

Heritage Statement

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1.0 Introduction & Recent Planning History

- 1.1 On the 12th August 2020, planning permission was refused for the demolition of the existing Wainford Bungalow and outbuildings and its replacement with a single dwelling (ref. UTT/20/1559/FUL). The reason for the refusal was

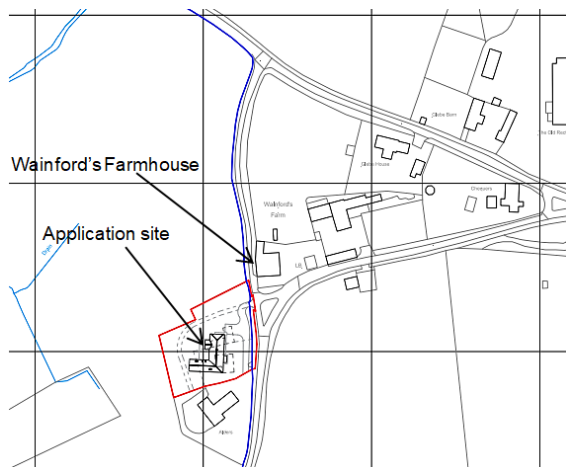
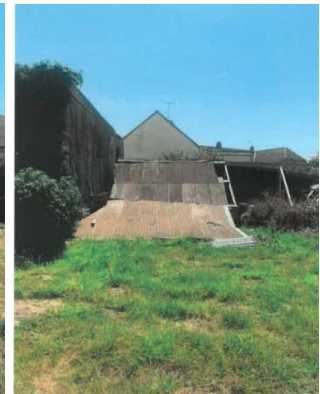
The proposed replacement dwelling would have a detrimental impact on the visual amenities of the immediately surrounding area and would fail to respect the character of the immediate street scene and open countryside. It is of a scale and proportion significantly out of character and size and scale to the bungalow it seeks to replace. Furthermore, the proposed dwelling will impact upon the setting of the adjacent Grade II Listed Building known as Wainsfords Farmhouse, by introducing built form which will not enhance or protect the listed building's special interest. In this respect, the development would be incompatible with the scale, form, layout, appearance and materials of the surrounding buildings. It will cause a low level of harm to the building's setting, namely due to the scale of the proposed building and its roof form. Therefore the proposal is in conflict with Policies S7, H7, GEN2 and ENV2 of the adopted Uttlesford Local Plan (2005) and paragraphs 192c, 196 and 200 of the National Planning Policy Framework (2019).



The Refused Replacement Dwelling (UTT/20/1559/FUL)

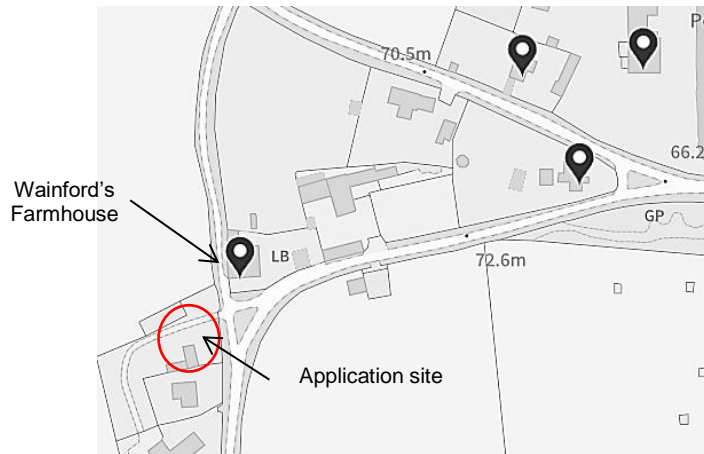
- 1.2 An appeal against the refusal of planning permission was dismissed on the 2nd February 2021 (.Appeal Ref: APP/C1570/W/20/3261408). In reaching his decision, the Inspector commented that the determining issue in this appeal is the impact of the proposed scheme on the setting of the listed farmhouse (Wainford's Farmhouse) and he considered that although the existing bungalow and sheds are in a poor state of repair they are at least subordinate with minimal impacts on the setting of the farmhouse. Their redevelopment would, in contrast, have a negative impact. "The proposed building would extend across the appeal site, compared to the existing bungalow and would, due to its position and topography dominate the listed building at this point. Furthermore, it would replace the farmhouse as the dominant building at the crossroads and for this reason would adversely impact on its setting".
- 1.3 The degree of harm resulting from the scheme was considered to be less than substantial but its impact could not be readily mitigated through vernacular features and no public benefits had been identified. The inspector also considered the impact of the proposal on the open countryside and street scene, finding that the proposal could be accommodated without unduly dominating the surrounding countryside or the character and appearance of the wider area. He found no conflict between the proposals and Policy S7 of the Local Plan which seeks to protect the countryside

