and minor repairs to match existing.

**4. ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1** The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**5. APPLICANTS CASE**

- 5.1** Design and Access Statement  
Environmental Statement  
Flood Risk Assessment  
Heritage Statement  
Historic England Pre- application advice  
Land contamination Assessment  
Non – Technical Ecological Summary  
Protected Species survey Report  
Place Services Survey Report  
Structural survey  
Suds Checklist  
Surface Water Drainage Strategy  
Transport Assessment  
Arboricultural Implication Report  
Enabling Assessment (updated 20<sup>th</sup> January 2022)  
Built Heritage Statement  
Planning Statement  
Tree Survey  
Phase 1 Habitat Survey  
Phase 1 Preliminary Risk Assessment  
Herpetofauna Assessment  
Bat survey  
Great Crested Newt survey  
Water vole Survey

**6. RELEVANT SITE HISTORY**

- 6.1** DUN/0268/61: Additions and alterations. Permitted Development
- 6.2** UTT/0230/84: Outline application for erection of an agricultural dwelling. Refused.
- 6.3** UTT/0700/93/FUL: Renewal of erection of agricultural dwelling and garage (previously approved under UTT/1506/89) Approved with conditions.
- 6.4** UTT/0876/89: Outline application for erection of an agricultural dwelling. Approved with conditions.
- 6.5** UTT/1321/88: Proposed reconstruction of chimney stacks. Approved with conditions.

- 6.6** UTT/1504/88: Proposed conversion and alterations of tack room and cottage. Approved with conditions
- 6.7** UTT/1505/88/LB: Proposed conversion and alterations of tack room and cottage. Approved with conditions.
- 6.8** UTT/1765/87: Proposed conversion of existing tack room and outbuilding to form gardeners/ caretaker's cottage. Refused.
- 6.9** UTT/1766/87/LB: Proposed conversion of existing tack room and outbuilding to form gardeners/ caretaker's cottage. Refused.
- 6.10** UTT/19/3164/LB: Proposed renovation of barns including change of use to 7 no. Dwellings, including the construction of new internal partitions, reconstruction of collapsed barn, replacement of timber weatherboarding, new external openings and repairs to maintain structural integrity. Pending
- 6.11** UTT/18/3379/PA: Refurbishment of Lea Hall and farm cottage. Conversion of existing barns and stables into 7no new dwellings. Construction of 5n new dwellings.
- 6.12** UTT/19/3173/FUL: Proposed refurbishment of Lea Hall including the addition of new detached garage and detached swimming pool building. Conversion of barns and cottage to 8 no. Dwellings. Demolition of existing stables to be replaced by 3 no. Dwellings with cart lodges and associated landscaping. Pending.

## **7. CONSULTATION RESPONSES:**

### **Hatfield Heath Parish Council**

- 7.1** The Parish Council appreciates and supports any works done to renovate Lea Hall so long as it is within the established rules for this listed building and meets the standards and guidelines of English Heritage

### **Historic England**

- 7.2** The application seeks consent for various renovation works to Lea Hall, a site with a long history and an important group of highly designated heritage assets: the moated site, later medieval timber framed hall and its later farm buildings. While much of the work would have a limited impact on the significance of the building, the removal of part of the entrance hall ceiling would result in harm to the significance of the grade II\* building for which there does not appear to be a justification or a public benefit as required by the National Planning Policy Framework.
- 7.3** Lea Hall is a historic site with a well preserved double moat, which is relatively rare within Essex, on which sits a fifteenth century timber framed house which was subsequently altered in the seventeenth century. To the north of the house lie a collection of farm buildings dating from the seventeenth century with later alterations. The moated site is a scheduled monument, the Hall is listed grade II\* and the farm buildings listed grade II.
- 7.4** The application is one of three live applications. There is another listed building consent application for the conversion of the farm buildings to

residential use and a planning application for the works including the construction of 5 new dwellings. Historic England visited the site and provided pre application advice in a letter dated 19 September 2019.

