



HERITAGE IMPACT ASSESSMENT

**Proposed Single Storey Rear Extension at:
Pheasant Cottage, Shalford Road, Panfield, Essex CM7 5AS**

Prepared by Paul Sutton (P.S. Planning & Heritage) for Mr Mrs Luckin

March 2021

P.S. Planning & Heritage

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REPORT DETAILS

Site Name:	Pheasant Cottage, Shalford Road, Panfield, Essex
Client Name:	Mr Mrs Luckin
Type of Report:	Heritage Impact Assessment
Prepared by:	Paul Sutton (BTP MRTPI Dip Urban Design IHBC)
Checked by:	Client and architect
Date:	March 2021

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Version	Description	Originated	Authorised/comments	Date
Draft	For comment	PAS	TW/KL	05/03/2021
Final draft	For submission	PAS	-	17/03/2021

1. INTRODUCTION

- 1.1 This assessment has been prepared by P.S. Planning and Heritage on behalf of Mr Mrs Luckin to support applications for planning permission and listed building consent for a single storey rear extension to the property known as Pheasant Cottage, Shalford Road, Panfield, Essex. This report comprises the 'Heritage Impact Assessment' and it should be read in conjunction with the accompanying Design and Access Statement and the application drawings.
- 1.2 The purpose of this assessment is to examine the likely impact of the proposals on designated and non-designated heritage assets, as well as any impact on their setting. The assessment highlights the significance of the heritage assets within, and in the wider area surrounding the application site, and describes the contribution made by their setting. The impact of the proposals on these heritage assets and their setting is then evaluated and finally, the proposed mitigation measures that have been incorporated into the design and layout of the development are explained, in terms of how they will ensure that any harm to the significance of the identified heritage assets will be minimised.
- 1.3 In relation to heritage assets the following policies and guidance are considered to be relevant when assessing the impact of the proposed development:
- Planning Practice Guidance : 'Conserving & enhancing the historic environment' sets out the main legislative framework for planning and the historic environment and states: '*Any decisions relating to listed buildings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan*'.
 - Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or as the case may be, the Secretary of State, shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
 - Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty on local planning authorities in relation to the exercise of planning functions affecting Conservation Areas which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.
 - Section 16 of the National Planning Policy Framework February 2019 ('Conserving and Enhancing the Historic Environment'), which states¹ that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by

¹ NPPF paragraph 189

their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

- Historic England Guidance - Historic Environment Good Practice Advice in Planning, July 2015; Good Practice Advice (GPA) Note 2, 'Managing Significance in Decision-Taking in the Historic Environment'; and Good Practice Advice (GPA) Note 3, 'The Setting of Heritage Assets'. Guidance in GPA3 sets out a stepped approach to assessment, as follows:

Step 1: Identifying the heritage assets affected & their settings

Step 2: Assessing whether, how & to what degree settings contribute to the significance of the heritage asset(s)

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

Step 4: Maximising enhancement & minimising harm

Step 5: Making & documenting the decision & monitoring outcomes

1.4 This statement is therefore structured as follows:

- Section 1 – Introduction: explains the purpose of the assessment, sets out the definitions of various heritage terms used in the assessment, and explains the national policy context;
- Section 2 – Site Context: which describes the location and local context of the application site and examines its history and evolution. It also identifies those heritage assets and their settings which might be affected by the proposed development;
- Section 3 – Assessment of Significance: considers the significance of the heritage assets and their settings that might be affected by the proposed development;
- Section 4 – Assessment of Impact – this section considers the potential impact of the proposed development on the identified heritage assets and their settings;
- Section 5 – Mitigation: this section considers the mitigation measures that are proposed which will help to offset any impact of the proposals on the significance of the identified heritage assets;
- Section 6 – Conclusions: provides a summary of the overall conclusions drawn from the previous sections of the report.

Definitions

1.5 This section of the assessment introduces and defines the terminology used within this report. The assessment uses a range of technical terms that first need to be explained and distinguished from one another.

Heritage Assets

- 1.6 The National Planning Policy Framework (NPPF) notes that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. Paragraph 184 of the NPPF also notes that:

“These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”

- 1.7 A heritage asset is defined within the NPPF (Annex 2 Glossary) 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).”

Heritage assets therefore comprise:

- **Designated heritage assets** – World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Historic Parks and Gardens, Registered Battlefields, or Protected (Marine) Wreck Sites; and,
- **Non-designated heritage assets** – buildings, monuments, sites, places, areas or landscapes that have been identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets - e.g. locally listed buildings, buildings of local interest, etc.

Significance

- 1.8 The term ‘*significance*’ in the context of heritage policy is defined in the NPPF Glossary as:

“The value of a heritage asset to this and future generations, because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”.

- 1.9 The categories of significance can range from “*exceptional*”, “*considerable*”, to “*some*” and “*negative or negligible*”. An assessment of significance has informed this impact assessment. The types of impact can range from “*positive*”, to “*neutral*”, or “*negative*”. Where a ‘negative’ impact is identified, the degree of *harm* to identified heritage assets should be clarified as being either: ‘total loss of a heritage asset’, ‘substantial harm’, or ‘limited harm’ (less than substantial harm), in accordance with the NPPF (see below).

Paragraph 189 of the NPPF states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance...”

- 1.10 Therefore, in accordance with the NPPF, this statement provides an assessment of significance, in order to understand the potential impact of the proposed development.

Setting

- 1.11 Setting is an integral element of the significance of a heritage asset and the impact of development proposals on the ‘setting’ of heritage assets must be considered. ‘Setting’ is defined in the glossary to the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.”

- 1.12 Setting comprises all the surrounding context (e.g. land, landscape, skyline, structures and important views), which is experienced from within and alongside a heritage asset. Setting does not have a fixed spatial boundary. It includes a heritage asset’s ‘immediate’ setting as well as its ‘extended’ setting.
- 1.13 Visual elements of setting are important, but the setting is also affected by other environmental factors such as noise, dust and vibration. Extensive heritage assets, such as landscapes and townscapes, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated.
- 1.14 The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic almshouse located within the bustle of the urban street-scene).
- 1.15 ‘Setting’ in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account.

Heritage Impact Assessment

- 1.16 The process of establishing the impact of a specific proposal on the significance of a place and identifying ways of mitigating any adverse impacts.

- 1.17 Heritage Impact Assessments should assess the nature, extent and importance of the significance of the heritage asset and its setting. The NPPF advises² that the level of detail of any assessment should be proportionate to the assets' in question and their importance. It also explains that assessments must be sufficiently detailed in order to enable an understanding of the potential impact of a development proposal on the significance of a heritage asset.
- 1.18 The NPPF also advises that as a minimum, the relevant historic environment record should be consulted, and the heritage assets assessed using appropriate expertise where necessary. Local planning authorities are also required to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage assets) taking account of the available evidence and any necessary expertise³. The NPPF also states that they should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.19 Paragraph 192 of the NPPF clarifies that, in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and,
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Mitigation

- 1.20 Mitigation constitutes action taken to reduce potential adverse impacts and damage to a significant place. This may include avoiding damage, design solutions, options appraisal or seeking further information.

The Historic Environment Record

- 1.21 Historic Environment Records provide a comprehensive resource relating to the historic environment of a defined geographical area for public benefit and use. Typically, they comprise databases linked to a 'geographic information system' (GIS) and associated reference material. In Suffolk, the Historic Environment Record is maintained by Suffolk County Council.