- 1.4 This Heritage Statement has been written to support a revised application for planning permission to replace the existing bungalow with a single dwelling, taking account of the Inspector's comments at the previous appeal. The National Planning Policy Framework 2021 (NPPF) requires an applicant to describe the significance of any heritage assets affected by the proposal, 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 (paragraph 194).
- 1.5 This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact of the proposed works on the significance of the heritage asset is then described and considered.
- 1.6 The site comprises a small bungalow and outbuildings and is one of three dwellings located at a T-junction of minor roads. The site lies next to a large detached residential property of 1.5 storeys. Immediately across from the appeal site is Wainsford Farm, a grade II listed building and beyond these buildings is open countryside laced with hedge lined roads.



2.0 The Heritage Assets: Setting & Significance

- 2.1 There are a number of listed buildings in the vicinity of the application site. Wainford's Farmhouse is the closest, sited across the road and lending its name to the existing dwelling on the application site, Wainford Bungalow. The farmhouse is a grade II listed and to the east of the site is a group of four grade II listed buildings (The Chequers; The Old Rectory and a barn and stables in the grounds of The Old Rectory).



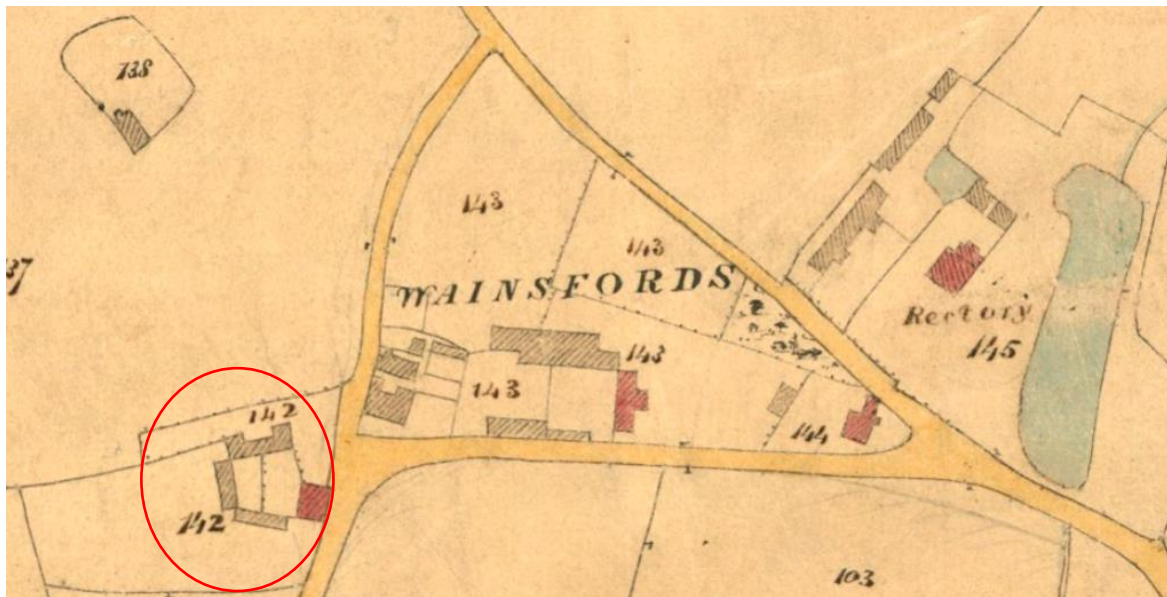
Position of listed buildings

- 2.2 Wainford's Farmhouse (list no. 1111817) is the only listed building affected by the proposal. It is described as follows:

House. C16 or earlier with C17 and later alterations and additions. Timber framed, C19 painted brick facade, plastered return walls. Red plain tiled roofs. Central red brick chimney stack with attached diagonal shafts on rectangular base with moulded capping. Square stack to right return. Gabled to left and right with pierced bargeboards. Central band. 2 storeys. 2 window range of casements with glazing bars. Off centre right C20 plank and muntin door, moulded surround, flat canopy on brackets. Reputed to contain early C16 doorway with a 3 centred head and moulded ceiling beams



- 2.3 The farmhouse and its former farm buildings occupied a triangular piece of land surrounded on all three sides by lanes. The farmstead however, extended across the road to include the application site. This is shown on the 1839 tithe map. Plot 143 is described in the apportionment as a 'Homestead' which was owned by the trustees of Humphrey Smith and occupied by William Spicer who farmed over 154 acres in the parish. This included the application site, Plot 142, which is described as 'Alder Piece', which was also owned by the Trustees and rented to Spicer, who eventually purchased the whole farm.
- 2.6 The setting of Wainford's (or Wainsfords) comprised its own homestead farm group and Alder Piece (ringed in red) which had a second set of farm buildings, including a roadside barn, shown in red on the tithe map.



Tithe map 1839

- 2.7 The barn is shown on the photograph below and it collapsed after the existing bungalow was built in 1957.



- 2.8 'Setting' is defined in 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”

- 2.9 The contribution made by the historical relationship between the farmhouse and the application site contributes to the setting and despite the poor condition of the shed on the application site and the poor quality of the architecture of the bungalow, the relationship can still be appreciated and understood. Wainfords Farmhouse is still the dominant building and the buildings on Alder Piece are clearly subservient.
- 2.10 The farmhouse enjoys views across the surrounding countryside; including the application site. Due to its proximity and orientation the farmhouse has an intimate relationship with the application site.

Significance

- 2.11 The National Planning Policy Framework defines ‘significance’ as, “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.¹
- 2.12 Wainfords Farmhouse is a grade II listed building which is significant on account of its history and architecture. Its setting makes an important contribution to that significance.

¹ NPPF 2021 Glossary

3.0 Proposed Works & Heritage Impact Assessment

- 3.1 It is proposed to demolish the bungalow and corrugated iron clad shed, which are of no historic significance and no architectural merit.



- 3.2 It is proposed to replace these with a single storey building with a rear wing forming an L-shape plan. The rear wing has a third bedroom in the roofspace, lit by rooflights on the north side. It is faced with flint and red brick detailing with a tile roof.



- 3.3 The design provides a modest replacement building which is clearly subservient to the listed farmhouse across the road. The design addresses the reason for refusal of the 2020 application and the inspector's comments in the February 2021 appeal decision. It is considerably smaller and is set back further in the plot. The proposed materials, making use of flintwork, reflects not only the appearance of both Wainsfords Farm and the nearby Chequers, but also the existing roadside wall.
- 3.4 Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 3.5 The removal of the unsightly shed will enhance the setting and the provision of the proposed dwelling causes no visual harm to the setting of the listed building. It causes no harm to the ability to appreciate the significance of this heritage asset.
- 3.6 The impact on the setting of Wainsford Farm will be further mitigated by extensive landscaping including the planting of native trees and hedging along the Wainsfords Farm boundary and also the northern boundary. Whilst this will ensure privacy for the Farmhouse, it will also further soften the impact of the proposed development and enhance biodiversity.

4.0 Conclusion

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (section 66.1).
- 4.2 The National Planning Policy Framework (2021) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or by development in their setting. Paragraph 206 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
- 4.3 Paragraph 194 of the NPPF requires an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 197 requires local planning authorities, in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets.
- 4.4 Paragraph 200 states “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’ and paragraph 199 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation.
- 4.5 In this case no harm is caused to the heritage asset or to the setting of the proposed replacement dwelling within the countryside. The proposal is wholly within the spirit of the guidance contained in the NPPF and satisfies local planning policies which seek to protect the historic environment.

Bibliography

Department of Communities & Local Government	<i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>	March 2014
Essex County Council	<i>Historic Environment Record</i>	
Essex Record Office (ERO)	<i>Tithe Map D/CT 17B</i> <i>Tithe Apportionment D/CT 17A</i>	1838
Historic England	<i>Conservation Principles: Policies and Guidance</i>	2008
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Historic England	<i>Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2</i>	2015
Ministry of Housing, Communities & Local Government	<i>National Planning Policy Framework</i>	July 2021