

LOVECOTES FARM, CHICKNEY ROAD  
DEBDEN, ESSEX, CM22 6BH

## HERITAGE STATEMENT



HUL Ref: 2307.1346 | 30 November 2023

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HS1 LISTING DESCRIPTION

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	30/11/2023	For Submission	Shaun Moger Heritage Consultant	Paul Clarke Director	Client
2					



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## 1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application at Lovecotes Farm for the demolition of a large modern industrial unit located within a yard adjacent to the farmhouse and redevelopment of the site with six new small industrial units.
- 1.2. The current application follows a prior refusal (UTT/23/0193/FUL) after which the services of a new planning consultant, architect, and heritage consultant were engaged. The feedback received by the conservation officer has been taken into account to create a new scheme which overcomes the concerns raised regarding heritage matters.
- 1.3. Lovecote Farmhouse is a grade II listed building, designated in 1980, and also known and listed as *Lovecott Farmhouse*. None of the existing farm buildings are listed or curtilage listed (being post-1948) and the site is not located within a conservation area.
- 1.4. Listed buildings are defined by the National Planning Policy Framework (2023) (NPPF) as designated heritage assets. As the proposed development affects one or more heritage assets, paragraph 194 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.5. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.6. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.7. This report has been compiled by Shaun Moger MSc Historic Building Cons and Paul Clarke BA (Hons) Arch Cons and is based on desk-based research and a site visit carried out in November 2023.



## 2.0 SITE LOCATION AND CONTEXT

- 2.1. Lovecotes Farm is located on the northwest side of Chickney Road in a rural setting approximately 100m southwest of the junction with Sibleys Lane.
- 2.2. Lovecotes Farmhouse is set back approximately 30m from the road behind a low brick wall, pond, and lawn. The Farmhouse itself is a modest two storey timber framed building with rendered exterior and half-hipped roof laid with clay tiles in a diamond pattern. The driveway wraps around the property to both sides, the southern offshoot of which continues eastward providing access to additional industrial units and Stansted Raceway. Additional outbuildings, also believed to have a commercial use, are located on the northern side.
- 2.3. The proposal site relates to a yard approximately 6m to the south of the Farmhouse and which contains (or is abutted by) large modern industrial buildings. This yard cannot be accessed from Lovecotes due to a border fence and the walls of the existing units and is instead accessed via a driveway entrance on Chickney Road, 50m southwest of that of the Farmhouse. The industrial building proposed for demolition in this current application is a modern structure of corrugated sheet and steel frame construction, identified as a “A Kit Building from Wareing Wrea Green Preston Lancs” according to a sign on its southwest elevation.
- 2.4. A two storey, late 20<sup>th</sup> century house of brick construction, Lovecotes Lodge, abuts the southern side of the driveway to the site. Four further listed buildings are also located within a 100-250m radius of the site to the northeast and east - Handpost Cottage, Barn West of Sibley’s Farmhouse, Sibley’s Farmhouse, and Dovecote at Sibley’s Farm. However, due to distance and screening, these buildings will not be impacted by the proposed works and as such will not be assessed further in later sections of this report.





