

## Appendix 1 – Summary of consultation responses and officer comments

The responses received have been grouped into three tables for ease of reference. They are separated into general comments, comments on the principle of the Local Heritage List and comments on individual assets. **You can find a summary of the comments received at the end of each table.**

Table 1. General Comments on the Local Heritage List Consultation

<b>Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Quendon and Rickling Parish Council	I have been asked to write regarding a letter received from your offices by the resident of the above property. It appears that you have identified this property as warranting inclusion in the proposed list. Whilst Quendon and Rickling Parish Council supports your initiative in promoting a heritage list, councillors feel that it would have been more appropriate to have notified the parish council first with your intentions prior to contacting this resident. The parish council would therefore ask you to bear this in mind before contacting further residents.	<i>Thank you for your response and your support for the Local Heritage List. It was necessary to notify property owners as early as possible to ensure they had sufficient opportunity to respond during the public consultation. Sadly, on this occasion, due to timescales, we were unable to notify the Parish Council at an earlier stage.</i>
Highways England	Thank you for consulting Highways England on the Uttlesford Local Heritage list. The polices are unlikely to affect the Strategic Road Network and therefore we have no comments to make.	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted.</i>
Natural England	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.	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted.</i>

	<p><b>Natural England does not consider that this Draft Uttlesford Local Heritage List poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</b></p> <p>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.</p> <p>If you disagree with our assessment of this proposal as low risk, or 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.</p>	
<p>Dunmow, Thaxted and Felsted United Reformed Churches</p>	<p>Thank you for your letter . . . regarding the proposal to place the United Reformed Church and Sunday School on the above list as being structures that are considered to be of local significance.</p> <p>Could I please ask whether you have consulted with the Eastern Synod Listed Buildings Advisory Committee ("LBAC") about this proposal at all as they are the body that rightly deals</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and for bringing the LBAC to our attention. They have been contacted as part of the public consultation process.</i></p>

	<p>with proposals related to listed buildings within the Eastern Synod area of the United Reformed Church, which is the area within which Dunmow URC is situated?</p>	
<p>Thaxted Society</p>	<p><b>Section 2</b></p> <p>The Thaxted Society believes that the totality of detail provides historical context and narrative for the listed legacy assets and that these assets do not stand on their own without that context. Whilst we understand the criteria used is, in the main relative to buildings, we consider their context and environment to form an invaluable legacy also. The reliance of the NPPF upon context, view, and aspect should allow for UDC to accept this in particular at Thaxted.</p> <p><b>Section 3</b></p> <p>The Society's requirement for the bald and detailed consideration of Thaxted legacy in both design and development does not impinge upon prospective growth but upon design and safe proximity to that legacy. None of the legacy 'assets' listed by the Society would interrupt development, rather they demonstrate a clear and unequivocal picture of Thaxted's complete legacy and thus inform a further new 'proper' detail in growth.</p> <p><b>Section 5</b></p> <p>The Thaxted Society believes that the totality of detail provides historical context and narrative for the listed legacy assets and that the LISTED assets do not stand on their own without that context. Whilst we understand the criteria used is in the main relative to buildings we consider their context and environment to form an invaluable legacy also. The reliance of the NPPF upon context, view, and aspect should allow for UDC to accept this and in particular at Thaxted.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. We appreciate your comments and acknowledge that setting and context is significant to the unique character and distinctiveness of the district, as well as individual villages and towns.</i></p> <p><i>Due to the scope of the Local Heritage List, it is sadly not possible to expand on this in greater detail for each of the assets, however, the purpose of the list is to identify these structures that positively contribute to the wider context and setting of designated assets within the district, both inside and outside of the Conservation Areas, thereby recognising the important contribution of non-designated assets to the fabric of the built historic environment in Uttlesford, in which these designated or listed buildings sit.</i></p>

Great Dunmow Town Council	<p>The Town Council has no objections to properties on the list for Gt Dunmow.</p> <p>In Great Easton, Ref 127 and Ref 129 group listing - both are confirmed as part of the Easton Lodge Estate, as they appear in the auction catalogue and map sent to you recently.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted however we were unable to verify the information for inclusion in this iteration, but will review this and look to update the information for the updated version of the Local Heritage List.</i></p>
High Easter Parish Council	<p><b>Section 1</b></p> <p>There is no mention of the importance of the villages in Uttlesford, alongside the references to Stansted Airport and nearby local towns.</p> <p>The Districts own website includes the statement, 'Uttlesford is a thriving, predominantly rural district in north-west Essex encompassing Saffron Walden, Great Dunmow, Stansted Mountfitchet and Thaxted and about 100 villages and hamlets in between.' ..... 'With both new development and an historic and rural environment existing in harmony. Is it possible to extend 1.3 to reflect the importance of historic, villages and hamlets?</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and section 1.0 has been amended to reflect your comments as part of the introductory text.</i></p>
Member of the public	<p>Please note the 'typo' in the list: Wendens Ambo, not Wedens Ambo.</p> <p>Excellent to see this list drawn up...</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and the document amended accordingly.</i></p>
Member of the public	<p>I recently received a notification from you that my house, the above property, is now on the Local Heritage List. I am not able to make either of the consultation evenings as they are both weekdays and I work late in London. So I would like to voice my questions here.</p> <p>First I have some questions concerning the process that was</p>	<p><i>Thank you for your response on the Local Heritage List public consultation.</i></p> <p><i>1.No access onto private property was required to carry out the survey, however, officers do have rights of access if required, to carry out</i></p>

	<p>undertaken prior to me receiving the notification of LHL</p> <ol style="list-style-type: none"> <li>1. I did not receive a notification that you had requested an on site visit. Was a letter sent?</li> <li>2. You carried out an onsite visit. Presumably without access to the site and from the road side only. How is it possible to reach any conclusion on such a superficial investigation?</li> <li>3. What precise criteria was it considered that my property qualifies for LHL?</li> <li>4. What was the qualifications of the individuals in question to maintain for example that my house has architectural interest? Was an architect involved? The same is true for any of the other criteria, what relevant qualifications did the inspectors have to make their recommendations?</li> <li>5. I would like to know if any consideration in reaching these conclusions reflect any understanding of the historical use of these buildings? They have over the years had many incarnations as individual houses, flats, semi detached houses, boarding houses and so on. Many of these have undergone extensions and developments over the years. Have these all been taken into consideration in applying the LHL status. Finally can you please point me in the direction of a document that outlines the restrictions that you intend now to place upon householders with properties that have this status.</li> <li>6. Does the restrictions that you are placing on these buildings also extend top the Friends School building opposite. Will the redevelopers of that site be similarly bound by these restrictions if there is not another conservancy mechanism in place for that building</li> <li>7. Does the LHL also extend to open spaces such as the school fields?</li> <li>8. Is the water tower under LHL restrictions?</li> </ol>	<p><i>such surveys under the Planning (Listed Building and Conservation Areas) Act, 1990.</i></p> <ol style="list-style-type: none"> <li><i>2. Sufficient information was available to the officer to determine that the property met a minimum of two of the selection criteria.</i></li> <li><i>3. The property is considered to meet the following criteria [withheld for consultees privacy].The list entry and description can be accessed on the website at <a href="http://www.uttlesford.gov.uk/heritagelist">www.uttlesford.gov.uk/heritagelist</a>. There you will find a draft copy of the document for your reference.</i></li> <li><i>4. The surveys for the Local Heritage List were carried out by the council's Conservation Officer, who has a Masters in the Conservation of Historic Buildings, and is in the final year of a further Master's in Building History at Cambridge University. They also benefit from a number of years' experience in the role, and have attended specialist training regarding compiling Local Heritage List's.</i></li> <li><i>5. All available information has been taken into account in the survey of the structures on the draft Local Heritage List, however, the public consultation is an opportunity for building owners and members of the public, to contribute to the information available, and we would actively encourage them to do so. Inclusion on the LHL, does not in itself result in any restriction on the property. It is a means of identifying locally important buildings, and can</i></li> </ol>
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		<p><i>be used as a material planning consideration, where applications are submitted that would impact upon the property. By its inclusion in the conservation area, the property is already subject to greater planning constraints, than it would be by inclusion on the LHL alone. Further details can be found on the council's website, at <a href="http://www.uttlesford.gov.uk/heritagelist">www.uttlesford.gov.uk/heritagelist</a>.</i></p> <p><i>6. The former Friends School has been included in the draft LHL. For details of other buildings in the town suggested for inclusion on the Local Heritage List, please refer to the draft document, available at <a href="http://www.uttlesford.gov.uk/heritagelist">www.uttlesford.gov.uk/heritagelist</a></i></p> <p><i>7. The Local Heritage List refers only to structures.</i></p> <p><i>8. The Water Tower is Grade II listed (nationally designated) and is therefore subject to planning and listed building legislation. The Local Heritage List is a 'local' designation and a different process.</i></p>
<p>Member of the public</p>	<p><b>Section 1</b></p> <p>Paragraph 1.1 – Recommend altering this sentence from “...sensitive to harmful development...” to “...sensitive to new development...”.</p> <p>Recommend moving paragraph 1.7 to underneath 1.4 to explain the key implication, early on, of non-designated status in planning terms.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and the document amended accordingly.</i></p>

