

Report of Public Participation on the Uttlesford Local Heritage List 23 May – 4 July 2018

Comments made at the Public Exhibitions and
during the consultation period



October 2018

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1.0 Introduction

This report outlines the responses received from the public exhibitions held at Saffron Walden and Great Dunmow, and during the course of the public consultation held 23 May to 4 July 2018.

2.0 Summary of findings of the Local Heritage List Public Consultation

Following a six week public consultation process, and two public exhibition meetings, the draft Local Heritage List document has now been amended to reflect feedback received from statutory consultees and members of the public.

On the whole, the draft document was well received, with a number of property owners taking the opportunity to seek further advice and clarification during the public meetings, and via e-mail to the Conservation Officer.

A total of 40 formal responses were received during the public consultation period.

A total of 17 responses received were in support of the Local Heritage List.

A total of 14 responses raised no objection.

A total of 8 responses received raised an objection either the principle of the Local Heritage List, or the inclusion of individual assets.

The final version Local Heritage List document has remained largely the same in terms of content and layout, but a contents page has been added, and page numbers for the individual villages, to aid navigation of the document by users.

A total of 8 responses recommended amendments to the list. All errors in the descriptions regarding materials or dates and general typing errors that were identified have been rectified accordingly.

Additional wording has been added to section 1.0 (para. 1.6) regarding paragraph 188 of the NPPF, 2018 which relates directly to non-designated heritage assets and local policy.

Minor amendments have been made to section 2.0 and 3.0 to improve the legibility of the text, and the numbering to section 3.0 corrected.

Paragraph 3.1 has been amended to read '**should** be viewed as a material consideration' in the light of public comment, and to reflect the importance of the Local Heritage List and its role in the planning process.

In response to public comment, additional text has been introduced in section 4.0 to serve as an introduction to the list entries, and how the entry should be interpreted.

Entry 069 Lulworth House, Newmarket Road, Great Chesterford – This property has been omitted from the Local Heritage List, following strong justification being provided by the owner, which prompted a resurvey of the building. On balance, it was considered that modern alterations had meant that the property no longer met one of the selection criteria, and as such, was not longer eligible for inclusion.

Entry 199 WWII Nissen Huts opposite the gardens of Easton Lodge has been omitted due to some of the huts having been subject to modern alteration, primarily to the fenestration.

Two further structures have been omitted, due to the structures being listed Grade II on the National Heritage List for England, and therefore, not eligible for inclusion here. These were entries 391 (Water Pumps, Town Street, Thaxted) and 392 (K6 Telephone Kiosk, Thaxted).

Entry 305 (Railway Arms, Station Road, Saffron Walden) – The selection criteria for this asset have been amended to include criterion E and F following strong justification provided as part of the public responses.

Entry 406 (Strip Lynchets, Manuden)– This entry has been included in the Local Heritage List as a result of strong supporting justification submitted as part of the public nomination and later, the public consultation. This prompted the officer to review the initial decision to omit the entry, and determine that the asset does in-fact meet the criteria for inclusion on the list as a structure, and that it successfully meets the minimum criteria.

Entry 401 (Outbuilding between Bishops and Barn Cottage, Widdington) – The description has been amended to reflect the greater significance of the southern and western elevations.

Entry 199 (WWII Nissen Huts, Little Easton) – This entry has been amended to reflect the group value of the assets, which had inadvertently been omitted from the Draft Local Heritage List document.

3.0 Publicity

Publicity was carried out to advise all possible respondents of the publication of the draft Local Heritage List document, the duration of the consultation period, ways of making a response and the details of the public exhibitions held in Saffron Walden and Great Dunmow.

Town and Parish Councils – All town and parish councils were notified of the consultation process by e-mail and invited to provide their comments.

Information letters were delivered to all properties that were identified for inclusion on the Local Heritage List.

Website - a dedicated page on <http://www.uttlesford.gov.uk/heritagelist> was created on the council's website from which links were supplied to enable access to a pdf version of the draft list document and copies of the feedback form in pdf and Word format. Full detail of how to respond were included, as well as copies of the nomination form and Selection Criteria document, for reference.

Public exhibitions – Two public exhibitions were held as follows:

- E.T. Foakes Hall, Stortford Road, Great Dunmow on Wednesday 30 May 2018 – 5pm to 8pm
- Uttlesford District Council Offices, Saffron Walden on Wednesday 6 June 2018 – 5pm to 8pm

Press release – a press release was issued on 22 May and was subsequently published in local newspapers. It was also available on the council's website.