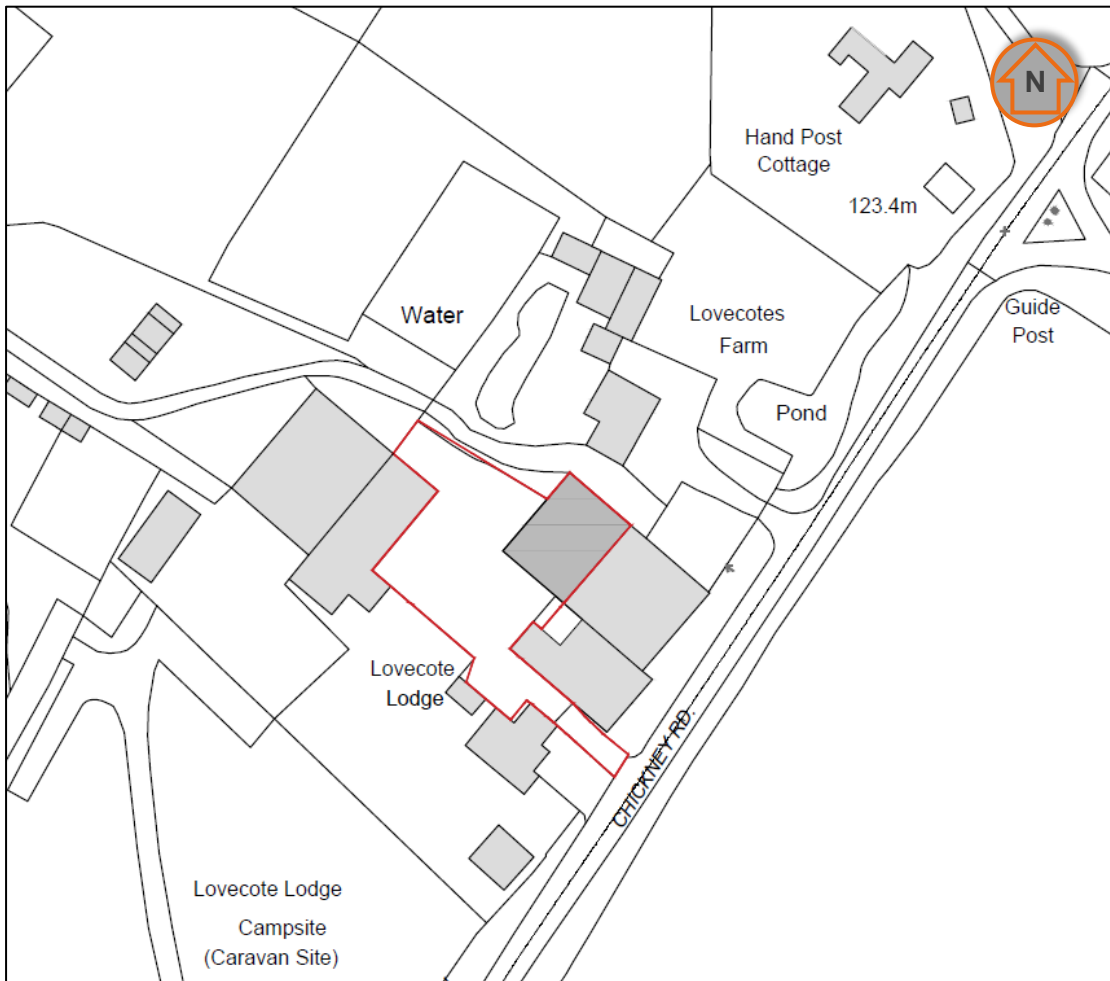


Fig.1: Site location shown in red.



Fig.2: Lovecotes farmhouse, seen from the entrance to its driveway on Chickney Road, with the large adjacent industrial units to the left. The building proposed for demolition is marked by the arrow.





Fig.3: The driveway entrance to the application site, modern dwelling Lovecotes Lodge to left and industrial buildings to right.



Fig.4: The industrial buildings immediately adjacent to Chickney Road do not form part of the application site and provide screening for the yard behind.



Fig.5: The southwest elevation of the unit proposed for demolition, seen from within the site.





Fig.6: The northern end of the unit proposed for demolition (centre) seen looking east from the northern corner of the site, in context with the farmhouse (left).



Fig.7: Looking northeast across the application site towards the farmhouse with the industrial unit to the right.



Fig.8: Interior of the unit, constructed of corrugated sheet over a steel frame.





Fig.9: Another industrial unit abutting the northwest edge of the site (not included in the application).



Fig.10: Looking south back towards Chickney Road and the modern Lovecotes Lodge to centre.

## 3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. As identified in the introduction, the site includes a grade II listed building, Lovecotes Farmhouse.

### Lovecotes Farmhouse

- 3.3. Lovecotes Farmhouse, listed under the name *Lovecott Farmhouse*, was designated in 1980, and is a grade II listed building. A description of the property (at the time of listing) can be found in the appendix **HS1**.
- 3.4. The property is identified as being an 18<sup>th</sup> century development with a timber frame, render exterior, and clay tile roof. This is consistent with map regression where development is first seen at the site on the 1777 Chapman and Andre Map of Essex, though a detailed depiction would not be produced until the 1842 Tithe map. In this map, the property is shown to already have been extended with a rear wing to the northern end of northwest elevation. A further addition is then indicated to have been constructed parallel to this by the 1896 Ordnance Survey map.
- 3.5. Mapping also shows ponds to the front and rear of the farmhouse, indicating that the property may have historically been moated. The farmyard is seen to be located to the south of the farmhouse with the domestic and agricultural areas separated by boundaries and the rear elevations of the ancillary buildings themselves. Historically, the yard appears to have been situated closer to the road and was replaced in the latter half of the 20<sup>th</sup> century by large scale, modern industrial units. The application site is focused further back from the road, approximately abutting the northwest edge of the former yard and not retaining any of the historic development.