	<p><b>Section 2</b></p> <p>Under individual entries, the value of a building is identified as either ‘individual’, ‘group’ or ‘individual / group’. For completeness, these measures of heritage interest should also be identified and defined in Section 2, together with the selection criteria in the table.</p> <p><b>Section 3</b></p> <p>Paragraph numbering is awry in this section (4. Instead of 3.)  Paragraph 4.1 Recommend altering “...locally listed status can be viewed as a material consideration...” to “...locally listed status should be viewed as a material consideration...”, as this more accurately reflects the wording of NPPF Paragraph 135.  Paragraph 4.1 – Recommend reiterating the full requirement of NPPF Para 135 early on in this section, as this is the key implication that applies to non-designated heritage assets in current national policy. This is currently included at Para 1.7 but is also highly relevant in this section.</p> <p><b>Section 5</b></p> <p>Recommend including section heading for Section 4 – Local Heritage List Entries. Document currently flows from Section 3 straight into list entries.  Recommend including contents page so buildings can easily be found according to village.</p>	
<p>Member of the public</p>	<p>Further to the article in last weeks Reporter I WRITE TO RESPOND BEFORE July 4th</p> <p>The failure of the school as detailed in the press was due to the</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted, however some of the points fall outside of the scope of the Local</i></p>

	<p>incompetence and lack of financial nous provided by the School Governors  Their incompetence has lead to closure  Moreover as there were assets the Chartered Surveyors / Receiver Management has acted hastily in not finding a school solution ( even if it takes 2-3 years )  Now developers with sizable cash are gambling on Residential approval and even go to appeal for Planning approval if necessary  The ability of UDC to restrict development over the past 3 years is abysmal ... Just look at 444 approved / unbuilt plots in Newport !  You need to Zone this out of development before you get to Section 19 of the Local Plan</p> <p><b>ACT NOW!!!!</b></p>	<p><i>Heritage List consultation and will be forwarded to the Policy team for their attention.</i></p>
<p>Member of the public</p>	<p>Section 2.2 is ambiguous since it can imply that if an asset fails to meet any two of the criteria it will not be included. I think it should say “at least two” as in section 2.1.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and the document amended accordingly.</i></p>
<p>Member of the public</p>	<p><b>Section 1</b></p> <p>The introduction is robust and it is hoped that the Planning Department of the authority will take note of the content of the document. If notice is taken it will perhaps save our built environment in the area which is what we are all trying to achieve.</p> <p><b>Section 2</b></p> <p>The selection criteria is good and covers a wide reaching</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and your support for the Local Heritage List and selection criteria. Your comments have been noted and officers will be made fully aware of the scope and aims of the Local Heritage List to ensure that it is used as a valued resource in development management decision making, should it be approved by Cabinet members.</i></p>

	<p>scope.</p> <p><b>Section 3</b></p> <p>Having listed the elements included in this document more gravitas should be implemented for the preservation of the building or structure. The Planning officer should be made aware of the listings and the document should guide any development associated with the listed elements.</p>	
Member of the public	<p><b>Section 5</b></p> <p>Bentfield Green (pages 9-11) should be included in the main section covering Stansted Mountfitchet (pages 115-139) as it is part of our community. We shall be making nominations for the next List separately.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted, however, as Bentfield Green and Stansted Mountfitchet are designated as separate Conservation Areas, it is felt that maintaining their separate characters within the Local Heritage List document is more consistent with wider conservation literature in Uttlesford.</i></p>

**Summary of comments received:**

Overall, comments were positive with little objection raised to the document itself . There was support for the selection criteria. Many of the statutory responders were concerned as to whether or not the LHL would impact, or cause a risk to, their statutory duties, but all were satisfied that it would not. Other responders raised concerns regarding notification to interested bodies, such as the Parish Council and LBAC, as part of the consultation process. There were several general comments regarding the introductory text in sections 1 to 3, recommending amendments such as alternative wording or numbering, and requesting additional text to elaborate on the importance of the context and of the villages and hamlets in Uttlesford. Concern was also raised as to the separation of Bentfield Green and Stansted Mountfitchet as different ‘areas’ or settlements in the document. This, and all the concerns raised above have been addressed in the ‘Officer Response’ column.

Table 2. Comments relating to the Local Heritage List in principle

Consultee	Asset	Comment	Officer Response
Historic England	N/A	<p>Thank you for consulting Historic England about the draft Uttlesford Local Heritage List (May 2018). As the Government's adviser on the historic environment, Historic England are keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore very pleased to have the opportunity to review this document.</p> <p>We positively welcome the production of this local heritage list. We consider it important that local planning authorities prepare lists such as this as they play an essential role in ensuring that the historic environment is conserved for future generations, and aim to protect those elements of local distinctiveness that can sometimes be overlooked by the national designation systems such as listing or scheduling.</p> <p>We are pleased to note that your local heritage list includes a set of robust criteria for inclusion based on those found in our Historic England Advice Note 7: Local Heritage Listing. We would like to make a few minor comments on the draft document, below.</p> <p>In the introduction, we note that paragraph 1.3 refers, quite reasonably, to the heritage values found in Conservation Principles, Policies and Practice (English Heritage, 2008).</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and your support for the Local Heritage List in principle. The document has been amended to reflect these comments and address the concerns raised in your response.</i></p>

However, as you may be aware, the Conservation Principles document predates current national policy, and it is being updated presently to bring it into line with more recent terminology. Given the context in which this local list document will be used, it may therefore be appropriate instead to refer to the term 'heritage interests' that is found in the National Planning Policy Framework. We suggest also that the first sentence reads "...*there are also a wealth of non-listed buildings and structures*" as is the case elsewhere in your supporting text.

We would suggest that paragraph 1.4 could be strengthened slightly if its second sentence read "*The list should be used to inform...*". This change would imply a requirement, rather than an aspiration.

We would recommend removing the reference to English Heritage from the Q&A.

Paragraph 4.1 could have a reference to the appropriate NPPF para 135, (even if not quoted as it is in the Introduction) and Paragraph 4.2 may also benefit from a reference to NPPF para 141, to tie this requirement back to national policy.

We support the proposal for those buildings or structures that are of particular merit to be subject to Article 4 Directions. We would recommend that, where Article 4 Directions are implemented, a photographic record of the building in question is prepared to aid with management and enforcement.