- .5** Much of the proposed work to Lea Hall would be uncontroversial. Externally it is proposed to demolish part of the garage and service wing which is of little interest. The application also seeks consent for the rendering of the timber frame. Evidence suggests this was rendered and, although it would change the appearance of the building, we have no objection to this approach. We recommend your authority approve the detail of any repairs to the timber frame prior to the rendering and the specification and a sample panel of the new render. Internally much of the work comprises the removal of modern partitions.
- 7.6** There is, however, one aspect of the work about which we have particular concern. It is proposed to remove the part of the ceiling in the entrance hall to create a double height entrance. The entrance hall lies within the fifteenth century cross wing. The ground floor is lined with full height panelling while the room above has exposed stud work. A double height space of this nature would not normally be found in a building of this period and there does not appear to be any evidence of this here. The removal of the ceiling would result in the loss of historic fabric. The formation of a double height space would erode the legibility and appreciation of Lea Hall as a building of this period. The survival of panelling at a lower level and exposed stud walls above would also result in a peculiar juxtaposition. This would result in harm to the significance of the listed building.
- 7.7** The National Planning Policy Framework sets out the desirability of sustaining and enhancing the significance of heritage assets, paragraph 193. It continues that great weight should be given to their conservation and that any harm requires clear and convincing justification, paragraphs 193 and 194. Where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, paragraph 196.
- 7.8** The removal of the ceiling in the entrance hall would result in harm to the significance of the Hall through the loss of historic fabric and the erosion of the legibility and appreciation of this fifteenth century phase of the building. In view of the grade II\* listed of the Hall, great weight should be given to its conservation. There does not appear to be a clear and convincing justification for the harm, nor would it seem to deliver any public benefit. We therefore recommend this element of the proposal is omitted from the application.
- 7.9** If your authority is minded to grant consent for the application in its current form, please treat this letter as an objection and notify the Secretary of State of this application, in accordance with the above Direction.
- 7.10** June 2020  
The application has been revised in line with our advice and the proposal to remove the entrance hall ceiling has been omitted. We welcome this amendment. It is now proposed to renovate the existing ensuite on the first floor and create a new, adjacent ensuite by subdividing the landing. This would appear to have a modest impact, although your authority may wish to clarify the routing of the pipework and any extract required.

Historic England have no objections.

### **Place services- ECC- Built Heritage**

#### **7.11**

The refurbishment of Lea Hall is fully supported. Although not in a poor state of repair, it is in need of modernisation and maintenance as its last major refit appears to have taken place in the 1970s/1980s.

Overall, an approach of minimal intervention has been taken in order to best preserve the special interest of the house and leave historic fabric intact. Most of the alterations proposed are uncontentious and will not be harmful to significance. The initial proposal to remove the ceiling in the hallway has been omitted from the scheme; this proposal was harmful and would not have been supported. As noted within the Heritage Statement, the works will disturb some elements of historic fabric but, through design revisions, this has been minimised.

The proposed demolition of the existing garage and outbuildings to the rear/side of the building raises no objections as they are of little interest.

The replacement single storey garage extension is uncontentious.

It is evident that the refurbishment will be extensive. The Building Survey Report highlights many areas requiring repair, refurbishment or replacement. One of the most visually dramatic alterations will be the re-rendering of the elevations to conceal the exposed timber frame, however, this is based on evidence from historic photos (and archaeological evidence in the building fabric itself) showing the once fully rendered elevations. It will also better preserve the historic timber frame.