Copies of the draft document- The draft document was available online, as noted above, and paper copies could be inspected from 23 May, at the following locations:

- Council Offices in Saffron Walden
- Saffron Walden Library
- Saffron Walden Tourist Information Centre
- Thaxted Community Information Centre
- Great Dunmow Library
- Stansted Crafton Day Centre

4.0 Results of the public consultation and public exhibitions

Two public exhibitions were held. These were attended by in excess of 38 people. The exhibition in Great Dunmow on 30 May was attended by both Conservation Officers. The public exhibition in Saffron Walden on 6 June was attended by Conservation

Officer who had who had prepared the list, and by the council's Project Officer. All were on hand to answer enquiries. Copies of the draft Local Heritage List Document, selection criteria and nomination forms were available, as were paper copies of the response forms for the public to provide their comments at the meeting.

- A total of 20 people attended the public meeting in Great Dunmow.
- In excess of 18 people attended the public meeting in Saffron Walden (Not every attendee signed the sign-in form).
- 1 person nominated a building for consideration for the Local Heritage List at the public meetings.

The consultation period ran between 23 May and 4 July 2018 and all responses received during this period are detailed below:

4.1 Consultee Responses

Member of the public

Please note the 'typo' in the list: Wendens Ambo, not Wedens Ambo.

Excellent to see this list drawn up...

Equality and Human Rights Commission

Subject: DRAFT UTTLESFORD LOCAL HERITAGE LIST – PUBLIC CONSULTATION

Thank you for your email dated 23rd May 2018

The Commission does not have the resources to respond to all consultations but does make its views known to Parliament about current legal and policy issues which impact on equality and human rights. You can read about the Commission's work in our Business Plan 2016/17.

Public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED; you will find our technical guidance here.

Member of the public

Section 2

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.

Section 4

Village: Saffron Walden

Asset No: 276

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-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.

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.

Section 5

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 acquired assets and, more pertinently, places to live and work in the past without any expectation of such an imposition.

Member of the public

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?

Member of the public

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.

First I have some questions concerning the process that was undertaken prior to me receiving the notification of LHL

1. I did not receive a notification that you had requested an on site visit. Was a letter sent?
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?
3. What precise criteria was it considered that my property qualifies for LHL?
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?
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.
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
7. Does the LHL also extend to open spaces such as the school fields?
8. Is the water tower under LHL restrictions?

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.

CLH Pipeline System Ltd

Thank you for your letter/ email to CLH Pipeline System Ltd dated 23 May 2018 regarding the above. Please find attached a plan of our client's apparatus. We would ask that you contact us if any works are in the vicinity of the CLH-PS pipeline or alternatively go to www.linesearchbeforeudig.co.uk, our free online enquiry service.

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

The Legacy East Almshouse Partnership

Section 4

Village: Hempstead
Asset No: 152

I am Trustee Director of The Legacy East Almshouse Partnership for Miss Rutlands Almshouses

They are NOT 'Former' Almshouses

They are indeed Current Almshouses run in accordance with the Scheme and regulated by The Charity Commission.

Please therefore amend and confirm that you have done so.

On behalf of landowner

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:

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?

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?

Our Client objects to the proposed inclusion of the Nissen Huts on the Local Heritage List for the following reasons:

- 1) The former airbase is not recognised as having a formal heritage value, and therefore preservation of facilities associated with the 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.
- 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.
- 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.

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.

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.

Member of the public (Public Exhibition Meeting)

Section 4

Village: Ashdon
Asset No: 005

Church should be amended to chapel.

Member of the public

Section 1

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 then 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.

Section 2

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 & LB c(?) them. Who vets the "recommenders"? – Can I have a list of who recommended my property?

Section 3

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!

Section 4

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.

Section 5

Typical overstepping of local councillors in responsible private householders affairs.
Lowest common denominator again!

Member of the public

Thank you for your letter, I do not wish for my property to be included in the draft or final Local Heritage List Document.

Member of the public

Objection from owner of privacy grounds.

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.

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.

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.

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.

Dunmow, Thaxted and Felsted United Reformed Churches

Thank you for your letter of 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.

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 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?

Whilst we suspect that the church building itself could be of some interest locally, we would request that you consult with the LBAC 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.

Great Dunmow Town Council

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.

Member of the public

Section 3

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 *is* 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 *community*, and for the long term/

I sincerely hope that the protection offered by this list will afford a greater chance of success in this respect.