We would recommend that where possible each entry should appear in its entirety on one A4 side, to avoid headings at the

		<p>bottom of pages and the associated entry on the next page, which could be confusing to the reader.</p> <p>Finally, we should like to stress that this advice is based on the information provided by Uttlesford District Council in your correspondence of 23 May 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed local heritage list, where we consider these would have an adverse effect on the historic environment.</p>	
Member of the public	N/A	<p><b>Section 2</b></p> <p>The criteria are all well and good, and I understand that they are not determined by the District Council. However, it seems to me that they completely overlook the important fact that residential properties were and are built for people to live in. If they are to remain fit for that purpose it is wrong for a local authority to place previously unaffected properties in a position which may mean that they are subjected to restrictions putting them at a disadvantage relative to properties that are not included and to newly included properties which have hitherto been able to change without being subject to the potential restrictions implicit in being on the Heritage List.</p> <p><b>Section 5</b></p> <p>Following generally from my comments at 2 and 4, I would emphasise the point that if the District, along with many others, is expected to play its part in the expansion of residential housing it is counter-productive to treat relatively low value housing as assets of the community which at a stroke can be made more difficult to market and more expensive to maintain. This is an unreasonable burden to place on owners who have</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted. We can confirm that inclusion on the list does not impose additional constraints on a property, and existing permitted development rights will remain unaffected.</i></p> <p><i>The purpose of the list is to recognise and celebrate structures within the district that contribute positively to its built heritage and the local distinctiveness of the locality so that this special interest is duly noted and considered as part of the planning process.</i></p>

		<p>acquired assets and, more pertinently, places to live and work in the past without any expectation of such an imposition.</p>	
<p>Member of the public</p>		<p><b>Section 1</b></p> <p>I agree that there may be buildings that may not be 'listed' which are interesting, but does that really mean they need to create another list. Once we have L.H. List them some amateur architect will want to build another list of properties that were not good enough for the L.H. List but now creates a "nearly L.H. List". Its creeping (?) interfering in the private lives of householders.</p> <p><b>Section 2</b></p> <p>Looking at the pictures of some of the properties I am amazed and can only imagine somebody wanted to make life difficult for them by suggesting &amp; LB c(?) them. Who vets the "recommenders"? – Can I have a list of who recommended my property?</p> <p><b>Section 3</b></p> <p>Article 4 Direction has been used in words of Councillor Barker to "apply a blanket article the district to sweep up all heritage assets worthy of protection but did not have listed status". It sounds illegal and undemocratic, to "sweep up" – Again others interfering with private householders – I don't think sweeping up sounds very democratic!</p> <p><b>Section 5</b></p> <p>Typical overstepping of local councillors in responsible private householders affairs. Lowest common denominator again!</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted. Central Government recommends that Council's identify such structures as part of their plan making process, and produce lists such as this under paragraph 185 of the National Planning Policy Framework.</i></p> <p><i>Recommendations for inclusion on the list arose through a review important buildings or structures identified in the conservation area appraisals, or as a result of public nomination. The Conservation Officer was responsible for assessing all nominations against the selection criteria and making a recommendation as to whether or not they meet the minimum criteria for inclusion. This recommendation has been tested through the process of this public consultation.</i></p> <p><i>We are unable to share details of those who have nominated a particular structure for inclusion.</i></p>

Member of the public		I fully approve of the plan to compile this Heritage List and very much hope that it will assist in the process of protecting the unique and diverse character of Uttlesford District.	<i>Thank you for your response on the Local Heritage List public consultation and your support for the list in principle has been noted.</i>

**Summary of comments received:**

Comments on the principle of the Local Heritage List varied. Some were supportive of the principle and welcomed the aims of the project to protect the 'unique and diverse character of Uttlesford'. Other responders felt that it was an intrusion into householder's affairs, and raised concern over the impact to development rights and house prices. Questions were also asked of those assessing the nominations and recommending assets for inclusion on the list. These concerns have been addressed in the 'Officer Response' columns above. Statutory consultees, such as Historic England were positive and supportive in their comments overall, and suggested amendments to further strengthen the wording and offer greater clarification on reference to government guidance and how the Local Heritage List document should be used by officers.

Table 3. Comments relating to individual assets on the Local Heritage List

Consultee	Asset	Comment	Officer Response
Thaxted Society	<p>Selected lampposts on Town Street and Fishmarket Street, Thaxted (Ref: 395)</p> <p>Water Pumps, Town Street Thaxted (Ref: 391)</p>	<p><b>Section 4</b></p> <p>Village: THAXTED</p> <p>Asset Ref: 395</p> <p>Thaxted's Victorian lamp-posts, once gas, are distributed throughout Thaxted. This group should include Watling Street, Watling Lane, Bell Lane, Newbiggen Street, Mill End, Park Street, and Orange Street.</p> <p>Asset Ref: 391</p> <p>There are several iron pumps at Thaxted. The following should be added to the list. Alley off Newbiggen Street x 1. Park Street x 1. The Chase x 1.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and your suggested nominations have been added to a list for consideration during a subsequent update to the Local Heritage List, should the initial document be approved by cabinet members.</i></p>
The Legacy East Almshouse Partnership	<p>1-4 Former Almshouses, Church Hill (Ref: 152)</p>	<p>Village: Hempstead</p> <p>Asset No: 152</p> <p>I am Trustee Director of The Legacy East Almshouse Partnership for Miss Rutlands Almshouses</p> <p>They are NOT 'Former' Almshouses</p> <p>They are indeed Current Almshouses run in accordance with the Scheme and regulated by The Charity Commission.</p> <p>Please therefore amend and confirm that you have done so.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and the document amended accordingly.</i></p>
Dunmow,	United	<p>Whilst we suspect that the church building itself could be of some interest locally, we would request that you consult with the LBAC</p>	<p><i>Thank you for your response</i></p>

Thaxted and Felsted United Reformed Churches	Reformed Church and Sunday School, New Street, Great Dunmow (Ref: 104)	before placing it on any such list and we certainly do not believe that the "Sunday School" has any historic or architectural interest at all, and should definitely not go on the list. In fact we have recently had to take a decision to stop using this building and are looking into ways and means by which it can be altered/re-developed.	<i>on the Local Heritage List public consultation. Your comments have been noted, however, it is felt that the associated Sunday School does meet the required minimum criteria for inclusion on the list and insufficient justification has been provided to outweigh or counter this at present.</i>  <i>Should there be a need to consider repairs, or a new use of the structure, UDC would be pleased to offer pre-application advice as to how this might best be achieved.</i>
Great Dunmow Town Council	Foakes Memorial Hall, Great Dunmow (Ref: 091)	Thank you for your letter asking our opinion on your including Foakes Memorial Hall in the Local Heritage List. I can confirm that Great Dunmow Town Council administers the Hall on behalf of the E.T.Foakes Memorial Hall Charity Trust, and has no objection.	<i>Thank you for your response on the Local Heritage List public consultation and your support for the inclusion of E.T. Foakes Hall.</i>
High Easter Parish Council	Homely, The Street (Ref: 165)  Reformed	<b>Section 4</b>  Asset No: 165 Change 'It appears that the house once had had a simple form which has become more complicated by extensions' to 'The property now includes modern extensions'.  Asset No: 166	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and the document amended accordingly.</i>

	<p>Church, The Street (Ref: 166)</p> <p>1 – 3 Parsonage Cottage, The Street (Ref: 168)</p> <p>Newell Cottage, The Street (Ref: 171)</p> <p>Pyms, The Street (Ref: 174)</p> <p>War Memorial, The Street</p>	<p>Change title of ‘Former Memorial School now United Reformed Church’ to ‘The Meeting House’. Amend description, ‘Former non-conformist school, now dwelling, was built in 1893’, to ‘Former non-conformist school built in 1893 and then used as a United Reformed Church from the 1970’s until its conversion to a dwelling in 2012. Remove final sentence of description referring to the United Reformed Church. Add ‘E’ to the list of criteria.</p> <p>Asset No: 168 Change last line of description to recognise they are three properties ‘It has a modern but discreet extension ....’ to ‘The properties have modern discreet extensions .....</p> <p>Asset No: 171 Amend ‘It is presumed this was developed around the same time as Newberry Cottage (built in 1893) given their comparable design and close associations with the congregational church’ to ‘Developed around the same time as Newberry Cottage, Newell Cottage is of a similar design and also has close associations with the congregational church. The cottage bears a plaque dated 1907’</p> <p>Asset No: 174 Amend description, ‘Build in the 18th century and the site of the village shop until its closure in the 1980’s .....</p> <p>Asset No: 175 Amend first sentence ‘ .... In the First World War, with additional names added after the Second World War’ and remove the final sentence which adds no value to the description of the asset.</p>	
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	<p>(Ref: 175)</p> <p>The Old Vicarage</p> <p>(Ref: 176)</p>	<p>Asset No: 176</p> <p>Amend '.... entrance porch facing the village cricket ground ...'</p> <p>Typo, 'brink' should be 'brick'.</p> <p>Add 'H' to the list of criteria.</p>	
<p>Manuden Parish Council</p>	<p>Strip Lynchets, Manuden</p> <p>(Ref: 406 – Revised document)</p>	<p>I have to admit that when someone first asked me what a Strip Lynchet is I had no idea.</p> <p>I therefore checked the definition and this is what I found.</p> <p><b>A lynchet is a bank of earth that builds up on the downslope of a field ploughed over a long period of time. The disturbed soil slips down the hillside to create a lynchet They are also referred to as strip lynchets.</b></p> <p><b>They are a feature of ancient field systems such as the Celtic field systems. Some believe that they were passively formed under the long-term action of gravity and weathering (soil creep) on the loosened soil of a ploughed slope, while others believe they may have been intentionally formed, to prevent erosion and slippage of the ploughed slope.</b></p> <p>You or one of your officers has recently decided that the Strip Lynchet that we have in Manuden does not fit the criteria necessary for it to be accepted as part of our heritage. I would respectfully, request that either the criteria needs to be changed or your officer's interpretation of the criteria needs a re-think. These are definitely a very important part of our heritage ....so important in fact that members of the Cambridge archaeological society have been to dig there. Also, if my information is correct, this is either the last, or one of very few, remaining Strip Lynchets in Essex.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and upon review of the selection criteria and the information available, we have concluded that the Strip Lynchets do constitute a 'structure', and are eligible for inclusion on the Local Heritage List. This entry is considered to meet the minimum selection criteria and therefore, has been recommended for inclusion on the Local Heritage List.</i></p>