Further detailed information is required regarding the works to the house and this can be reserved by condition. If listed building consent is granted, it is recommended that conditions are attached:

Considering the scheme as a whole (application nos. UTT/19/3173/FUL, UTT/19/3164/LB & UTT/19/3163/LB), the proposals will result in some 'less than substantial' harm primarily through the construction of new dwellings (adversely impacting the settings of Lea Hall and the farm buildings) and the conversion of the farm buildings (due to a change in their character and impact on their

special interest). Paragraph 196 of the NPPF should therefore be considered. However, there are considered to be heritage benefits to the scheme including securing the long-term viable future of the listed buildings and, in the case of Lea Hall, ensuring it remains in its optimum viable use (as a single dwelling). The need for five new houses is only considered acceptable if they are required to off-set the conservation deficit, however, efforts have been made to mitigate harm through design. Paragraph 193 of the NPPF should also be considered as this affords great weight to the conservation of heritage assets. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also relevant.

### **Council for British Archaeology**

#### **7.12**

Many aspects of the proposals within these 3 separate applications at Lea Hall will undoubtedly cause harm to the significance and the significance of the setting of Lea Hall and the other designated heritage assets within and adjacent to the proposal site. It is therefore a matter of clear and convincing justification for the degree of harm to significance, which rests on an accurate assessment of the conservation deficit and a reasonable quantum, and no more, of enabling development. The CBA urge your

Authority, with the expert support of Historic England, to fully scrutinise and assess whether the quantum of works proposed is indeed justified, as required by paragraph 194 of the NPPF.

- 7.13** Lea Hall itself is a Grade II\* Listed building (List number 1334062), dating from the 15th century. It is set within a Scheduled Ancient Monument (SAM) (number 1012093) relating to the moated site, which is likely to pre-date the current Lea Hall. Within the landscaped garden of Lea Hall are 3 separately designated edifices, each at Grade II. Beyond the moat and the SAM, but within the curtilage of Lea Hall is a range of Grade II Listed farm buildings (List number 1107936), which range in date between the 17th, 18th and 19th centuries.
- 7.14** The time depth and continued evolution of Lea Hall and its setting creates complex layers of historical and evidential value and inter-relationships between the different buildings that all contribute to the significance of the overall site. Weighing the harm to significance against conservation works on site, as required by these 3 applications, will be a fine balance
- 7.15** Paragraphs 189 and 190 of the National Planning Policy Framework (NPPF) require that a comprehensive assessment and understanding of the significance of the site must inform any proposals for change. Beyond this paragraph 194 states that “clear and convincing justification” for any harm to, or loss of significance must be evidenced. Given the enabling development component of this application, much of the justification for development within the sensitive setting of Lea Hall, and its designated agricultural building range, rests on a viability assessment which The Council for British Archaeology are not in a position to scrutinise. We therefore advise your Local Planning Authority to work closely with Historic England to assess whether the number of new domestic units and subdivision and conversion of the Grade II barns is justified by the conservation deficit on site. The CBA defer to the specialist expertise of Historic England on these applications at Lea Hall in order to ensure that the requirements of section 16 of the NPPF are met.

### **Society for the Protection of Ancient Buildings**

- 7.16** In considering the impact of the proposals we have focussed on those buildings that fall within our date remit (pre-1720). We note that the applications have been the subject of detailed pre-application advice by Historic England and your Conservation Officer and support the advice offered by them. We also note that, for the most part, the proposals have evolved positively in response to pre-application advice
- 7.17** Nevertheless, we remain extremely concerned about one aspect of the proposals, namely to remove one of the three bays in the entrance hall ceiling to create a double height space at the main entrance. It is clear from the application documentation that this is the original C15 ceiling ‘a double height space ceiling is unlikely to have previously formed part of the entrance hall’. We would therefore **STRONGLY OBJECT** to its removal as this would adversely affect the character and special architectural and historic interest of the listed building.



The applicant has not provided a robust justification for this aspect of the proposals. This is currently limited to a brief reference to the benefit to the occupant in terms of letting in more light, which we would not consider to be sufficient justification for an intervention that would result in the destruction of a significant portion of the historic fabric. It would also compromise both the legibility of the building's primary 15th century phase and the understanding of the building's historic plan form, adding to the level of harm caused. In this context we would bring to your attention paragraph 194 of the NPPF which states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification

- 7.18** The proposed works by virtue of their detrimental impact and the loss of historic fabric would adversely affect the character and special architectural and historic interest of the listed building. The works would, therefore, cause harm to the significance of the heritage asset contrary to paragraph 195/196 of Chapter 16 of the National Planning Policy Framework 2019.