Fig.11: Lovecotes Farmhouse within its setting, which includes a pond adjacent to Chickney Road.



Fig.12: The principle southeast elevation of the farmhouse with render exterior and diamond pattern clay tiles to the half-hipped roof.



## Historic Map Regression

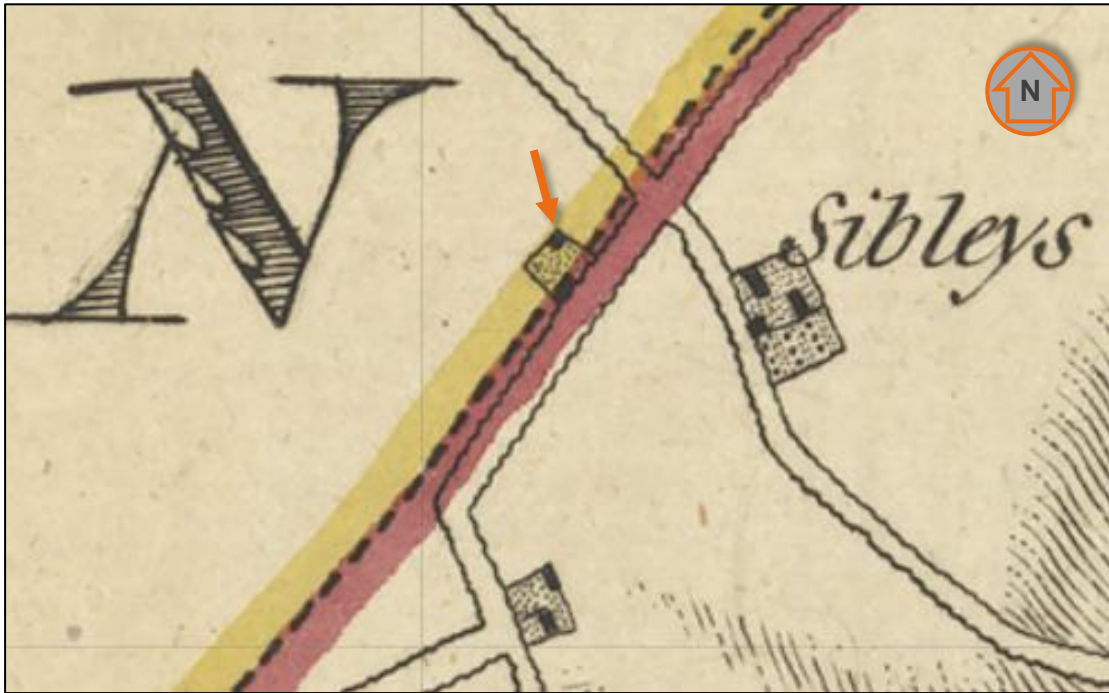


Fig.13: Chapman and Andre Map of Essex, 1777, showing development at Lovecote.