		<p>Your officer appears to believe that a “structure” must be a building whereas we would argue that the Strip Lynchets are definitely an archaeological structure formed, possibly intentionally, over hundreds of years.</p> <p>Manuden Parish Council would, therefore, very strongly support the appeal of [withheld for privacy reasons] against the decision made by your office.</p>	
Manuden Parish Council	<p>Strip Lynchets, Manuden (Ref: 406 – Revised document)</p>	<p>I'm happy to support the preservation of the Strip Lynchets. Manuden is full of visible history, the ice house being a good example along with several fine houses and well preserved cottages.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and upon review of the selection criteria and the information available, we have concluded that the Strip Lynchets do constitute a ‘structure’, and are eligible for inclusion on the Local Heritage List. This entry is considered to meet the minimum selection criteria and therefore, has been recommended for inclusion on the Local Heritage List.</i></p>
Member of the public	<p>Strip Lynchets, Manuden (Ref: 406 –</p>	<p><b>Section 1</b></p> <p>The introduction (to the Local Heritage List Criteria for identifying and managing non-designated heritage assets, dated June 2017)</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted</i></p>

	<p>Revised document)</p>	<p>talks particularly of listed and other buildings, which rather obscures the fact that a heritage asset can also be a site, place, an area or a landscape, as the introduction does show in setting out the definition from the National Planning Policy Framework 2012:</p> <p>“The National Planning Policy Framework, 2012 defines a heritage asset as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’. ”</p> <p><b>Section 2</b></p> <p>Strip Lynchets can fall within the Selection Criteria for heritage assets. Heritage England gave us guidance, in May 2017, on making an application for scheduling the Manuden Strip Lynchets; and, wrote “Examples of strip lynchets have been scheduled in the past”.</p> <p><b>Section 3</b></p> <p>We are concerned that the Manuden Strip Lynchets are at risk of damage by future utility company works. Damage by contractors for Affinity Water was narrowly avoided last year, when we discovered, by chance, that they intended to flatten the strip lynchets as part of the proposed works involved in laying a new major water main.</p> <p><b>Section 4</b></p>	<p><i>and upon review of the selection criteria and the information available, we have concluded that the Strip Lynchets do constitute a ‘structure’, and are eligible for inclusion on the Local Heritage List. This entry is considered to meet the minimum selection criteria and therefore, has been recommended for inclusion on the Local Heritage List.</i></p>
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		<p>Village: Manuden</p> <p>Asset No: 7<sup>th</sup>. Item on page 2 of the Outcome of Nominations for the Local Heritage List.</p> <p>As mentioned above, strip lynchets are capable of being registered as heritage assets.</p> <p>The first sentence of the Implications for Development (in your Local Heritage Criteria for identifying and managing local non-designated heritage assets) commences “The inclusion of a building or structure on the Local Heritage List ...”.</p> <p>The statements set out above and the definition of heritage asset in the National Planning Policy Framework 2012 demonstrate that the Strip Lynchets at The Down in Manuden do meet the criteria for consideration as a structure that can be registered in the Local Heritage List.</p> <p><b>Section 5</b></p> <p>Comments above are given on behalf of [omitted for privacy reasons]</p>	
Member of the public	1-16 Tanners Way (Artisans Dwellings) (Ref: 276)	<p>Village: Saffron Walden</p> <p>Asset No: 276</p> <p>Many of the houses within this group have been extended prior to inclusion but not all. By including this group in the list a potential impediment to the extension of others would be created. This, whether real or imagined, is likely to impact on the value to the free-</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted.</i></p> <p><i>The inclusion of a property on the Local Heritage List</i></p>

		<p>holders when they come to sell their property to future owners who might wish to extend and be discouraged by the possible additional cost of complying to which other property extensions have not been subject. A similar consideration applies to present property owners wishing to extend. Given that the group has been considered to meet the criteria it is evident that such extensions do not create an adverse impression and it would thus be illogical to apply rules now that might reduce the possibility of further such benign development.</p> <p>Furthermore, any factor which may contribute to making these properties – which tend to be at the ‘affordable’ end of the price spectrum – more costly is running contrary to the general public interest in enhancing the overall housing stock; this is especially so in the ‘affordable’ part of the market and where it may help in reducing the need to be constantly building new housing.</p>	<p><i>does not affect existing permitted development rights or impose any additional constraints on property owner’s.</i></p> <p><i>There is no evidence that inclusion on the list will impact upon house prices, and it will not prevent further development or extension of the property, in principle, but will instead be viewed as material planning consideration, ensuring that future development that would be harmful can be resisted more robustly.</i></p>
Member of the public	1-16 Tanners Way (Artisans Dwellings) (Ref: 276)	<p>When I moved here just over [removed for privacy] years ago the letters on the wall of number 1 were painted in black making them stand out. Sadly [the current owner] moved in a few years later and because it was cheaper and easier they were painted over with the same colour as the wall. Now there is perhaps new interest in conservation of the area is there any hope that you might be able to persuade the present owner, no idea who that is, to restore it to its original glory?</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted and whilst we share your concerns regarding the painting out of the date, it is not within the scope of the Local Heritage List to control this.</i></p>
Member of the public	Ashdon Baptist Church and Railings,	<p>Village: Ashdon Asset No: 005 Church should be amended to chapel.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted,</i></p>

	Radwinter Road (Ref: 005)		<i>however, this asset is referred to, and known as, 'Ashdon Baptist Church' on the church website and on local and national mapping. Therefore, to avoid ambiguity we have opted to retain the existing wording.</i>
Member of the public	Barn Court, Braintree Road, Felsted (Ref: 048)	Village: Felsted Asset No: 048 Whilst I would have no intention to not keep this property looking good and in keeping with its character – If I want to change a door I will need planning permission?  Its aim is to “manage positive development in future” is laughable when you see what is being approved for example in the Station Rd development outside two trav(?) camp entrance between Felsted and Lt Dunmow.	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted however it is outside the scope of the Local Heritage public consultation to comment on the other developments raised here.</i>
Member of the public		Thank you for you letter, I do not wish for my property to be included in the draft or final Local Heritage List Document.	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted, however, having reviewed the entry for your property we have found insufficient justification to evidence that the asset fails to meet the selection criteria, and consider that on balance, the benefits of inclusion outweigh the concerns</i>