² NPPF paragraph 189

³ NPPF paragraph 190

Policy Context

National Planning Policy Framework (NPPF)

- 1.22 National planning policy regarding heritage assets is set out in section 16 of the NPPF, and it describes heritage assets as being an '*irreplaceable resource*' that should be conserved in a manner appropriate to their significance. The overarching rationale behind this policy requirement is to ensure that heritage assets can be enjoyed for their contribution to the quality of life of existing and future generations⁴.
- 1.23 Section 16 of the NPPF sets out the national planning policy position on conserving and enhancing the historic environment, and in respect of proposals affecting heritage assets, paragraph 189 of the NPPF expects local planning authorities, in determining applications, to require an applicant to:
- Describe the significance of any heritage assets affected by a development proposal; and,
 - Describe the contribution made by the setting of these heritage assets to their significance.
- 1.24 Paragraph 190 of the NPPF places specific policy requirements on any local planning authority making a decision on proposals which might affect a heritage asset or affect the setting of a heritage asset. To make a planning decision, the local planning authority must identify and assess the significance of any heritage asset and the role that its setting may make to that significance.
- 1.25 When considering the impact of any proposal on the significance of a designated heritage asset, paragraph 193 advises that 'great weight' should be given to the asset's conservation (and the more important the asset, the greater that weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 1.26 Paragraph 194 is also explicit that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings, or grade II registered parks or gardens should be exceptional. Substantial harm to, or loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 1.27 Where a proposed development will lead to substantial harm to (or total loss of significance of), a designated heritage asset, paragraph 195 of the NPPF advises that local planning authorities should refuse consent – unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, *or* all of the following apply:

⁴ NPPF paragraph 184

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and,
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 1.28 Paragraph 196 of the NPPF provides guidance for assessing development proposals that will lead to 'less than substantial harm' to the significance of a designated heritage asset, explaining that in such circumstances, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 1.29 Paragraph 197 of the NPPF considers the effect of an application on the significance of a non-designated heritage asset, stating that: *"in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss of significance of the heritage asset."*
- 1.30 Local planning authorities are also advised that they should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred⁵. In the context of new development within a Conservation Area involving the demolition in whole or in part of a designated or non-designated heritage asset, this might involve ensuring that contracts for the construction of the new development have been signed before any demolition proceeds.
- 1.31 The NPPF also expects⁶ local planning authorities to look for opportunities for new development within Conservation Areas (and World Heritage Sites), and within the setting of heritage assets, to enhance or better reveal their significance. It notes that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 1.32 Finally, the NPPF notes that not all elements of a Conservation Area will necessarily contribute to its significance, and that loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as *"substantial harm"* (under paragraph 195), or *"less than substantial harm"* (under paragraph 196), as appropriate taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Local Planning Policy

- 1.33 The current adopted Braintree District development plan is made up of a number of documents, with the prime policy documents being:

⁵ NPPF paragraph 198

⁶ NPPF paragraph 200

- Local Plan Review 2005;
- Core Strategy 2011; and,
- Section 1 Local Plan.

1.34 Policy CS9 of the Core Strategy 2011 concerned the 'Built and Historic Environment', but this policy has now been superseded (in February 2021) by Policy SP7 of the Section 1 Local Plan. This policy is a broad policy covering 'Place Shaping Principles' and requires all new development to reflect a set of 'place shaping principles' (where applicable to the particular development). One of these principles states that all new development should: "*protect and enhance assets of historical or natural value.*"

2. SITE CONTEXT AND HERITAGE ASSETS

Introduction and Historical Background

- 2.1 Pheasant Cottage is situated on the outskirts of the village of Panfield, which is located approximately 3km to the north-west of the town of Braintree in the Braintree district of Essex. Panfield is located on a ridge of higher ground between the two shallow valleys of the River Pant (to the north-east), and Pod's Brook (to the south-west).
- 2.2 Panfield was recorded in the Domesday Book of 1086 as *Penfelda*, which means “open country on the banks of the River Pant”. It is believed to have been settled by the Saxons between the 5th and 10th centuries. There was an Augustinian monastery sited at Great Priory Farm (to the north of the village), but no traces remain of this medieval building which was known as Panfield Priory. The Grade II* listed Anglican parish church is dedicated to St Mary and St Christopher, although listed by Historic England as ‘St Mary the Virgin’. Other important listed buildings in the village included the Grade I listed Panfield Hall, a 16th century red brick house, and The Bell public house, which has stood in the village since the 1400s.
- 2.3 White’s Directory of Essex, 1848, described Panfield as “*a pleasant and salubrious village and parish on the western side of the vale of the River Pant, 2 miles north-west of Braintree. It contains 299 souls and 1475 acres of land..*”. The village had a population of 841 by the time of the 2011 Census and has changed only incrementally over the last hundred years. No part of the village is currently designated as a Conservation Area.



Figure 1: Site Location Plan

- 2.4 Pheasant Cottage is located approximately 0.5km from the western edge of the main built-up area of the village and forms one of the few residential plots on the west side of Shalford Road at this point. The cottage is a Grade II listed building dating from the late medieval period set at right angles to the road with its main elevation facing south-east. On the opposite side of the road there is another listed building, 'Little Timbers', which is of similar age and comprises a detached house set within a large garden.
- 2.5 The map extract below (see Figure 2) dates from 1884 and shows the location of Pheasant Cottage on the west side of Shalford Road close to the junction with Hall Road, which was a country track at this time leading southwards to curve around the village and meet Kynaston Road at the eastern end of the village. The map extract shows a 'gravel pit' in the south-west corner of the garden to Pheasant Cottage, which exists today as a pond on the boundary of the property.

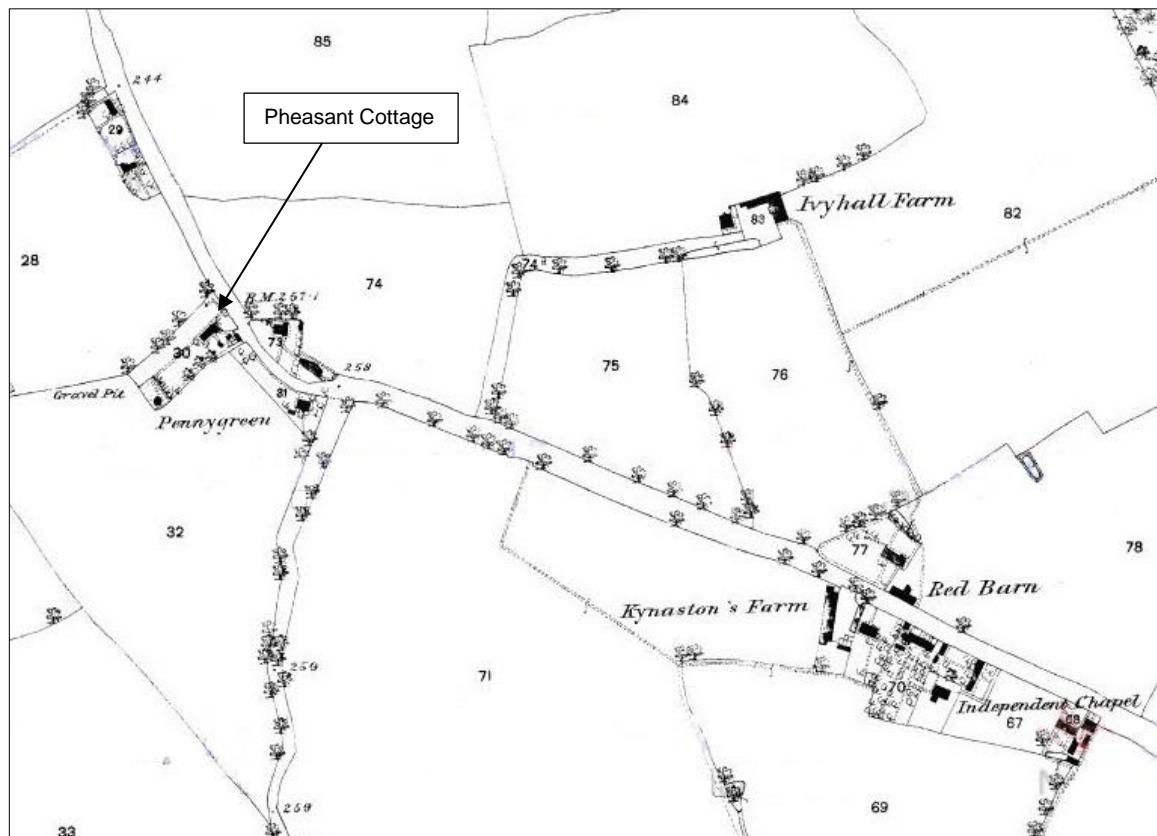


Figure 2: Extract from Ordnance Survey 1:2,500 Series Map – 1884

- 2.6 The map extract above also shows the two closest houses to the east of Pheasant Cottage – Pennygreen (now known as Penny Green Cottage) on the south side of Shalford Road, and 'Little Timbers' to the north. At this time, the main part of the village did not extend as far west as Kynaston's Farm, which was included in small group of buildings comprising the farmhouse, cottages, 'Red Barn' (which has since been demolished), and the Independent Chapel (Panfield Chapel).
- 2.7 The map extract in Figure 3 (see below) dates from 1895 and shows a similar picture as that from 10 years earlier, except the buildings themselves are a little clearer. From this map it can be seen that Pennygreen and Little Timbers were divided into two small cottages, each with their own small garden.