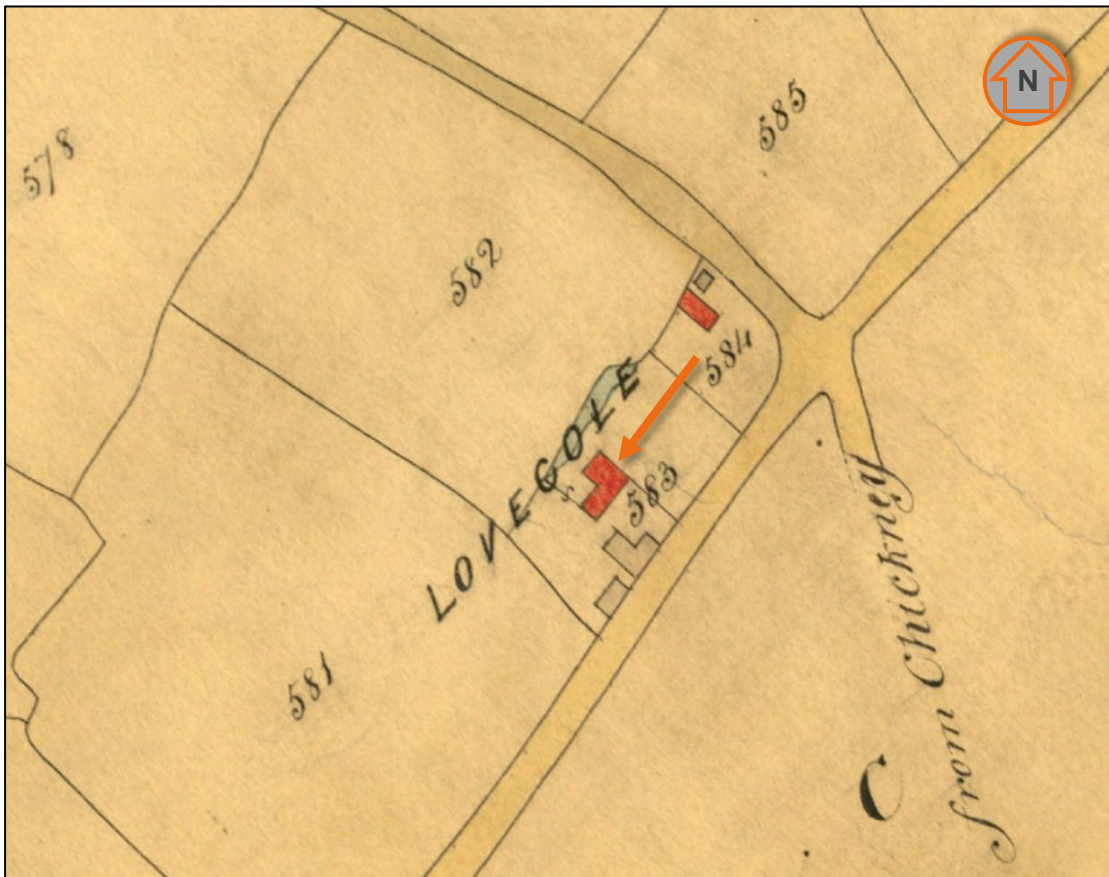


Fig.14: 1842 Tithe Map, showing the farmhouse marked by the orange arrow in an L-shaped form and labelled 'Lovecole'.



Fig.15: Ordnance Survey map, surveyed 1876-77, published 1881, showing further development of the farmyard at 'Lovecott Farm' – though nothing which still exists today.