			<i>raised.</i>
Member of the public	Withheld by UDC on privacy grounds	Objection to inclusion of asset on register from owner on privacy grounds.	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted, however, having reviewed the entry for your property we have found insufficient justification to evidence that the asset fails to meet the selection criteria, and consider that on balance, the benefits of inclusion outweigh the concerns raised.</i>
Member of the public	Lulworth House, Newmarket Road, Great Chesterford (Ref: 069)	<p><b>Section 4</b></p> <p>Village: Great Chesterford</p> <p>Asset No: 069 (Lulworth House).</p> <p>Description: An aesthetically pleasing and striking house of mid C20th date. Doublepile form of brick construction with brick 'kneelers' and a steeply pitched tile roofs. Sash style windows with glazing bars to upper sash only. An elevated property, built referencing traditional forms and materials, and contributing to the wider Newmarket Road street-scene. Criteria: B, C Value: Group and Individual.</p> <p>All houses on Newmarket Road are "Aesthetically pleasing and striking" in their own way. There are many fine examples of "Doublepile form of brick construction with brick 'kneelers' and a</p>	<i>Thank you for your response on the Local Heritage List public consultation. Your comments have been noted. Having reviewed the entry for your property, in light of the justification provided in relation to the extent of modern alterations to the property, we have taken the view that the property no longer meets the minimum criteria for inclusion and recommend that it is omitted from the final Local Heritage List.</i>

		<p>steeply pitched tile roofs, in this locality. In reference to, “Built referencing traditional forms and materials, “all houses have been built in accordance to some tradition, this is not unique. The sash windows are infact PVC and the house is not significantly using traditional materials or form more than any other in its locality.</p> <p>We object to Lulworth House being included on the non designated heritage list because the criteria which it best fits for inclusion (Criterias B and C ) would apply to any structure on Newmarket Road and therefore its selection is devalued. We would appreciate an explanation as to the process for selection for structures which have been chosen to fulfil criterias B and C along Newmarket Road.</p> <p>We have thought carefully about our comments and thank you for reading them.</p>	
Member of the public	<p>Folly at Manuden Hall, Pinchpools Road, Manuden (Ref: 202)</p>	<p>Thank you for the notification of the proposal to include the Folly at Manuden Hall in the Local Heritage list. I am delighted by the proposal and would welcome the inclusion.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Folly on the list.</i></p>
Member of the public	<p>Walden School, formerly Friends School) Saffron Walden</p>	<p><b>Section 4</b></p> <p>Village: Saffron Walden</p> <p>Asset No: 288</p> <p>The main section of the building, which is referred to in the document must be preserved for all the criteria in the listing. It should also include the water tower as an important element of the</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of Walden School, formerly Friends School, on the list.</i></p>

	(Ref: 288)	whole. The building and the water tower are landmarks in the local area.	<i>The associated water tower is Grade II listed in its own right, and therefore not eligible for inclusion on the Local Heritage List.</i>
Member of the public	Walden School, formerly Friends School) Saffron Walden (Ref: 288)	<p><b>Section 4</b></p> <p>Asset No: 288 : Walden School</p> <p>The fact that the building meets all of the criteria for inclusion on the Heritage List should alone be evidence that It should be given the greatest protection possible.</p> <p>I was of course very disappointed to see that the school has been passed to property developers. Through financial mismanagement or worse an extremely important educational and community resource has been squandered.</p> <p>Hopefully, inclusion on this list can assist in providing some degree of protection for the building and surrounding land and encourage planners to give a great deal more weight to the community benefits of the site than the profitability of developers.</p>	<i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of Walden School, formerly Friends School, on the list.</i>
Member of the public	Walden School, formerly Friends School) Saffron Walden (Ref: 288)  1 Mount	<p><b>Section 1</b></p> <p>Vital that the site and buildings of Friends/Walden are preserved for historical interest. The buildings are beautiful and add to the value of the town as a tourist attraction and quality of life for residents. The site must be preserved for community use by schools and sports clubs as intended when gifted to local people. All the buildings and the swimming pool have great historical interest and value.</p> <p>So many people far and wide as well as local are saddened and</p>	<i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of Walden School, formerly Friends School, on the list.</i>

	<p>Pleasant, Saffron Walden  (Ref: 289)</p>	<p>appalled that this precious asset was thrown to the lions. Please we beg you do not let them devour it!</p> <p><b>Section 2</b></p> <p>Vital that the site and buildings of Friends/Walden are preserved for historical interest. The buildings are beautiful and add to the value of the town as a tourist attraction and quality of life for residents. The site must be preserved for community use by schools and sports clubs as intended when gifted to local people. All the buildings and the swimming pool have great historical interest and value.</p> <p>So many people far and wide as well as local are saddened and appalled that this precious asset was thrown to the lions. Please we beg you do not let them devour it!</p> <p><b>Section 3</b></p> <p>Vital that the site and buildings of Friends/Walden are preserved for historical interest. The buildings are beautiful and add to the value of the town as a tourist attraction and quality of life for residents. The site must be preserved for community use by schools and sports clubs as intended when gifted to local people. All the buildings and the swimming pool have great historical interest and value.</p> <p>So many people far and wide as well as local are saddened and appalled that this precious asset was thrown to the lions. Please we beg you do not let them devour it!</p>	
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**Section 4**

**Village: Saffron Walden Asset No: Page 107 Friends School  
(renamed Walden School)**

It is vital that the site and the buildings of Friends/Walden are preserved for historical interest. They are beautiful and add greatly to the value of the town as a tourist attraction and also to quality of life for residents. The site must be preserved for community use by schools and sports clubs as intended when it was originally bequeathed for local people. All the buildings and the swimming pool have great historical interest and value.

Many school places are required now and this will only grow - there is proven need. The town was gifted with a wonderful school site (including state of the art primary) it would be complete madness if it does not use it.

So many people far and wide as well as local are saddened and appalled that this precious asset was thrown to the lions. Please we beg you do not let it be devoured by out of area developers whose only concern is to line their greedy pockets . . . Please stand up to them and stand up for education and the local community.

Publish accounts, make the whole process very clear and transparent to hamper attempts by sneaky, immoral individuals who steal the town's heritage with no regard to anyone except themselves.

**Section 5**

We have links within the Prince's Heritage & Communities projects and will be writing to HRH Prince Charles regarding this. Both the Prince's Foundation for Building Community and the Dumfries

		House Trust, promote the built environment, heritage, culture and education projects. It is very important that local heritage does not continue to be eroded, otherwise we risk destroying the very thing that attracts people to the area	
Member of the public	Railway Arms, Station Road, Saffron Walden (Ref: 305)	<p><b>Section 3</b></p> <p>I am particularly pleased to see the inclusion of the Railway Arms (your ref. 305) in this very valuable list. It is not simply a pub, it is one of the few standing elements of Saffron Walden's railway past and it includes out-buildings and grounds which could/should be of use to the community. But sticking with the pub bit: it <i>*is*</i> still a pub, a closed put at the moment but it has not yet become a "not pub" and we must do everything we can to make it an operating pub and going concern for the <i>*community*</i>, and for the long term/</p> <p>I sincerely hope that the protection offered by this list will afford a greater chance of success in this respect.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p> <p><i>We note your comments regarding the use of the building and have updated the list document accordingly.</i></p>
Member of the public	Railway Arms, Station Road, Saffron Walden (Ref: 305)	<p><b>Section 4</b></p> <p><b>Village: Saffron Walden</b> <b>Asset No: 305 – The Railway Arms</b></p> <p>Thank you for including the Railway Arms in the Draft Local Heritage List. I support the inclusion of this valuable icon for the following reasons:</p> <p><b>Aesthetic Value:</b> The Railway is easily recognisable as a public house,</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p>

		<p>distinguishable by its prominent signage. The design of the building incorporates high-quality detailing in the Flemish bond stock brickwork, moulded brick string course and plinth, gauged brick window and door lintels, and rusticated brick quoins. Overall, the pub has inherent aesthetic quality and visual interest.</p> <p><b>Landmark Status:</b> Public houses often have significant landmark status within communities, given their visual and social prominence within the street and society. The Railway pub occupies a prominent position on a corner plot, and this, paired with its (hopefully) continued use as a public house, and its high-quality, distinctive architectural design, gives it considerable presence within the street scene. Its distinctive architecture and historic character can be easily appreciated externally; particularly in contrast to neighbouring, modern development.</p> <p><b>Social and Communal Value:</b> As a type, the public house has considerable value as a source of local social interaction. The Railway needs to be brought back into use as a pub and an important social venue in the local community. If the owners fail to do so then the pub should be sold as an Asset of Community Value.</p> <p><b>Historical Associations:</b> The Railway Arms on Station Road is the only remaining reminder in Saffron Walden of the birth and the death of branch railway lines. It is shown on the 1881 and 1897 OS Maps. Its demise was due to the Beeching cuts</p>	
Member of	Railway Arms,	<b>Section 4</b>	<i>Thank you for your response</i>