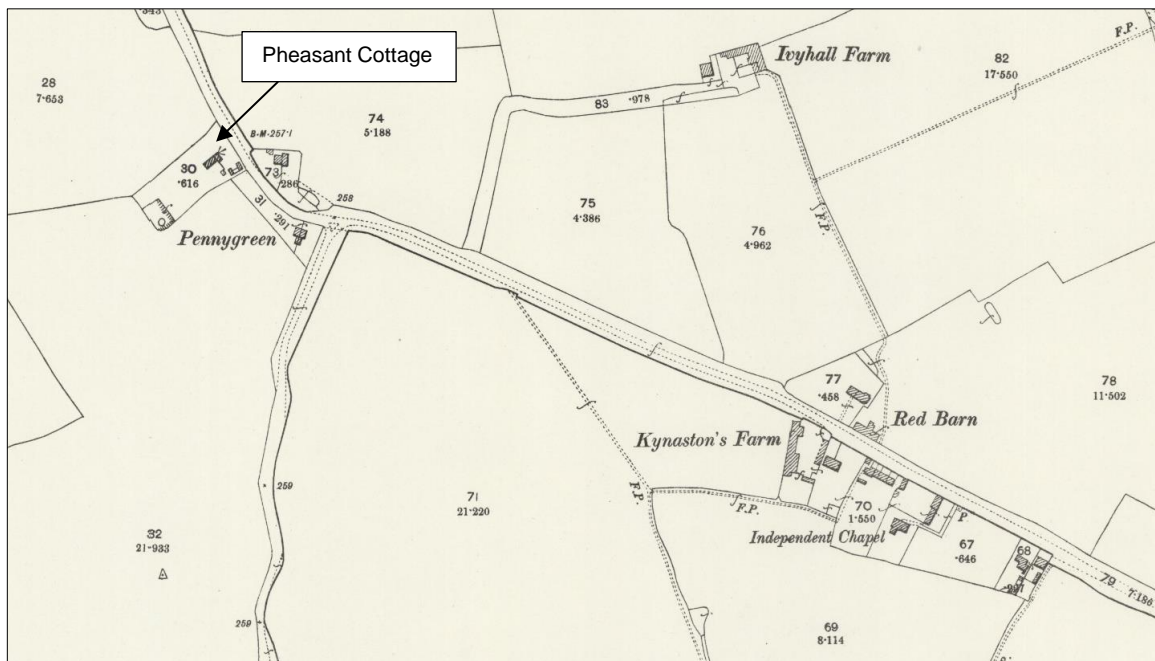


Figure 3: Extract from Ordnance Survey 1:2,500 Series Map – 1895

- 2.8 The map extract below dates from 1922 and shows the subdivision of Little Timbers and Pennygreen more clearly. It is also possible to see the location of a water pump (marked by the letter 'P') to the north-west of Pennygreen. Being equidistant between this small group of cottages, and on the edge of the road, the pump would have been the principal source of fresh water for the people living in them.