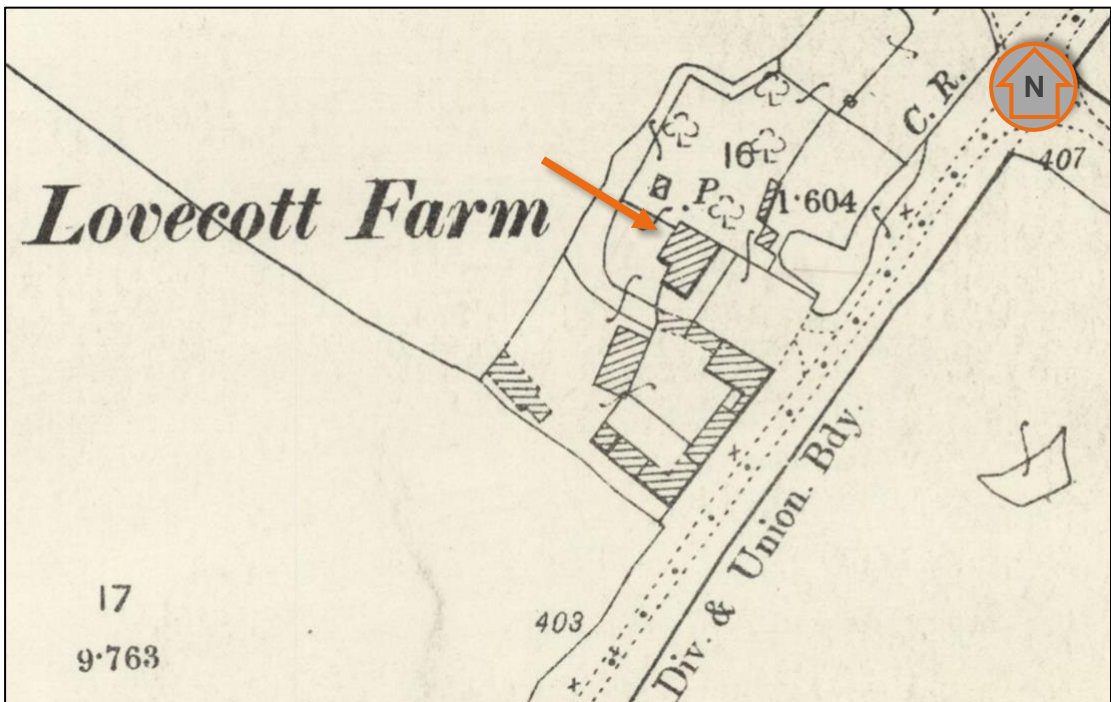


Fig.16: Ordnance Survey map, revised 1896, published 1897, more clearly showing the yard in its former layout, which is also positioned closer to the road. The farmhouse also appears to have had an additional extension to the rear.



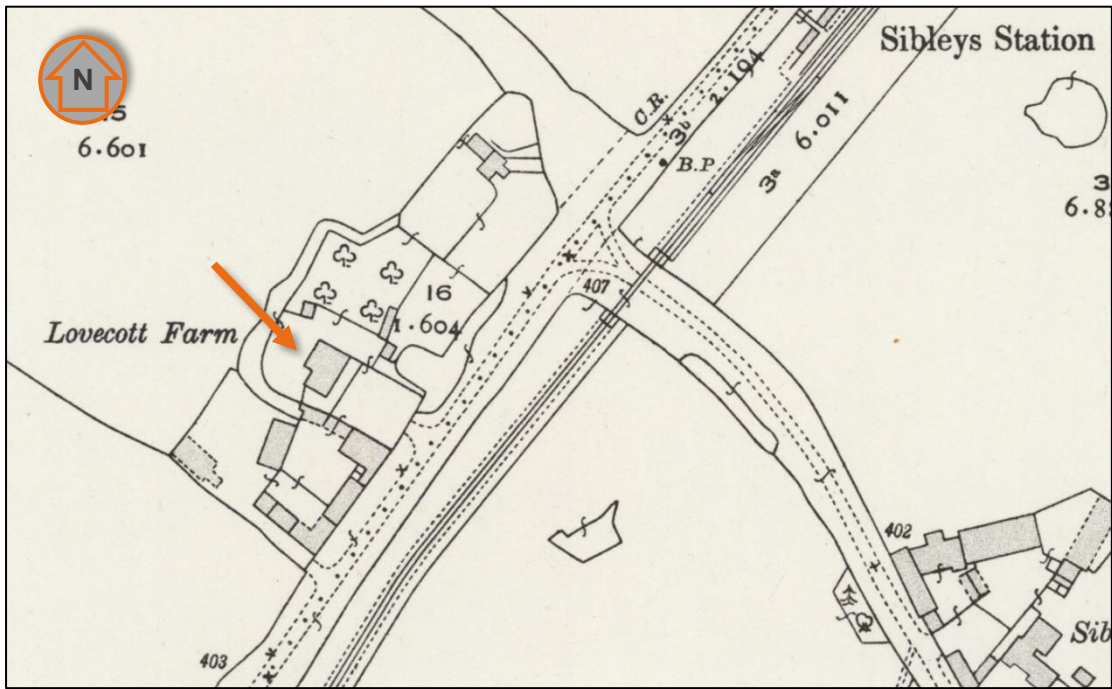


Fig.17: Ordnance Survey map, revised 1916, published 1920. No changes are seen to the farmhouse or the yard, however the map shows the existence of a rail line and station in the area.



Fig.18: Ordnance Survey map, revised 1946-48, published 1951.



## 4.0 PLANNING LEGISLATION AND POLICIES

### Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*

*to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)", but this too is guidance for decision-makers, without the force of statute behind it'.*

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.5. Section 66(1) relates to planning applications and 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 special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 4.6. As a minimum, the tests provided require the works to preserve the listed building or its setting. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

## National Planning Policy Framework (2023)

- 4.7. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.8. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.
- 4.9. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.

- 4.10. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.11. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.12. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the 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'. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II\* listed buildings should be wholly exceptional.
- 4.13. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The PPG quantifies substantial harm (NPPF paragraph 201) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its



significance may therefore not be harmful to the asset. The PPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

4.14. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

4.15. The three points above relate to NPPF Paragraph 197, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

## Local Planning Policy

- 4.16. As well as legislation and national planning policies, Uttlesford District Council Local Plan (2005) contains policies relating to the historic environment, including:

### **Policy ENV2- Development affecting Listed Buildings**

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.