<p>the public</p>	<p>Station Road, Saffron Walden  (Ref: 305)</p>	<p>Village: Saffron Walden Asset No: 305, Railway Arms (incl. outbuildings), Station Road I strongly support the inclusion of The Railway Arms PH in Uttlesford District Council's Local Heritage List. I agree that the pub and its outbuildings meet selection criteria A, B, C, D, G and H, as the draft list entry identifies. However, I consider that the buildings also meet criteria E and F for the following reasons, and that these should be acknowledged in the list entry: E, Archival Interest – The public house is well-represented in the photographic archive of the Saffron Walden Town Library. F, Historical Association – The Saffron Walden Railway Company was established under the Saffron Walden Railway Act, 1861. The line (a branch of the Great Eastern Railway) operated between 1865 and 1964. The Railway Arms and its outbuildings derive local interest from their historic association with this important aspect of the town's history and development; and also from association with a number of persons of local renown, including Wyatt George Gibson, George Stacey Gibson, and Jim Jordan OBE.</p> <p>I consider that the draft description does not sufficiently identify or explain the many reasons for which the buildings are of local heritage value. Aesthetic and group values are covered only briefly; whilst its historic association with the railway is extremely understated. The group of outbuildings at the rear of the pub are not given sufficient description, given that these are included as part of the local listing in their own right (as indicated by their inclusion in the entry title). Para 1.5 of the LHL introduction states that the LHL will explain what is significant about the identified non-designated heritage assets, including how they positively contribute to the distinctive historic and architectural character of the locality with the purpose of providing accurate, current and clear advice regarding</p>	<p><i>on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p> <p><i>We note also your comments, and additional information provided regarding the selection criteria, and have recommended an amendment to the list entry to reflect this.</i></p>
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their significance to ensure that they are given due consideration during the planning process. In light of this intention, the description for the Railway Arms and its outbuildings should be amplified to properly identify all of the valid reasons for which they are included in the list. For example:

A, Rarity – The Railway Arms is one of only two surviving remnants of the railway infrastructure in the town (the other is the original station building nearby); and is also one of the very few remaining historic buildings of any architectural character in the street. The Railway Arms also retains its original outbuildings, including stables, hayloft, cart shed and workshop/s. Although altered internally, the intact survival of the inn complex as a building group is of great rarity in the local area.

B, Aesthetic - The pub has inherent aesthetic quality and visual interest, derived from the use of durable, high-quality materials and well-executed attention to design and detail.

C, Group – The pub’s local heritage interest is derived from its strong group value with the surviving station building (located to the East on Station Road), which shares an identical brick/slate materiality and high-quality quoin detail. Together these buildings are the only surviving remnants of the railway infrastructure in the town; and are also the only remaining historic buildings of any architectural character in the street. The Railway Arms also retains its original outbuildings, including stables, hayloft, cart shed and workshop/s. The survival of the intact building complex is remarkable, and sheds light on how the pub / inn would have functioned historically.

D, Archaeological – The existence of the pub (and in particular its evocative name) reflects the previous existence of a railway in the locality; and assists in understanding this aspect of Saffron

		<p>Walden’s historic development, and past activity in the area.</p> <p>E and F – As above.</p> <p>G, Landmark - The Railway Arms occupies a prominent position on a corner plot, and this, paired with its high-quality, distinctive architectural design, gives it considerable presence within the street scene. Its distinctive architecture and historic character can be easily appreciated externally; particularly in contrast to neighbouring, modern development.</p> <p>H, Social - As a type, the public house has considerable value as a source of local social interaction. Historically, and until very recently, the pub has been an important social venue in the local community, and this is demonstrated by its status as an Asset of Community Value.</p> <p>I consider that the ‘value’ of the buildings should identify that the Railway Arms and its outbuildings are of both ‘individual’ and ‘group’ value. This is because it is the group as a whole that is included in the draft entry; and whilst the pub is of inherent local architectural and historic value in itself, it also derives ‘group’ value from its key historic, functional relationship with the surviving ancillary complex (stables, hayloft, cart shed and workshop), and vice-versa. What is more, the pub and outbuildings also derive group value from their historic, associative and aesthetic relationship with the original station building nearby (now converted to residential).</p>	
Member of the public	Railway Arms, Station Road, Saffron Walden (Ref: 305)	<p><b>Section 4</b></p> <p>Village: Saffron Walden</p> <p>Asset No: 305 Railway Arms, including out buildings I understand an application has been submitted for this inclusion into the local</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of</i></p>

		<p>heritage list and I wholeheartedly support the Railway Arms pub and its outbuildings to be included into Uttlesford DC's list.</p> <p>Having moved to Saffron Walden over 10 years ago, the Railway is an important social hub on the south side of town which unfortunately has been closed for the past 18 months due to poor management from its current owners. Before the closure, this was a vibrant, profit making pub which was well run by the tenants Pat and Sam Donnelly and I gather previous to that by Jim Jordan, a local character who received public recognition for his dedication to the pub. Indeed the local community are very keen to acquire the pub to return it to its former glory.</p> <p>The building work matches that of the old Saffron Walden branch line station (now residential housing) and is the last surviving functioning pub of the railway line. The buildings as a Railway pub/hotel complex with stables, hayloft, cart shed and workshop/s. demonstrate a group value that speaks to the operation and use of the Saffron Walden Branch Line between its opening in 1865 and its closure in the 1960's. I also understand there is significant history of the pub, stables and outbuildings from its days of the Great Eastern Railway.</p>	<p><i>the Railway Arms, on the list.</i></p>
<p>Member of the public</p>	<p>Railway Arms, Station Road, Saffron Walden (Ref: 305)</p>	<p><b>Section 4</b> Village: Saffron Walden Asset No: 305, Railway Arms (incl. outbuildings), Station Road I strongly support the inclusion of The Railway Arms PH in Uttlesford District Council's Local Heritage List.</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p>

		<p>I agree that the pub and its outbuildings meet selection criteria A, B, C, D, G and H, as the draft list entry identifies. I believe that it also meets selection criteria E and F.</p> <p>The entry should be amended to record that the Railway is a Public House, not a former Public House. No change of use has been granted and it is expected to re-open in 2018.</p> <p>The building and its unique association with the former railway branch line is a key landmark in reminding residents and visitors of the former railway branch line, associated buildings including the Railway and its outbuildings. It is the only such building with public access.</p> <p>As a long-standing resident of the town, our visitors are intrigued by the Station Road area, the former station, pub and views from the South Road former railway bridge.</p> <p>It is essential that these reminders of the town's Victorian past are preserved and it is also essential that the local authorities do all they can to facilitate the reopening of the Railway Arms as a public house.</p>	<p><i>We note also your comments, and additional information provided regarding the selection criteria, and have recommended an amendment to the list entry to reflect this.</i></p>
<p>Member of the public</p>	<p>Railway Arms, Station Road, Saffron Walden  (Ref: 305)</p>	<p><b>Section 1</b></p> <p>Village: Saffron Walden. Asset No: 305, Railway Arms (incl. outbuildings &amp; garden ), Station Road</p> <p>The Railway Arms together with its outbuildings and garden on Station Street, Saffron Walden, is an outstanding landmark property that is iconic in Local terms and should without doubt be on the Local Heritage List.</p> <p>The historic, aesthetic and community value of this imposing local</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p> <p><i>We note also your comments, and additional information provided,</i></p>