**8. REPRESENTATIONS**

Two representations have been received from neighbouring residents:

Raised concern in respect of use of paddock land.  
Unacceptable noise from site.

**9. POLICIES**

**9.1 National Policies**

National Planning Policy Framework 2021

**9.2 Uttlesford District Local Plan 2005**

ULP Policy ENV2 – Listed Buildings

**9.3 Supplementary Planning Document/Guidance**

**9.4 National Planning Policy Guidance (NPPG)**

**10 CONSIDERATION AND ASSESSMENT:**

**10.1** The issues to consider in the determination of this application are:

In considering a proposal for listed building consent, the duty imposed by section 16 (2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**10.2** The National Planning Policy Framework sets out the desirability of sustaining and enhancing the significance of heritage assets, paragraph 199. It continues that great weight should be given to their conservation

and that any harm requires clear and convincing justification, paragraphs 199 and 200. Where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, paragraph 202.

- 10.3** The NPPF states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 206). In this instance Paragraph 202 of the NPPF is relevant, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use
- 10.4** The moated site is a scheduled monument, the Hall is listed grade II\* and the farm buildings listed grade II. A separate Scheduled monument application has been submitted and two further applications for Listed building consent have been submitted for the works to the Listed buildings.
- 10.5** Lea Hall is a Grade II\* listed house (list entry no. 1334062) of fifteenth century origin with seventeenth century additions and later alterations. It is positioned in the centre of the Lea Hall Moated Site, a Scheduled Monument (list entry no. 1012093). Within the grounds of the house are three grade II listed garden ornaments: an arch 30 meters north of Lea Hall (list entry no. 1236863); some ornamental window tracery 40 meters west of the house (list entry no. 1325204); and an ornamental spire 35 meters to the south (list entry no. 1325204). To the north of the house, and outside the boundary of the scheduled monument, are a group of farm buildings of various dates (seventieth through to the nineteenth centuries).
- 10.6** The application has been the subject of pre-application advice with Historic England, Conservation Officers and Planning Officers.
- 10.7** The application submitted broadly reflects the advice given
- 10.8** The attached garage is being replaced with a new timber framed garage to be located on the footprint of the existing structure. The proposed demolition of the existing garage and outbuildings to the rear/side of the building raises no objections as they are of little interest
- 10.9** The refurbishment of Lea Hall is fully supported. Overall, an approach of minimal intervention has been taken in order to best preserve the special interest of the house and leave historic fabric intact. The proposed demolition of the existing garage and outbuildings to the rear/side of the building raises no objections as they are of little interest
- 10.10** The initial proposal to remove the ceiling in the hallway has been omitted from the scheme; this proposal was harmful and would not have been supported. As noted within the Heritage Statement, the works will disturb some elements of historic fabric but, through design revisions, this has been minimised.  
It is evident that the refurbishment will be extensive. The Building Survey Report highlights many areas requiring repair, refurbishment or replacement. One of the most visually dramatic alterations will be the re-rendering of the elevations to conceal the exposed timber frame, however,

this is based on evidence from historic photos (and archaeological evidence in the building fabric itself) showing the once fully rendered elevations. It will also better preserve the historic timber frame

**10.11** The scheme would secure the long-term viable future of the listed buildings and, in the case of Lea Hall, ensuring it remains in its optimum viable use (as a single dwelling).

**10.12** The proposal would comply with the aims of the NPPF and Uttlesford Local Plan Policy ENV2.

## **11 EQUALITIES**

**11.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.[]

## **12. CONCLUSION**

**12.1** The submitted would comply with the aims of the NPPF and Uttlesford Local Plan Policy ENV2.

**12.2** It is therefore recommended that Listed building consent is granted.