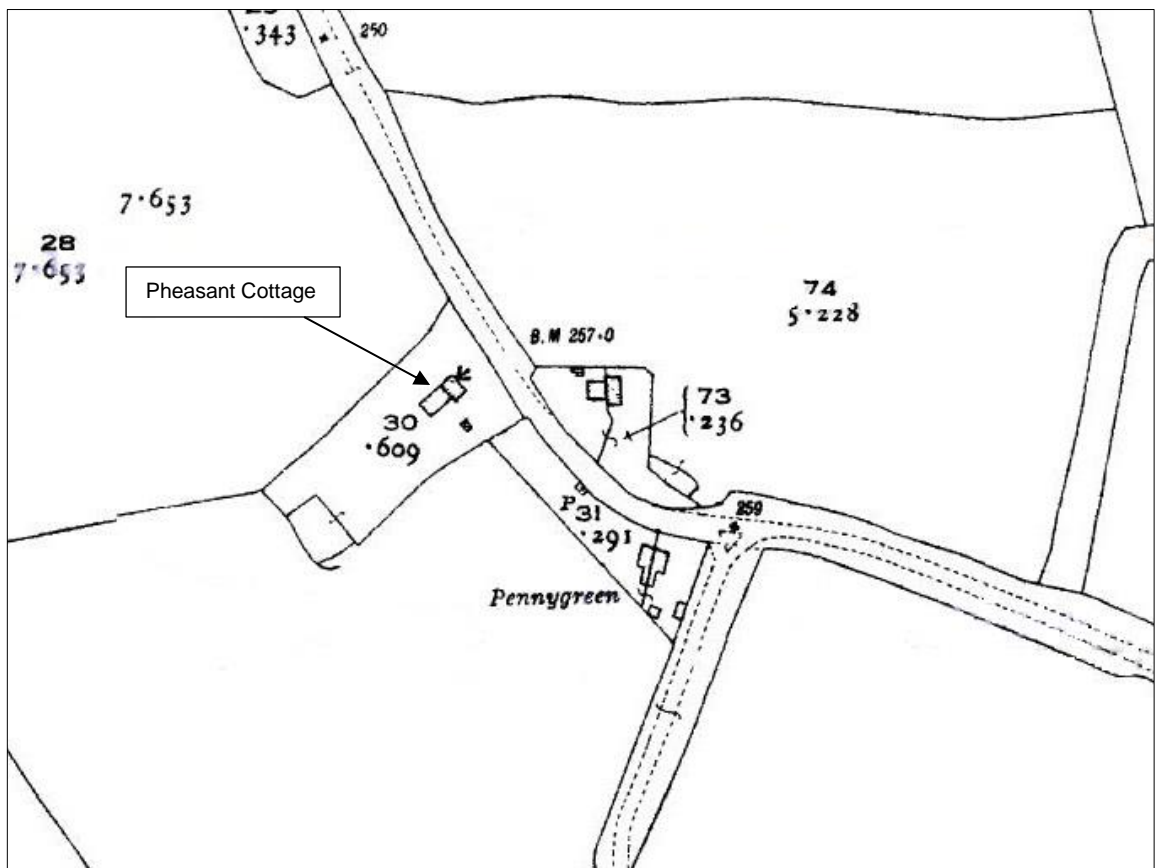


Figure 4: Extract from Ordnance Survey 1:2,500 Series Map – 1922

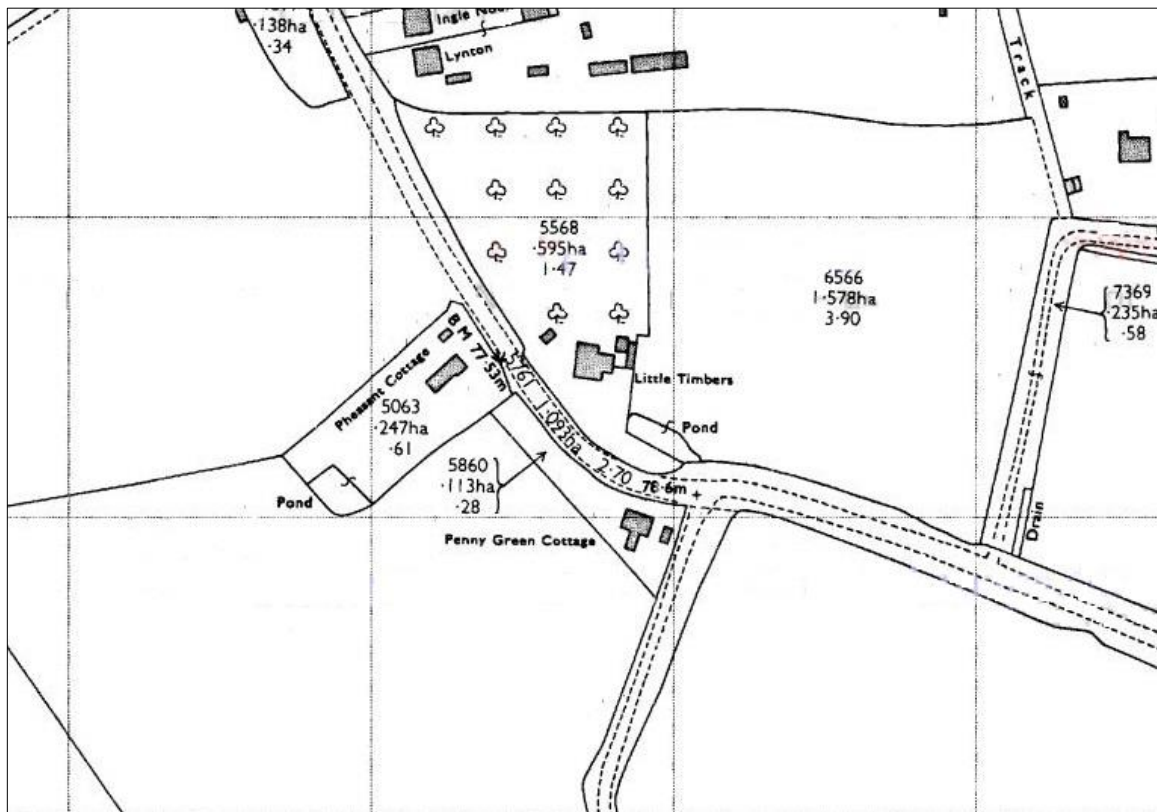


Figure 5: Extract from Ordnance Survey 1:2,500 Series Map – 1965

- 2.9 The map extract above dates from 1965 and shows the curtilages of the three properties to be largely unchanged, although there are now outbuildings within the gardens of Pheasant Cottage and Little Timbers. The area to the north of Little Timbers now seems to have been planted as an orchard and included within the garden of the property. Pennygreen has now become Penny Green Cottage, and is a single dwelling, as too is Little Timbers.

The Application Site

- 2.10 Pheasant Cottage sits within an extensive garden that extends to around 0.25ha, which is rectangular in shape, orientated north-east/south-west. It is located immediately to the west of Little Timbers on the west side of Shalford Road. The garden boundaries are mostly delineated by hedgerows that contain several mature trees. The entrance into the property is from the east through a gated entrance that leads to a gravelled parking area, which extends in front of the cottage and around the east side.
- 2.11 The northern, western and southern boundaries of the property adjoin open farmland in arable use. The eastern boundary adjoins Shalford Road. A small section of the southern boundary adjoins the neighbouring garden of Penny Green Cottage, which extends along Shalford Road between the two properties. Immediately opposite Pheasant Cottage on the other side of Shalford Road is a 3 bay, 'cartlodge' style garage building which serves Little Timbers. This building is set behind a high hedge and is served by an entrance drive to the north, which curves around the garage building leading to the house (Little Timbers).



Figure 6: Aerial View of Pheasant Cottage

- 2.12 In terms of topography and landform, the countryside around Pheasant Cottage is generally flat and featureless, comprising large arable fields with few hedgerows. The land falls gently to the west into the vale of Pod's Brook, which is delineated by wide belts of woodland along most of its length at this point. The structure and pattern of fields to the north of the village and to the east of Shalford Road is less open, particularly around Ivy Hall, and fields are delineated by strong hedgerows and lines of mature trees.
- 2.13 Approaching Pheasant Cottage from the north along Shalford Road, the extent of the garden area to the property is evident and well-marked by a strong hedge-line and individual mature trees at each end, and within the garden area. The thatched roof and painted walls of the cottage also form a strong feature in the wider landscape to the north, and there are extensive views to the west over the field to the north of Pheasant Cottage.
- 2.14 There are no public rights of way (PRoW) adjoining the garden to Pheasant Cottage, nor are there any public rights of way within the vicinity. The nearest public right of way runs to the south of the village, westwards to meet Hall Road around 400 metres south of the cottage, and then down into the wooded vale of Pod's Brook.
- 2.15 The proposed extension to Pheasant Cottage would be located on the north-west facing side of the property (the rear elevation). Further details on the proposed scale, design and materials for the proposed extension are set out in the Design and Access Statement, which accompanies the application, and also in section 4 of this assessment.
- 2.16 The photographs below show the site of the proposed extension to Pheasant Cottage, which would be broadly in the location of the concrete base shown in the photographs.



Photo 1: Pheasant Cottage – Rear Elevation (looking south-east)



Photo 2: Pheasant Cottage – Rear Elevation (looking east towards Little Timbers)



Photo 3: Pheasant Cottage – Side/End Elevation (looking north-east)

Designated Heritage Assets

- 2.17 The designated heritage assets within, and in the vicinity of the application site that could be affected by the proposed development, comprise:
1. **Pheasant Cottage, Shalford Road (west side)** – is a Grade II listed house dating from the 15th century, which has been altered in the 16th century and the 20th century. The house is constructed in timber frame, which is plastered externally and the roof is thatched;
 2. **Little Timbers, Shalford Road (east side)** – is a Grade II listed house that also dates from the late medieval period, and which has been altered and extended in the 20th century. The house is also timber framed, partly plastered, partly weatherboarded and partly shingled, and roofed with interlocking pantiles.

Setting of Heritage Assets

- 2.18 'Setting' is an integral element of the significance of a heritage asset and the impact of development proposals on the 'setting' of heritage assets must be considered. The 'setting of a heritage asset' is defined in the glossary to the NPPF (see also paragraph 1.11 above).
- 2.19 Pheasant Cottage has an immediate setting that extends to the garden area in which the house stands. However, its wider setting includes those sections of Shalford Road in the vicinity of the property and parts of the adjoining fields, especially to the north. The cottage is visible and prominent in views along Shalford Road from the north (looking south), and these views serve to emphasise its wider countryside setting.

- 2.20 Analysis of historic maps (see pages 13-15) and other cartographic evidence, shows that the curtilage of Pheasant Cottage has remained unchanged for at least 150 years, and that its wider setting has also been largely unaffected by later development in the vicinity of the property.
- 2.21 Little Timbers also has an immediate setting that extends to the garden area of the property, but it occupies a less prominent position in the streetscene than Pheasant Cottage, and is largely screened in most views from the surrounding area by the tall hedgerow and trees that surround the garden of the property.
- 2.22 From all of the above analysis and on-site assessment, it is therefore possible to identify those specific designated heritage assets that could be affected by the proposed development of The Site for housing. These include:
- Pheasant Cottage, Grade II listed building; and,
 - Little Timbers, Grade II listed building.

Non- Designated Heritage Assets

- 2.23 The District Council does not appear to maintain a Local List of Buildings of Historic interest, as this information is not available on their website.
- 2.24 Paragraph 197 of the NPPF (2019) considers the effect of applications on the significance of a non-designated heritage asset, stating that: *“in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss of significance of the heritage asset.”*
- 2.25 However, on the basis of the site assessment carried out, there are not considered to be any buildings that might be considered to be non-designated heritage assets, that could be affected by the proposed development.

3. ASSESSMENT OF SIGNIFICANCE

Introduction

- 3.1 This section of the report considers the ‘significance’ of the heritage assets that are likely to be affected by the proposed development. The categories of ‘significance’ used in this section are explained below.
- 3.2 The significance of the heritage assets around the proposed site require assessment in order to provide a context for, and to determine the impact of, the development proposals that are the subject of this planning application.
- 3.3 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings. The impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.
- 3.4 The table below sets out ‘thresholds of significance’ which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed in paragraphs 3.5 onwards.