Member of the public

Section 4

Village: Saffron Walden

Asset No: 305 – The Railway Arms

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:

Aesthetic Value:

The Railway is easily recognisable as a public house, 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.

Landmark Status:

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.

Social and Communal Value:

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.

Historical Associations:

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

Member of the public

Section 1

Paragraph 1.1 – Recommend altering this sentence from “...sensitive to harmful development...” to “...sensitive to new development...”.

Recommend moving paragraph 1.7 to underneath 1.4 to explain the key implication, early on, of non-designated status in planning terms.

Section 2

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.

Section 3

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.

Section 4

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.

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 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 Walden's historic development, and past activity in the area.

E and F – As above.

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.

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.

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).

Section 5

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.

Member of the public

Further to the article in last weeks Reporter I WRITE TO RESPOND BEFORE July 4th

The failure of the school as detailed in the press was due to the 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

ACT NOW!!!!

Thaxted Society

Section 2

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.

Section 3

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.

Section 4

Village: THAXTED

Asset Ref: 395

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.

Asset Ref: 391

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.

Missing item: Wrought iron kissing gate at extremity of the churchyard as access to the windmill. (This detail may fall out of the 'listed curtilage' of Thaxted Parish Church and should therefore be listed here)

Once again, it is the entirety of detail that renders Thaxted unique.

Section 5

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.

Member of the public

Section 4

Village: Saffron Walden

Asset No: 305 Railway Arms, including out buildings I understand an application has been submitted for this inclusion into the local heritage list and I wholeheartedly support the Railway Arms pub and its outbuildings to be included into Uttlesford DC's list.

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.

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.

Member of the public

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.

Member of the public

Section 2

Any dwelling in Great Chesterford would meet at least criterias B and C as they are very subjective and so in this way the selection of Lulworth House (069) is open to scrutiny, interpretation and opinion. We do not believe that Lulworth House has any greater aesthetic value or group value than any other building on Newmarket Road so our question is , " All buildings on Newmarket Road have aesthetic value (B) and Group value (C) so why and how has Lulworth House been selected as a non-designated heritage asset?"

Section 4

Village: Great Chesterford

Asset No: 069 (Lulworth House).

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.

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 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.

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.

We have thought carefully about our comments and thank you for reading them.

Member of the public

Section 4

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. I believe that it also meets selection criteria E and F.

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.

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.

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.

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.

Member of the public

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.

Member of the public

Section 1

Village: Saffron Walden. Asset No: 305, Railway Arms (incl. outbuildings & garden), Station Road

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.

The historic, aesthetic and community value of this imposing local iconic property are immense and I strongly support its inclusion in the Local Heritage List.

Section 4 – Local Heritage List Entries

Village: Saffron Walden

Asset No: 305, Railway Arms (incl. outbuildings & garden), 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. I believe that it also meets selection criteria E and F.

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.

A. Rarity

The Railway Arms is the original station hotel/public house associated with the Saffron Walden Railway Station.

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.

It is the sole surviving publicly accessible building associated with the railway history of the town.

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.

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.

The cellar survives in use and the upper floor (and attic?) may retain other original features.

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.

B. Aesthetic Value

The ornate 'Cambridge White' brick and Essex weatherboarded buildings speak to a local aesthetic and no doubt reflect the Great Eastern Railway pattern book.

C. Group Value

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 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.

Henry Garwood was killed during the construction of the branch line on Saturday 11 February 1865

Dr R. Beeching advised closure of the branch line in 1964. Future generations need to

understand the wide impact of these cuts.

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.

G. Landmark Status

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.

H. Social and Communal Value

The Railway Arms contributes to the social and communal history of the area due to its location, form and use as described above.

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.

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".

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.

Historic England

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.

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.

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.

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). 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 bottom of pages and the associated entry on the next page, which could be confusing to the reader.

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.

Member of the public

Section 1

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.

Section 2

The selection criteria is good and covers a wide reaching scope.

Section 3

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.

Section 4

Village: Saffron Walden

Asset No: 288

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 whole. The building and the water tower are landmarks in the local area.

Member of the public

Section 1

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.

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!

Section 2

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.

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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.

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!

Section 4

Village: Saffron Walden Asset No: Page 107 Friends School (renamed Walden School) 1 Mount Pleasant Road
Ref:289 Page 107 Uttlesford Local Heritage List
<https://www.uttlesford.gov.uk/CHttpHandler.ashx?id=8105&p=0>

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

Section 5

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.