		<p>iconic property are immense and I strongly support its inclusion in the Local Heritage List.</p> <ul style="list-style-type: none"> <li>▪ <b>Section 4 – Local Heritage List Entries</b></li> </ul> <p><b>Village: Saffron Walden</b></p> <p><b>Asset No: 305, Railway Arms (incl. outbuildings &amp; garden ), Station Road</b></p> <p>I strongly support the inclusion of The Railway Arms PH in Uttlesford District Council’s Local Heritage List.</p> <p>I agree that the pub and its outbuildings meet selection criteria A, B, C, D, G and H, as the draft list entry identifies. I believe that it also meets selection criteria E and F.</p> <p>The entry should be amended to record that the Railway is a Public House, not a former Public House. No change of use has been granted and it is expected to re-open in 2018.</p> <p>Rarity</p> <p>The Railway Arms is the original station hotel/public house associated with the Saffron Walden Railway Station.</p> <p>It is the sole surviving, functioning, pub associated with the Saffron Walden branch line, though the Neville Arms survives as commercial offices in Wendens Ambo.</p> <p>It is the sole surviving publicly accessible building associated with the railway history of the town.</p>	<p><i>regarding the selection criteria and have recommended an amendment to the list entry to reflect this.</i></p>
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		<p>As a complex it retains its outbuildings including stables, hayloft, cart shed and workshop/s. The original walls with double entrances survive on Station Rd and Station St.</p> <p>The stables retain original divisions and wooden feeding troughs as well as cobbled flooring. The hayloft above retains a (possibly) original feedbox. The main pub building is altered within, having been converted to a single space on the ground floor, though the ornate 'Cambridge White' brick exterior is largely original. It benefits from its clear architectural and functional association with the station building itself, now converted to housing. Original internal features survive however including wooden floor, sash windows and a fireplace on the ground floor. Original internal divisions can be discerned as columns and ceiling features survive.</p> <p>The cellar survives in use and the upper floor (and attic?) may retain other original features.</p> <p>As a surviving Railway pub/hotel complex it may be unusual though the loss of associated track, line and other buildings and features deprives it of national significance.</p> <p><b>B. Aesthetic Value</b></p> <p>The ornate 'Cambridge White' brick and Essex weatherboarded buildings speak to a local aesthetic and no doubt reflect the Great Eastern Railway pattern book.</p> <p><b>C. Group Value</b></p> <p>The buildings as a Railway pub/hotel complex with stables, hayloft, cart shed and workshop/s. demonstrate a group value that speaks to the operation and use of the Saffron Walden Branch Line</p>	
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between its opening in 1865 and its closure 99 years later. Outside, on Station St, a post box remains as, until recently, did a traditional red phone box.

As a whole the site benefits from a clear architectural and functional association with the nearby station building which is now converted to housing.

#### D. Archaeological Value

It is at least possible that evidence for ground preparation works for the larger railway project in the immediate vicinity are preserved beneath the carpark/courtyard and the outbuildings.

#### E. Archival Interest

The Saffron Walden Town Library has a number of photographs relating to the Railway Arms in its collection and may well have other records. The archive of the Great Eastern Railway (GER) and the Eastern Counties Railway are held in the National Archive.

#### F. Historical Associations

The Saffron Walden Railway Company was established under the Saffron Walden Railway Act 1861. Its first directors were Wyatt George Gibson, George Stacey Gibson, John Stephenson Robson, James Starling and Joshua Clarke. The first meeting of the shareholders was held in the Town Hall on Monday 21 October 1861. The line (a branch of the Great Eastern Railway) operated between 1865 and 1964. The Railway Arms and its outbuildings derive local interest from their historic association with this important aspect of the town's history and development.

		<p>Henry Garwood was killed during the construction of the branch line on Saturday 11 February 1865</p> <p>Dr R. Beeching advised closure of the branch line in 1964. Future generations need to understand the wide impact of these cuts.</p> <p>The former Railway Arms landlord, Jim Jordan OBE, who took over the pub in August 1958, is well remembered by many in the town and is commemorated in the naming of Jordan Close adjacent to the railway station.</p> <p><b>G. Landmark Status</b></p> <p>The Railway Arms represents an important landmark by virtue of its association with the town's former place on the rail network and because of its particular Victorian aesthetic and historical associations. Until its recent closure it had functioned as a valued public house in the town for over 150 years.</p> <p><b>H. Social and Communal Value</b></p> <p>The Railway Arms contributes to the social and communal history of the area due to its location, form and use as described above.</p> <p>As the sole publicly accessible building associated with the Saffron Walden branch line it informs our understanding of the social and communal progression of the town and particularly its south side. The distinctive red brick and slate Victorian houses in the vicinity owe their character to building materials brought to the town by the railway.</p>	
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		<p>The social and communal value of the railway Arms may be best summed up by Jim Jordan. Upon receiving the OBE for service to the community in 1998, and after running the Railway Arms for nearly 40 years Mr Jordan, then 83, said “I am so honoured. But I think pub landlords do give a service to the community”.</p> <p>The ‘value’ of the building should identify that the Railway Arms is of both ‘individual’ and ‘group’ value. This is because it is the group as a whole that is included in the draft entry. Whilst the pub is of inherent local architectural and historic value as an ‘individual’, it also derives ‘group’ value from its key historic, functional relationship with the surviving ancillary complex (stables, hayloft, cart shed and workshop), and vice versa. What is more, the pub and outbuildings derive group value from their historic, associative and aesthetic relationship with the original station building nearby.</p>	
Member of the public	<p>Railway Arms, Station Road, Saffron Walden (Ref: 305)</p>	<p><b>Section 4</b></p> <p>I strongly support the inclusion of the Railway Arms for inclusion on the Local Heritage List.</p> <p>I agree that the pub and outbuildings meet the selection criteria A, B, C, D, G and H as indicated on the draft list. I believe it also meets selection criteria E and F.</p> <p>The Railway is a Public House, not a former Public House, No. change of use has been granted and it is expected to reopen in 2018.</p> <p>Rarity – Sole surviving, functioning pub associated with the S.W. Branch Line retaining its outbuildings.</p> <p>Aesthetic Value – Cambridge white bricks and weatherboarded buildings are of local aesthetic style.</p> <p>Group Value – The buildings demonstrate a group value that speaks to the operation of the Saffron Walden Branch Line during its 99 years of existence. It has an association with the nearby</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we are pleased to note your support for the inclusion of the Railway Arms, on the list.</i></p> <p><i>We note also your comments, and additional information provided regarding the selection criteria, and have recommended an amendment to the list entry to reflect this.</i></p>

		<p>station building now converted to housing.  It is possible that evidence of ground [unknown word] works for the railway [unknown word] in the area are [unknown word] beneath the carpark/courtyard and outbuilding.  Archival Interest – The town library has photos relating to the Railway Arms and may have other records.  Historical Associations – The Railway Arms and outbuildings derive local interest from their historic association with the Town’s history and development.  Landmark Status – It indicates an association with the Town’s former place on the rail network with its Victorian style and historical associations. It has been a valued public house for 150 years.  Social Communal Value – It contributes to the social and communal history of the area. Is the sole publically accessible building associated with the former railway.</p>	
<p>On behalf of landowner</p>	<p>WWII Nissen Huts, opposite Gardens of Easton Lodge  (Ref: 199)</p>	<p>We understand that the Council is proposing to include the Nissen huts, located within the Easton Park Estate, on the Local Heritage List, on the basis of them meeting the following criteria:</p> <p>A Rarity - Is it a rare surviving, or substantially unaltered example of a particular type, form or style of building or materials within the context of the local area?</p> <p>B Aesthetic Value - How does the aesthetic or design merit relate to the local character and distinctiveness of the district, including the form or architectural style of the asset, choice of materials and quality of workmanship?</p> <p>Our Client objects to the proposed inclusion of the Nissen Huts on the Local Heritage List for the following reasons:  The former airbase is not recognised as having a formal heritage value, and therefore preservation of facilities associated with the</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we note your concerns regarding the inclusion of the WWII Nissen Huts on the list.</i></p> <p><i>In response to your objections the council considers that as some of the huts have been subject to modern alteration, primarily to the fenestration, on balance we do not propose to include this entry</i></p>