SIGNIFICANCE	EXAMPLES
Very High	<p>World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.</p> <p>Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.</p>
High	<p>Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality.</p> <p>Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).</p>
Medium	<p>Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives.</p> <p>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</p>

SIGNIFICANCE	EXAMPLES
	Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of modest quality in their fabric or historical association. Locally listed buildings and undesignated assets of moderate/low quality. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible/none	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

- 3.5 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's [Conservation Principles](#) categorises the potential areas of significance (including and beyond designated assets under the following headings:

Evidential value – *‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’*

- 3.6 Evidential value therefore related to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Aesthetic Value – *‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects...Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’*

- 3.7 Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting including public and private views.

Historic Value – *‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative...Association with a notable family, person, event, or movement gives historical value and direct resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent the adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’*

- 3.8 Historic value therefore related to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Communal Value – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it...Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”*

- 3.9 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

- 3.10 Historic England’s Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.

- *“‘Setting’ is an established concept that related to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
- *“‘Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity or sharing characteristics with other places.”*

- 3.11 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.12 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself.
- 3.13 The table below sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial in effect.

Magnitude of Impact	Typical Criteria Descriptors
Very High	<p><u>Adverse:</u> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><u>Beneficial:</u> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p><u>Adverse:</u> Impacts will damage cultural heritage assets; result in the loss of the asset’s quality or integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The asset’s integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><u>Beneficial:</u> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group</p>

Magnitude of Impact	Typical Criteria Descriptors
	of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions
Nil	No discernible change in baseline conditions.

Designated Heritage Assets

- 3.14 **Pheasant Cottage** – is a late medieval house with an ‘in-line’ plan form, which was altered in the late 16th century and again in the 20th century. The house is built of timber frame, which is plastered externally and the roof is thatched in long-straw. The house comprises a two-bay hall facing south-east, which incorporates a late 16th century axial chimney stack in the righthand bay, with a parlour/solar bay to the left and service bay to the right. There is a 19th century external chimney stack to the rear of the right bay. The house is one storey with an attic storey and the ground floor has three 19th century horizontally sliding sashes of 24 lights while the attic storey incorporates two 20th century casement windows in ‘eyebrow’ dormers. The front door dates from the 19th century and comprises horizontal boards. The thatched roof is hipped at both ends.

- 3.15 Internally, the house retains much of its original timber framing, including jowled posts, heavy studding and in the rear wall of the two left bays, unglazed original windows each with 3 diamond mullions, shutter rebate and diamond mortices for the main hall window in front of the second bay from the left. All floors have been inserted and incorporate chamfered axial beams with lamb's tongue stops, and plain joists of horizontal section dating from the late 16th century.
- 3.16 Pheasant Cottage is considered to have architectural and evidential significance derived from the vernacular form and original construction of the building, being of timber frame with a thatched roof. Historic interest is derived from its late medieval origins and surviving internal features, as well as its original construction as a single storey 'hall house' with later inserted floors.
- 3.17 Pheasant Cottage is therefore considered to have 'excellent' qualities in its fabric and historical association. The rural setting of the house contributes positively to its historic interest, which is still evident today particularly to the north and west of the property.
- 3.18 The key elements of this listed building which contribute to its significance are:
- **Age** – late medieval house whose 'open hall' origin dates from the 15th century;
 - **Traditional construction** – timber frame, plastered externally;
 - **Scale** – 'in-line' plan form, domestic scale - single storey with attic storey;
 - **External appearance and features** – thatched roof (long straw), eyebrow dormers, horizontally sliding sash windows, chimney stacks;
 - **Surviving historic internal features** - particularly timber-framing elements, carpentry detailing and original window details; and,
 - **Setting** – open countryside location and extensive residential curtilage.
- 3.19 **For all of the above reasons, Pheasant Cottage should be considered to be of 'medium' significance as a designated heritage asset.**
- 3.20 **Little Timbers** is a Grade II listed house that also dates from the late medieval period, but which has been altered in the 20th century. The house is built of timber frame, which is partly plastered, incorporating imitation framing, partly weatherboarded, and partly shingled. The roof is clad with concrete interlocking pantiles. The house comprises a two-bay hall range facing south, with an axial stack near the left end, and a two-bay crosswing to the right breaking forwards from the hall range, and incorporating an internal stack at the junction between the two. The house also has a small 18th/19th century extension to the rear of the hall range and a large 20th century single storey extension at the rear of the crosswing. There is also a large 20th century porch on the right return wall. The windows are mostly 20th century casements.
- 3.21 The house is one storey with an attic storey and the external appearance is misleading, as the jetty of the crosswing has been underbuilt, and the roof and upper part of the building has been altered after a thatch fire of c.1953 to form one continuous range. Internally, the crosswing has a chamfered binding beam with broach stops and plain joists of horizontal section, and the hall range has close-studding with fixing pegs for a former bench ('high' end) against the right wall, and a late 16th century inserted floor with deeply chamfered axial beam and chamfered joists of horizontal section, all with lamb's tongue stops.

- 3.22 Little Timbers is also considered to have architectural and evidential significance derived from the vernacular form and original construction of the building, which outwardly is somewhat misleading and the result of a thatch fire. Historic interest is derived from its late medieval origins and surviving internal features, as well as its original construction as a small, single storey 'hall house' with additional crosswing and later inserted floors.
- 3.23 Little Timbers is therefore considered to have 'good' qualities in its fabric and historical association, rather than 'exceptional' qualities and has suffered some alteration and modern extensions. The rural setting of the house contributes positively to its historic interest, which is still evident today particularly to the south and east of the property.
- 3.24 The key elements of this listed building which contribute to its significance are:
- **Age** – late medieval house whose 'open hall' origin dates from the 15th century;
 - **Traditional construction** – timber frame, with a variety of external finishes;
 - **Scale** – 'hall and crosswing' plan form, domestic scale - single storey with attic storey;
 - **Surviving historic internal features** - particularly timber-framing elements, carpentry detailing and floor joists; and,
 - **Setting** – open countryside location and extensive residential curtilage.
- 3.25 **For the above reasons, Little Timbers should be considered to be of 'moderate' significance as a designated heritage asset.**

Non-Designated Heritage Assets

- 3.26 As explained above, there are no buildings or structures within the vicinity of Pheasant Cottage that are considered to be non-designated heritage assets that could be affected by the proposed development.

Summary of Significance

Asset	Designation	Evidential Value	Aesthetic Value	Historic Value	Communal Value	Overall Significance	Contribution of Setting to Significance
Pheasant Cottage	Grade II Listed Building	Medium	Medium	Medium	Moderate	Medium	Moderate
Little Timbers	Grade II Listed Building	Medium	Moderate	Medium	Moderate	Moderate	Moderate

4. ASSESSMENT OF IMPACT

Location and Setting of Development

- 4.1 A description of the location and setting of the application site has been provided in section 2 of this assessment.
- 4.2 Pheasant Cottage is located within the north-eastern half of the extensive garden area to the property, approximately 12 metres south-west of Shalford Road. The cottage is orientated in a north-east to south-west direction, with its main (front) elevation facing south-east. The proposed extension would be located to the rear of the cottage, which faces north-west. At this point, the garden area extends around 15 metres to the north-west where it adjoins the adjacent arable field. The boundary along this section of the garden is delineated by a 2 metre high close-boarded fence with hedgerow on the field side of the fence.



Photo 4: Pheasant Cottage – viewed from north on west side of Shalford Road

- 4.3 The photograph above shows the view of Pheasant Cottage from the north and was taken from the west side of Shalford Road approximately 20 metres to the north of the property boundary. The cartlodge style garage building under construction is the subject of a separate planning application, which has been submitted concurrently with the applications for planning permission and listed building consent for the proposed extension. As can be seen from the photograph, the proposed garage building and the existing fence along the northern boundary of the property would screen most of the proposed extension, other than the tiled roof which would be seen above the fence (but only in winter when the hedgerow is not in leaf).

- 4.4 The photograph below shows a view of the site of the proposed extension (the area of the existing concrete base), looking south-west down the garden. Part of the rear elevation of Pheasant Cottage can be seen on the left hand side of the picture.