## 5.0 ASSESSING SIGNIFICANCE

- 5.1. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.3. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
  - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
  - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
  - **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.



- 5.4. The assessment of significance draws upon information contained in the section on Heritage Assets and uses the values defined above to establish the level of significance detailed below:
- Features of the asset which contribute to the principal historical and architectural interest are considered to be of **high significance**.
  - Features of the asset which noticeably contribute to the overall architectural or historical Interest and may include post construction features of historic or design interest are considered to be of **medium significance**.
  - Features of the asset which make a relatively minor contribution to the historic and architectural interest are considered to be of **low significance**.
  - Features which do not contribute to the historic and architectural interest of the asset, and in some cases may even detract from the significance are therefore considered to be either **neutral or detracting**.

## Assessing Setting

- 5.5. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.
- 5.6. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.7. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

- 5.8. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.9. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
- Step 1:** identify which heritage assets and their settings are affected;
  - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
  - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;
  - Step 4:** explore ways of maximising enhancement and avoiding or minimising harm;
  - Step 5:** make and document the decision and monitor outcomes

## Significance of Lovecotes Farmhouse

- 5.10. The significance of Lovecotes Farmhouse, listed grade II, is derived from its age, traditional construction methods, and vernacular architectural character, through all of which the property contributes to the morphology and historic local farming economy of the area. The form and external character of the farmhouse is believed to have changed post-construction, with the timber frame having been rendered and the property extended with rear wings. The alterations and additions are themselves primarily historic and therefore either contribute to the character and special interest of the property or have little to no impact.
- 5.11. Lovecotes Farmhouse is a grade II listed building, making it a designated heritage asset considered to be of **high significance**.



## Significance of the Setting

- 5.12. The setting is identified as the area forming Lovecotes Farm, with the principal asset being the grade II listed farmhouse, and the setting including its domestic garden and the site of the adjacent former farmyard. The yard has been significantly altered the comprehensive redevelopment of the site with large industrial units, which now dominate the landscape. These have effectively displaced the 'open air' yard to the northwest, outside of its historic position and which now forms the application site. A similar process has also taken place to other areas to the north side and rear of the farmhouse, eroding historic layout and character. It is only towards the boundary with the road where the retained area of lawn and pond (believed to be part of a former moat) where any real degree of significance has been retained.
- 5.13. The significance of the setting is consequently considered to be **low-medium** with the lowest area being within the bounds of the application site.



## 6.0 PROPOSED WORKS AND ASSESSMENT

### Proposed Works

- 6.1. The proposal relates to the demolition of the large modern industrial building adjacent to the farmhouse and the redevelopment of the site with six individual small industrial units.
- 6.2. These proposed units are designed for small businesses and equipped with spacious working areas, including mezzanines, and WCs, plus bicycle and car parking spaces, including disability and EV charging spaces.
- 6.3. The proposed units are to be constructed in a traditional/agricultural style with steel frames and barrel vaulted roofs, both covered with black corrugated metal sheets (corrugated sheets being the existing dominant material at the site). The units will be accessed by sliding timber doors to further create a barn-like appearance. To reduce lightspill and/or overlooking, obscure glass is to be used to high level windows and rooflights or those in proximity to the farmhouse. In the case of the northeast elevation of Unit 1, the building located closest to the farmhouse, windows are omitted entirely.
- 6.4. It should also be noted that Unit 1 will be set further back from the site boundary than the existing large industrial building, the elevation of which currently forms the boundary adjacent to Lovecotes at a separation distance of approximately 6m.
- 6.5. In order to further reduce visual impact, the boundary treatment to the northeast edge of the application site, adjacent to Lovecotes, is to be improved with additional fencing, hedges, and trees. A new gate is also proposed to the site entrance, adjacent to Lovecotes Lodge.

### Impact

- 6.6. The existing condition and large scale modern development of the application site is incongruous and impacts negatively upon the setting of the listed building, Lovecotes Farmhouse. It has also been identified on historic maps that the former farmyard has also been comprehensively redeveloped and that the application site is in fact located northwest of the original farmyard, comprising of a 'new' yard bounded by large, overly dominant late 20<sup>th</sup> century industrial units. It is therefore considered that the current application presents an opportunity for enhancement of the site and setting.