		<p>historic use of the airfield are not necessary. As Nissen huts, in themselves, are not rare, it is not relevant to locally list these huts as a rare surviving asset of the local area.</p> <p>2) As the description contained in the draft local heritage list confirms, these huts have been altered with new doors and dormer windows. This has taken place to facilitate contemporary use. As such, the huts do not represent substantially unaltered examples of a rare local asset.</p> <p>3) The huts do not represent works of architectural merit that contribute to the local character and distinctiveness of the district. Therefore, we do not consider that the huts are worthy of listing due to their aesthetic value.</p> <p>Furthermore, on the 19th June, the Full Council approved its Regulation 19 Local Plan document, which proposes the allocation of the Easton Park Estate for the delivery of a new Garden Community of up to 10,000 homes. The subject Nissan huts are located within the Garden Community site, yet no reference is made to the huts within the Easton Park policy or its supporting text, which confirms that the huts are not considered to have a heritage value. As such, we consider it would be inconsistent for the Council to now determine that the Nissan huts should be included on the Local Heritage List, as a heritage asset potentially worthy of retention.</p> <p>We trust that the above objection will be given due consideration, and that the subject Nissan huts will be removed from the Local Heritage List prior to formal adoption.</p>	<p><i>for the Nissen Huts in the final version of the Local Heritage List.</i></p>
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<p>On behalf of property owner</p>	<p>Outbuilding between Bishop's and Barn Cottage, Cornells Lane (Ref: 401)</p>	<p>On behalf of the owner of Bishops and Little Bishops, High Street, Widdington, I am writing to formally object to the inclusion of the 'Outbuilding between Bishop's and Barn Cottage, Cornells Lane' Ref 4.01 on the Uttlesford District Council's Draft Local Heritage List (2018).</p> <p>The building in question was historically part of the site of Bishops, a Grade II listed house dating from 1843. It is situated in the north-west corner of the site and form part of the boundary with High Street. Within the Draft Local Heritage List the building is described as:</p> <p>"A prominent single-storey building with flint wall and slate roof. A simple but very pleasing feature defining the street edge in this location."</p> <p>Facing High Street the building has a flint wall which is set adjacent to the carriageway behind a narrow grass verge, with a panel of red brickwork between the top of the flint wall and the eaves of the building. Above this are a series of shallow hipped roof slopes, clad in blue/black slate with concrete ridge and hip tiles. The southern elevation has modern horizontal timber cladding. Facing into the site the first two bays are open, with timber supports whilst the remainder of the south and east elevation of the building is timber clad with timber stable doors.</p> <p>It is acknowledged that the flint wall facing High Street is of townscape value and plays a role in defining the street edge in this location, as well as adding aesthetically to the character and appearance of the Widdington Conservation Area. However, it is</p>	<p><i>Thank you for your response on the Local Heritage List public consultation and we note your objection to the inclusion of the outbuilding between Barn Cottage and Cornell's Lane, on the list.</i></p> <p><i>The council also considers that the structure meets 'Criterion C – Group Value' owing to its position and contribution to the wider agricultural yard setting, and this has now been amended on the Local Heritage List document.</i></p> <p><i>Whilst we note your concerns, it is considered that the position, form, materials and primacy of the structure do meet the aforementioned selection criteria and that there is sufficient justification for the inclusion of the structure on the Local Heritage List, however, the roadside elevation and that to the south are of greater significance, and the</i></p>
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		<p>asserted that the remainder of the building is of lesser value and does not warrant inclusion on the Draft Local Heritage List.</p> <p>Paragraph 2.3 of the Draft Local Heritage List is clear that all entries should be of sufficient special interest to ensure that the principle of the list is not de-valued. It goes on to state at paragraph 4.1 that as a result of locally listed status, due consideration should be given to the desirability of preserving the special interest of the heritage asset when determining planning applications.</p> <p>The building has been proposed for the Draft Local Heritage List on the basis of criteria B (Aesthetic Value) and G (Landmark Value).</p> <p>Criteria B – Aesthetic Value – How does the aesthetic or design merit relate to the local character and distinctiveness of the district, including the form or architectural style of the asset, choice of materials and quality of workmanship?</p> <p>The Widdington Conservation Area Appraisal 2013 describes the building and in particular the contribution of the flint wall, concluding that the building is “...a simple but very pleasing feature defining the street edge in this location” and that it “...is free of clutter and acts as a strong visual feature of high quality in this part of the village.” The draft Local Heritage List re-uses the wording of the Conservation Area Appraisal. What is notable however is that neither the Appraisal nor the Draft List describe any of the south or east facing elevations of the building nor make any comment about their historic, architectural or aesthetic quality.</p> <p>The flint wall is of aesthetic interest in its use of locally distinctive</p>	<p><i>description has been amended to reflect this.</i></p> <p><i>The council would like to reiterate that inclusion on the list does not in itself prevent change, but requires that the significance of the heritage asset is given due consideration as part of the planning process.</i></p>
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		<p>materials and due to its height and length, which combine to create a prominent feature within the streetscene. Although the northern section of the flint wall is leaning heavily, the southern section within the curtilage of Bishops and Little Bishops is in good condition and the current owners are committed to its ongoing repair and maintenance.</p> <p>However, the remainder of the building is very modest and rather mundane. Part of it is in use as an open sided log store and the remainder consists of smaller enclosed storage areas. Internally the attractive flint and brickwork wall that is visible on the High Street elevation of the building has largely been concealed by paint. Where the spaces are enclosed their elevations are clad with black horizontal shiplap timber cladding which is wholly modern. The floor to the building is of concrete with rubberised matting and modern kickboards, and the stable doors themselves are also modern timber. Furthermore, these elevations face into the site of Bishops and Little Bishops and are not readily visible from public vantage points on High Street due to their orientation and inward facing character. Internally the roof is of sawn softwood with tie beams and clasped purlins. Towards the northern end of the building there is a queen post truss. None of these constructional elements are remarkable or distinctive. The slate clad roof slopes are plain and lack any particular distinguishing features, over and above their basic form and utilise standard blue/black slate that is not a locally distinctive material and was used throughout the country during the 19th century. Indeed in this case the slates are themselves modern replacements. The building is extremely simple and functional in terms of its general character and has no architectural detailing or distinctive features. Overall the majority of the building is of low significance and besides for the flint wall facing the High Street has</p>	
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		<p>limited townscape value.</p> <p>Criteria G – Landmark Status - Does the asset represent an important landmark within the district either because of its communal or historical value, or its aesthetic value?</p> <p>It is clear that the height, position, materials and uncluttered elevation of the flint wall are the key features of the building and its most significant elements. Thus, the wall could be considered to satisfy the criteria for landmark status. However, the contribution that the wall makes in defining the street edge could still be achieved in isolation from the remainder of the building and is not dependent upon the particular use, layout or materiality of the structures on the inside face of the wall, within the site of Bishops and Little Bishops. In seeking to preserve any special interest that the building has, the focus of conservation efforts should be upon the flint wall which has demonstrable character and value.</p> <p>The entry in the Draft Local Heritage Listed also cites ‘Group’ under the value classification, to distinguish it from ‘Individual’ buildings. However, the separate criteria C – Group Value has not been used to justify the proposed inclusion of the building. Presumably the group value noted is with the buildings to the north however this has not been explicitly stated.</p> <p>It is acknowledged that there is a cumulative aesthetic and visual impact to the wall as a feature along High Street where it combines with the outward facing flint wall to the outbuildings within the curtilage of The Barns to the north. However, the buildings themselves on the inside face of the wall form two distinct ‘L’ shaped ranges with no interconnection and falling into the separate ownership of two adjacent sites. Thus the visual continuity of the</p>	
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		<p>wall as it addresses the street is not reflected in the buildings behind it.</p> <p>In conclusion, whilst the outward facing flint wall which defines the edge of the building to the High Street is of aesthetic and townscape interest the remainder of the building is of low significance. Consequently it is not considered to be of sufficient merit for inclusion on the Draft Local Heritage List. If it were to be included, the additional level of scrutiny required as part of any future planning application and the status of the whole building as a non designated heritage asset, is considered to be onerous and disproportionate to the heritage value of the building.</p>	
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**Summary of comments received:**

Overall, comments regarding the individual assets were positive, with a number of responders openly supporting the designation of individual assets, notably the Railway Arms, and Friends School, both in Saffron Walden. Strong support was also put forward for the inclusion of the Strip Lynchets in Manuden, with the provision of further justification in relation to the entry. Other responders also provided additional justification in relation to the selection criteria, requesting that those to the Railway Arms should be reviewed, to include criterion E and F. Some comments raised concerns regarding the inclusion of assets, some on privacy grounds and some based on the assessment of the property against the selection criteria, such as Lulworth House in Great Chesterford, the WWII Nissen Huts in Little Easton and the outbuilding between Bishop’s and Barn Cottage in Widdington. One objection to inclusion of an asset gave no reason. There was several suggested amendments to wording and asset descriptions or titles, and other responses recommended other assets that should be considered for inclusion, namely in Thaxted.