Photo 5: Site of Proposed Extension

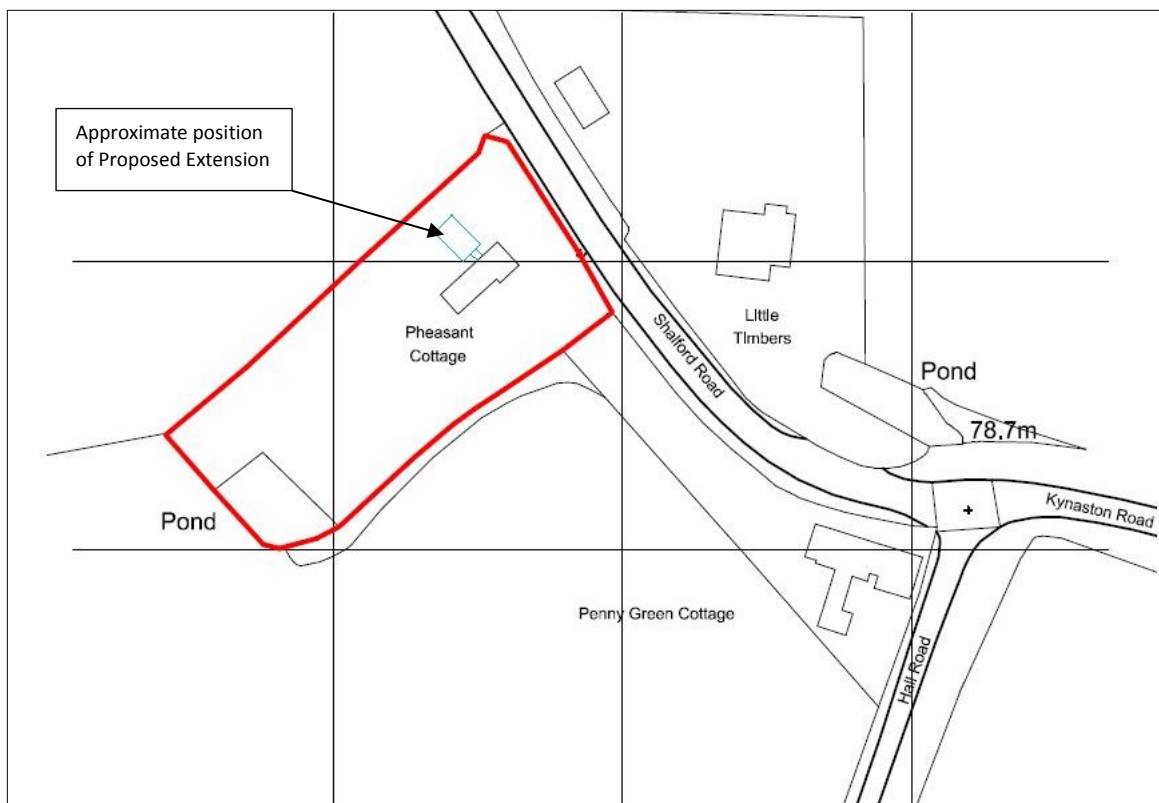


Figure 7: Site Layout Plan (red line illustrates application site)

The Form and Appearance of the Development

- 4.5 The Design and Access Statement, which accompanies the planning application, sets out a comprehensive design rationale for the proposed extension to Pheasant Cottage.
- 4.6 Figure 8 below shows the floorplan of the proposed single storey extension, which would be 9 metres in length and 5.3 metres in width. The extension would be attached to the cottage via a small glazed link, which would extend 2.24 metres from the back of the cottage and have an internal width of 1.2 metres. This solution has been chosen in order to minimise the degree of physical attachment to the cottage, and to utilise the existing rear door opening. The glazed link would have a flat roof in order to avoid disturbance to the thatched roof. The main roof of the proposed extension would be pitched and hipped both ends, and clad with red plain clay tiles. The roadside elevation (facing north-east) would not incorporate any windows and would be weatherboarded over a red brick plinth. The garden elevation (facing south-west) would be extensively glazed and incorporate folding, full-height glazed doors (see Figure 10 below). The end elevation (facing north-west) would be fully glazed above the brick plinth.