- 6.7. In this regard, the demolition of the existing warehouse located within 6m of the listed farmhouse and its replacement with higher quality and more appropriately scaled and styled units is welcomed and will have a **positive impact** to the setting. The closest of these replacement units to the farmhouse, Unit 1, is smaller in height and width than the existing building and is to be set further back from the boundary, behind a new fence and hedge. This will reduce the spatial and visual encroachment of the structure into the setting of the listed building, causing **no harm** when compared to the baseline provided by the existing incongruous warehouse.
- 6.8. Similarly, the other proposed units are also appropriately sited, scaled, and designed such that they cause **no harm or impact** to the setting. Furthermore, it can also be argued that their high quality, agricultural-inspired design will screen the incongruous large industrial unit northwest of the site from view of Lovecotes Farmhouse, having a **positive impact** to views and the setting.
- 6.9. The design and materials of the proposed units are appropriate for the setting, being of an agricultural character, using corrugated metal sheeting and timber, which is considered harmonious with both the historic development and more modern character of the site. Furthermore, comparisons of the proposed plans with historic mapping shows that the scale and siting of the units is consistent with the historic farmyard and outbuildings, thereby having greater context than the overly large, incongruous warehouses currently within/around the site. These are also factors which will lead the scheme to have a **positive impact** to the setting.
- 6.10. The proposed units will provide modern working spaces which meet the requirements of modern business and industry, including accessibility features and EV charging. This will provide **public benefit** through improved employment and local industry opportunities.
- 6.11. In summary, the proposal is considered to cause **no harm or impact**, particularly when compared to the existing incongruous development and storage at the site, in which case **positive impact** can also be argued. Therefore, as a minimum, the scheme **preserves** the setting of the listed building, Lovecotes Farmhouse, however this report concludes it to in fact be an **enhancement**.

## 7.0 CONCLUSION

- 7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the significance, including setting of any heritage asset is assessed. This document has concisely described the heritage assets affected by the proposed works and their significance.
- 7.2. It is concluded that the current context of the site detracts from the setting of the listed building, Lovecotes Farmhouse. Therefore, the current application represents an opportunity for the site and setting to be enhanced using creative, adaptive, and harmonious design solutions. The proposal includes demolishing the existing large modern building and replacing it with six smaller, more sympathetic individual structures. These are to be set back further from the boundary of the site and the listed building, separated by a new verdant border of hedges and trees. Furthermore, they will be of an appropriate external agricultural character and more contextual with the scale of historic ancillary farm buildings at the site, whilst providing modern, well-equipped workspaces internally, plus accessible parking and EV charging facilities. It is therefore considered that the scheme will be less spatially and visually impactful to the setting of Lovecotes than the existing site and building, having a positive impact and enhancing the setting and special interest of the listed building.
- 7.3. With regards to the development meeting the statutory test provided by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting of the listed building. As described above, it is concluded that the proposed works satisfy these tests and arguably exceed the requirement by enhancing the setting compared to its current context, which is defined by incongruous and overly dominant late 20<sup>th</sup> century industrial buildings.
- 7.4. It should be remembered that Historic England defines preservation in this context as not harming interest in the heritage asset as opposed to keeping it utterly unchanged.
- 7.5. With regards to NPPF paragraphs 199 to 202, as no harm will be caused to the designated assets, no public benefit is required. Benefit is nevertheless found however in that new employment and local industry opportunities will be created at the site.
- 7.6. In regard to local policies ENV2, for the reasons described above, the proposal is found to cause no impact or harm to the setting of the listed building as the scheme is of an appropriate scale, layout, and design for the site and its environs. Furthermore, the proposal is considered an improvement over the existing site, which is incongruous.

7.7. In conclusion, the proposal meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the planning application be approved.





## 8.0 SOURCES

Ministry of Housing, Communities & Local Government (2023), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (NPPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England Advice Note 10 on Listed Buildings and Curtilage (2018)

Uttlesford District Council Local Plan (2005)



# HS1

## Listing Description

Heritage Category	Listed Building
Listed Building Name	LOVECOTT FARMHOUSE
Address	LOVECOTT FARMHOUSE
List Entry Number	1112406
Grade	II
Date First Listed	22 February 1980
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	Debden
National Grid Reference	TL 56339 29819

### Listing Description

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DEBDEN DEBDEN GREEN 1. 5222 Lovcott Farmhouse TL 52 NE 23/211

II

2. C18 timber-framed and plastered house. Two storeys. Three window range of modern casements. Roof tiled, half hipped.



understanding  
heritage  
to inform  
change