Great Dunmow Town Council

The Town Council has no objections to properties on the list for Gt Dunmow.

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.

Member of the public

Section 4

I strongly support the inclusion of the Railway Arms for inclusion on the Local Heritage List.

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.

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.

- A) Rarity – Sole surviving, functioning pub associated with the S.W. Branch Line retaining its outbuildings.
- B) Aesthetic Value – Cambridge white bricks and weatherboarded buildings are of local aesthetic style.
- C) 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 station building now converted to housing.
- D) 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.
- E) Archival Interest – The town library has photos relating to the Railway Arms and may have other records.
- F) Historical Associations – The Railway Arms and outbuildings derive local interest from their historic association with the Town's history and development.
- G) 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.
- H) 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.

High Easter Parish Council

Section 1

There is no mention of the importance of the villages in Uttlesford, alongside the references to Stansted Airport and nearby local towns.

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?'

Section 4

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

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.

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

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'

Asset No: 174

Amend description, 'Build in the 18th century and the site of the village shop until its closure in the 1980's

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.

Asset No: 176

Amend '.... entrance porch facing the village cricket ground ...'

Typo, 'brink' should be 'brick'.

Add 'H' to the list of criteria.

Member of the public

Section 1

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.

Section 4

Asset No: 288 : Walden School

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.

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.

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.

Manuden Parish Council

I have to admit that when someone first asked me what a Strip Lynchet is I had no idea.

I therefore checked the definition and this is what I found.

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. 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.

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 heritageso 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.

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.

Manuden Parish Council would, therefore, very strongly support the appeal of Mrs Kate Barham against the decision made by your office.

Member of the public

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.

Member of the public

Section 1

The introduction (to the Local Heritage List Criteria for identifying and managing non-designated heritage assets, dated June 2017) 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:

“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)’.”

Section 2

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”.

Section 3

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.

Section 4

Village: Manuden

Asset No: 7th. Item on page 2 of the Outcome of Nominations for the Local Heritage List.

As mentioned above, strip lynchets are capable of being registered as heritage assets.

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 ...”.

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.

Section 5

Comments above are given on behalf of [omitted for privacy reasons]

On behalf of a property owner

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).

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 forms part of the boundary with High Street. Within the Draft Local Heritage List the building is described as:

"A prominent single-storey building with flint wall and slate roof. A simple but very pleasing feature defining the street edge in this location."

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.

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 asserted that the remainder of the building is of lesser value and does not warrant inclusion on the Draft Local Heritage List.

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.

The building has been proposed for the Draft Local Heritage List on the basis of criteria B (Aesthetic Value) and G (Landmark Value).

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?

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.

The flint wall is of aesthetic interest in its use of locally distinctive 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.

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 limited townscape value.

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?

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.

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.

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 wall as it addresses the street is not reflected in the buildings behind it.

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.

Appendices

Appendix 1 – Copy of letters to Saffron Walden Residents (Individual and general, respectively)

Date: 23 May 2018

Dear Owner/ Occupier,

Re: Local Heritage List for Uttlesford District

Uttlesford District Council has recently set out to develop a Local Heritage List (LHL) for the district. This list will include structures within the District that are considered to be of local significance, and worthy of being identified formally on the Local Heritage List document. The aim of this process is to identify important local assets, and seek to ensure that future change or development takes this significance into account, and preserves or enhances this.

As part of a survey of the assets in the district, your property has been identified and assessed against the relevant criteria, for inclusion on the LHL. In order to be eligible for inclusion on the list, each asset, or group of assets, must meet at least two of the following criteria:

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

Having carried out a site visit and assessment of the property above, it is felt that the asset **does meet the minimum criteria for inclusion on the list**, and has been included in the Draft Local Heritage List Document. Please note that inclusion on the list does not remove permitted development rights, however, its inclusion can be viewed as a material planning consideration as part of planning applications relating to the property. Permitted development rights may also be impacted should the Local Authority seek to introduce an Article 4 Direction order on the properties on the LHL, or within a Conservation Area.