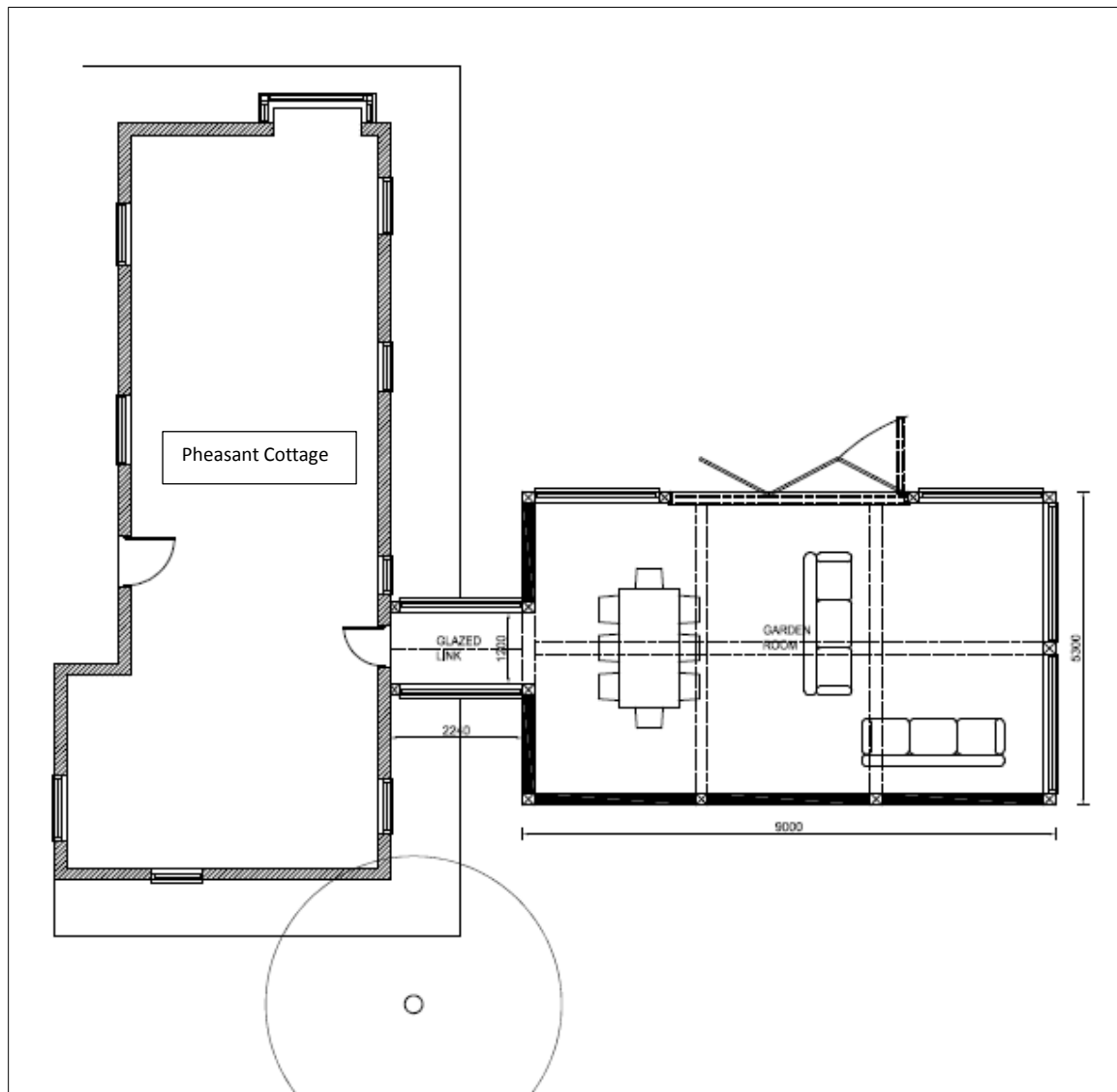


Figure 8: Ground Floor Plan – As Proposed

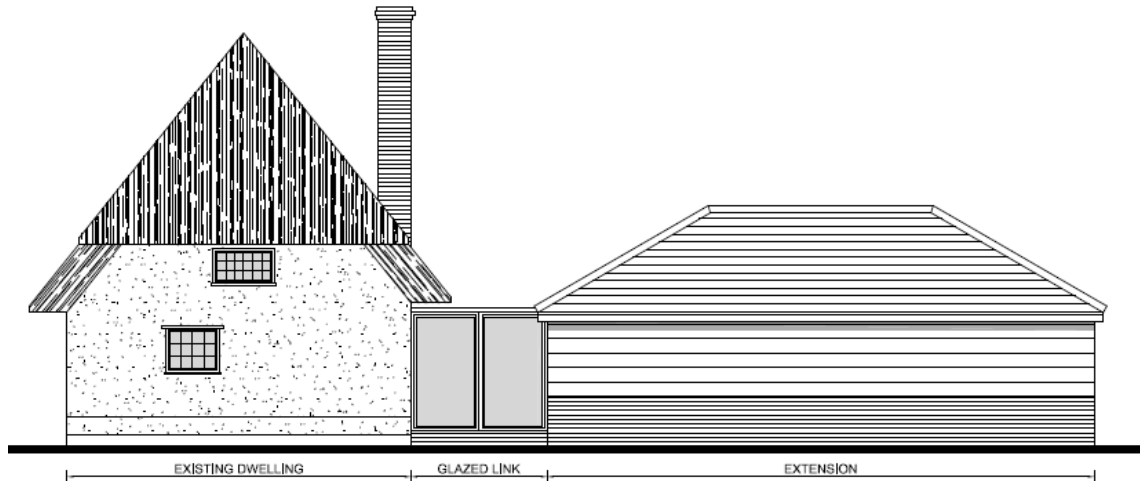


Figure 9: Side (North-East) Elevation – As Proposed

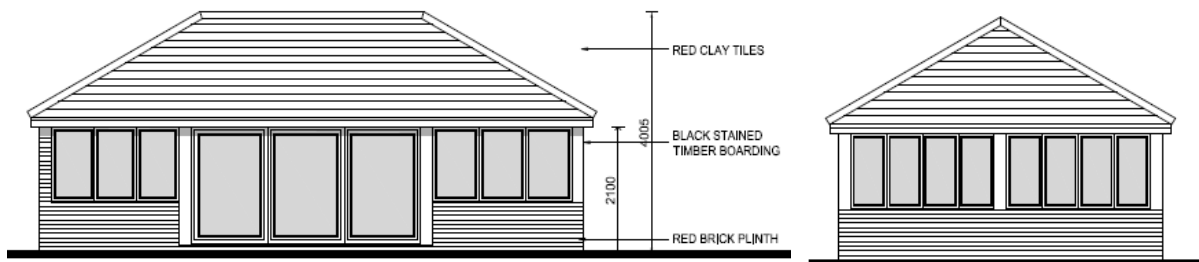


Figure 10: Side (South West) Elevation and End (North-West) Elevation – As Proposed

4.7 Figures 9 and 10 above illustrate the elevations of the proposed extension.

Impact of the Proposed Development

- 4.8 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result directly or indirectly from the proposals.
- 4.9 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to the table on pages 23 and 24 of this report.
- 4.10 The proposed design and layout of the new single storey extension to the property will ensure that there would be only very minimal physical impact on the existing cottage. This would be achieved through the glazed linking element, which would not only ensure the smallest degree of physical attachment to the building, but would also allow the new extension to be read as an almost entirely separate, freestanding element. The glazed link section would be located in a

position where a previous, dilapidated single storey extension existed, which was only recently removed.

- 4.11 The glazed linking element of the proposed extension would be attached to timber posts fixed to the outside wall of the cottage, which would be entirely reversible without damage if necessary in the future. The door opening into the glazed link already exists and this door opening and its existing surround would be retained in situ without any alteration.
- 4.12 The proposed extension would affect the existing immediate setting of Pheasant Cottage, in that it represents a fairly large extension to the existing building, but the site for the extension has been carefully selected to ensure that the principal (front) elevation remains unaffected. The proposed extension has also been carefully designed so that it reads more as a 'garden room' than an extension, and the visual separation afforded by the link will allow the new extension to have an independent character, appearing as an adjoining building rather than part of the main house. This approach allows for greater freedom of design and is a common one when dealing with extensions to listed thatched properties.
- 4.13 The proposed extension will only result in a minor change to the wider, rural setting of Pheasant Cottage. Only views of the property from the north would be marginally affected, and in these views only the roof of the proposed extension would be visible and seen against the rear elevation of the cottage. Views from the east and south-east would not be affected and the context of the cottage in these views would remain unchanged.
- 4.14 There are some historic precedents for single storey extensions to timber-framed, thatched listed buildings with an 'in-line' plan form and these tend to follow one of three approaches:
- i) An extension that is completely attached by one wall, usually at the rear, and has a pitched roof, usually thatched but often tiled, tied into the existing thatched roof, with complementary external materials used for the walls (usually painted render);
 - ii) A 'parallel' extension, usually to the rear, with a valley gutter section between, similar scale and incorporating a pitched roof that is often tiled or slated; and,
 - iii) An extension designed as a separate 'block' with minimal attachment to the main building.
- 4.15 Guidance provided by Place Services (Essex County Council Historic Buildings and Conservation Section⁷) extensions to historic buildings also acknowledges that sometimes an extension to a listed building can be accommodated in a separate structure attached to the main building, with a small linking structure between the two.
- 4.16 For all of the above reasons, it is considered that the proposed development would have only a very minor or negligible physical impact on Pheasant Cottage, in that there would be a barely discernible change in baseline conditions. There would be no loss of, or alteration to, any of the

⁷ 'Our house isn't big enough!', Design Guidance for Extensions to Listed Buildings, ECC 2002

key characteristics, features or elements of the building, and its integrity would not be damaged. The ability to appreciate and understand those features that contribute to the significance of the building as a designated heritage asset would also not be affected.

- 4.17 The proposed extension would have only a minor/low impact on the immediate setting of the house, but this impact would not affect its overall significance. The change to the immediate setting of the building would not be overly intrusive or overly diminish the context of the house.
- 4.18 Due to the distance between the site of the proposed extension at Pheasant Cottage and Little Timbers, and the intervening outbuildings and natural features (trees and hedgerow), it is considered that there would be no impact from the proposed extension on the setting of Little Timbers.

Summary of Impact

Asset	Designation	Overall Significance	Physical Impact	Impact on Setting
Pheasant Cottage	Grade II Listed Building	Medium	Negligible	Minor/Low
Little Timbers	Grade II Listed Building	Moderate	Nil	Nil

Interim Conclusions

- 4.19 For all the reasons set out above, it is therefore considered that while the proposed extension to Pheasant Cottage will have a very negligible direct physical impact on this designated heritage asset, the proposed works involved with the linking element of the proposed extension would only result in a very low level of harm that would not result in any loss of significance or integrity.
- 4.20 The proposed extension would have a minor/low impact on the immediate setting of Pheasant Cottage, as a designated heritage asset, but the location, design, scale and external appearance of the extension respects those elements that contribute to the significance of the building. The proposed extension would be wholly subservient to the main house, and due to existing landscape features the site of the proposed extension is largely screened from wider views. For these reasons the impact on the setting of the building is considered to amount to a low level of harm that would not result in any loss of significance.
- 4.21 The overall nature and appearance of the proposed extension suggests that the low level of less than substantial harm to Pheasant Cottage would also be outweighed because it would maintain the optimum viable use of this designated heritage asset as a single dwelling, by ensuring that it continues to be maintained, conserved and improved as a family home.

5. MITIGATION

5.1 Mitigation of the low level of impact identified by the proposed extension to Pheasant Cottage would be achieved through the application of the following measures:

- Careful location of the site of the proposed extension, to the rear of the cottage where it will not be seen in views of the main elevation of the building, and will be largely screened from view by existing trees, hedges and other landscape features;
- Sensitive design, construction and detailing of the proposed extension, and the retention of all existing historic building fabric, including the existing rear entrance door together with its external features;
- Use of complementary external materials for the proposed extension, including traditional weatherboarding (black) over a red brick plinth and a traditional, pitched, hipped roof clad with plain clay tiles – this will give the appearance of an outbuilding to the cottage; and,
- Careful attention to the scale and massing of the proposed extension, and the means of access into it from the cottage (modest glazed linking structure), so that it reads more as a ‘garden room’ than an extension, and the visual separation afforded by the link will allow the new extension to have an independent character, appearing as an adjoining building rather than part of the main house.

5.2 The mitigation measures set out above will ensure that the identified negligible/low level of impact to the designated heritage asset (Pheasant Cottage) is mitigated as much as possible, and that there would not be any harm to the significance of the heritage asset.

6. CONCLUSIONS

- 6.1 This assessment has been prepared by P.S. Planning and Heritage on behalf of Mr Mrs Luckin to support applications for planning permission and listed building consent for a single storey rear extension to the property known as Pheasant Cottage, Shalford Road, Panfield, Essex.
- 6.2 In accordance with paragraph 189 of the NPPF, the impact of the proposals on the significance of Pheasant Cottage, and Little Timbers, as Grade II listed buildings has been set out in section 4 of this assessment to a level of detail proportionate to their importance and their relative significance, with the objective of assisting the requirements under paragraph 190 – i.e. the relationship between the special architectural and historic interest of these designated heritage assets and the proposed extension.
- 6.3 The impact of the proposed development on these heritage assets and their settings has also been evaluated and the proposed mitigation measures that would be incorporated into the overall design of the new development have been explained, in terms of how they will ensure that any harm to the significance of the identified heritage assets will be minimised.
- 6.4 As a result of our assessments on site, it is considered that the proposed development would result in impacts ranging from **no impact**, to **negligible direct impact**, and **minor/low impact** to the setting of a designated heritage asset, on the basis that the change to that setting would not be overly intrusive or overly diminish its context.
- 6.5 However, there would be **no impact** from the proposed development on the contribution that the setting makes to the significance of ‘Little Timbers’.
- 6.6 There would be only very **negligible direct impact** from the proposed development on the designated heritage asset known as Pheasant Cottage.
- 6.7 There would be a **minor/low impact** on the immediate setting of Pheasant Cottage, as a result of the proposed extension to this listed building. However, the siting, layout and detailed design of the proposed extension, as well as the mitigation measures proposed, would achieve a development that will minimise this impact such that it would not result in any harm to those elements of the building that contribute to its significance.
- 6.8 The new extension would be of the present era and make a contemporary statement about good 21st century architecture that would complement the historic domestic architecture of Pheasant Cottage. The new extension would also help to sustain the long-term viability of the residential use of the property as a family dwelling, by creating a contemporary space for modern day living that would help to ensure that it continues to be maintained, conserved and improved as a family home.

Appendix A - HER Records – within 250 metres of centre of site

Listed Buildings

The National Heritage List for England



The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

Viewing results 1 to 2 of 2


<< Previous

Results Page: **1**


Next >>

Title	Type	Location	Grade
PHEASANT COTTAGE	Listing	PHEASANT COTTAGE, SHALFORD ROAD, Panfield, Braintree, Essex	II
LITTLE TIMBERS	Listing	LITTLE TIMBERS, SHALFORD ROAD, Panfield, Braintree, Essex	II

Essex County Council HER Records



Essex HER

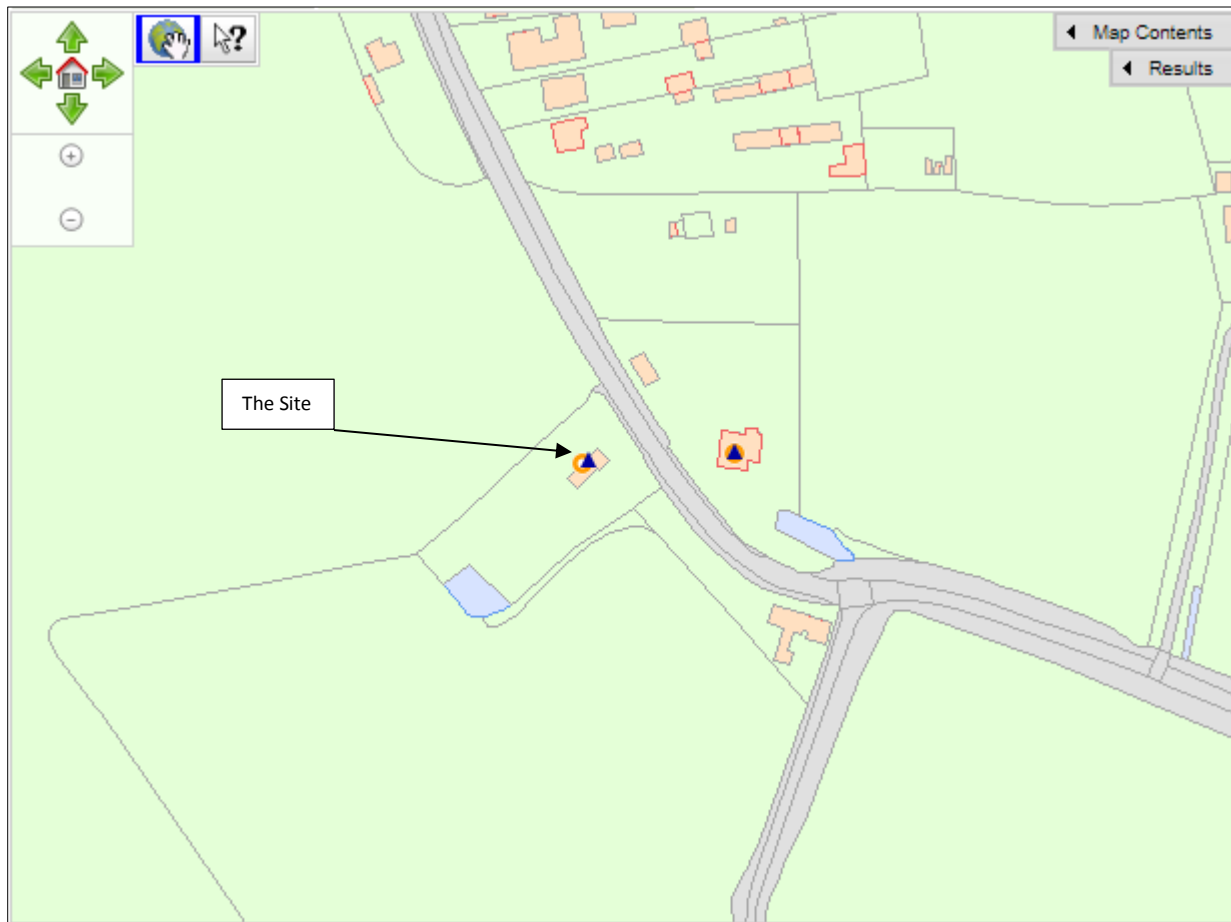


The Essex Historic Environment Record (EHER) is a computerised database of all listed and other historic buildings and all known archaeological sites, historic parks and gardens and other historic landscape features in the county, plotted onto linked digital mapping, and backed up in many instances by photographs, drawings and substantial written accounts.

Viewing results 1 to 2 of 2

<< Previous Results Page: **1** Next >>

Name	Parish/Ward
Pheasant Cottage	PANFIELD
Little Timbers	PANFIELD



HER Records on Map

Legend

- | | |
|---|---|
| ▲ Listed Building (NHLE) | ■ Scheduled Monument (centre point) |
| ■ EH PastScape | ■ Registered Park/Garden (centre point) |
| ○ Local HER record points | ■ Registered Battlefield (centre point) |
| ▲ Local HER record polygons | ■ Protected Wreck Site (centre point) |
| ● National Trust HBSMR | ■ World Heritage Site |
| ■ Building Preservation Notice | ■ Certificate of Immunity |
| ◆ Designation Decision Records De-listed | ✱ Designation Decision Records Non-designated |
| ● Parks and Gardens (Non Statutory Data) | ✱ NMR Excavation Index |
| ✚ Church Heritage Record (Non Statutory Data) | |