I must also advise that council members supported a proposal to introduce an Article 4 Direction order for the Local Heritage List at a cabinet meeting on 11th January 2018. Further details of the meeting can be found on the council website at www.uttlesford.gov.uk/councilcabinetandcommittee

In order to ratify the draft Local Heritage List document, a public consultation will be held between 23rd May 2018 - 4th July 2018. The consultation will close at **3.30pm**. During this time, we will be holding two public meetings, where members of the public will be able to attend and discuss the list with a member of the Conservation Team. The dates and venues for these meetings are as follows:

- Wednesday 30th May 2018 – 5pm – 8pm Downs Room, E.T. Foakes Hall, Stortford Road, Dunmow CM6 1DG
- Wednesday 6th June 2018 – 5pm – 8pm Committee Room, Uttlesford District Council Offices, London Road, Saffron Walden, CB11 4ER

Members of the public can also access further information regarding the Local Heritage List on the council website at www.uttlesford.gov.uk/heritagelist. Here you will find further details regarding the criteria and can view the whole document.

Members of the public are invited to make their comments during the public consultation in writing, or via e-mail to the following address:

Conservation Officer – Uttlesford District Council
Council Offices
London Road,
Saffron Walden
Essex
CB11 4ER

OR

conservation@uttlesford.gov.uk

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

Yours sincerely,



Angharad Hart
Conservation Officer
Uttlesford District Council



UTTLESFORD DISTRICT COUNCIL

Local Heritage List Public Consultation Feedback Form

Please use this form to provide comments on the Draft Local Heritage List. This should be completed and submitted by post, or e-mail to Uttlesford District Council, at the following address:
Conservation Officer, Uttlesford District Council, Council Offices, London Road, Saffron
Walden, Essex CB11 4ER OR conservation@uttlesford.gov.uk.

Section 1 – Introduction

Please insert any comments regarding the introduction section in the box below:

Section 2 – Selection Criteria

Please insert any comments regarding the section 2 in the box below:

Section 3 – Implications for Development

Please insert any comments regarding section 3 in the box below:



UTTLESFORD DISTRICT COUNCIL

Section 4 – Local Heritage List Entries

Please insert any comments regarding individual/ groups of assets in the box below (Please include the village and relevant reference no. for each):

Village:

Asset No:

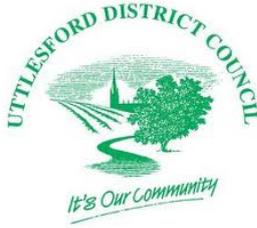
Section 5 – Other Comments

Please insert any general comments regarding the Draft Local Heritage List in the box below:

Thank you for submitting your comments regarding the Draft Local Heritage List.

For further information please visit www.uttlesford.gov.uk/heritagelist or contact 01799 510531

Appendix 3 – Copy of press release



21 May 2018

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

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

The first edition draft Local Heritage List – which is due to be published on Wednesday (23 May) – contains a list of structures and other assets which are considered to be locally significant and worthy of consideration as part of the planning process to preserve their special character. It includes residential properties, shops, churches, pubs, historic signposts, telephone boxes and even village water pumps, each of which had to meet a number of criteria to make the list.

The assets selected are different to those identified by Historic England, and are subject to listed building legislation; however, their inclusion on the Local Heritage List will ensure their historic and architectural importance is given due consideration when determining related planning applications.

Cllr Susan Barker, Cabinet Member for Environmental Services, said: “Uttlesford has a rich history and cultural heritage and every item on the Local Heritage List tells something about the community.

“By compiling this list we are giving a level of recognition to these important buildings and structures which will help to ensure that they are conserved for the future.”

The public is invited to have their say on the draft Local Heritage List, with a consultation on the document running from 23 May to 4 July 2018. Details can be viewed at www.uttlesford.gov.uk/heritagelist.

There will also be a chance to see details of all the proposals and to discuss them with council officers at two public meetings, which will be held on:

- **30 May, 5-8pm** – Foakes Hall, Stortford Road, Great Dunmow
- **6 June, 5-8pm** – Uttlesford District Council Offices, London Road, Saffron Walden

From 23 May paper copies of the document can also be inspected at the following locations:

Saffron Walden – UDC Council Offices, Library and Tourist Information Centre

Great Dunmow – Library

Thaxted – Community Information Centre

Stansted – The Day Centre

Anyone can respond to the consultation by using a feedback form which can be downloaded from the council's website and e-mailed to conservation@uttlesford.gov.uk. Alternatively, you can write to: Conservation Officer – Local Heritage List, Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER.

Following the six-week consultation period, amendments will be made in response to the comments received. Councillors will then be asked to approve the final version of the Local Heritage List.

The council will continue to accept nominations from the public and parish councils, and will schedule an annual deadline for nominations to be considered and the list updated on a rolling basis.

For further information, please call Angharad Hart, Conservation Officer on 01799 510531 or email conservation@uttlesford.gov.uk.

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NOTES

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