



MOUNT VIEW, HIGH RODING
THE STREET, HIGH RODING, CM6 1NP

HERITAGE STATEMENT



HUL Ref: 2311.1408 | 12 December 2023

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HS1 LISTING DESCRIPTIONS

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
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2	12/12/2023	Updated	Shaun Moger Heritage Consultant	Paul Clarke Director	Client



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1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application at Mount View, High Roding, for the demolition of an existing detached modern garage and construction of a detached property.
- 1.2. The current application follows a prior refusal (UTT/23/1543/FUL) for the construction of 2 no. family dwellings with provision for private amenity and off-street parking. The feedback received has been used to create a revised design which overcomes concerns raised with regards to heritage matters.
- 1.3. It is important to note that the site was previously approved for the development of two dwellings in 2008 and 2011 (UTT/1824/08/FUL and UTT/2405/11/REN), however this was subsequently not carried out. The conservation officer stated that new dwellings would be acceptable in principle at the site and that the design and scale of the properties responded well to local vernacular character. The officer concludes that the development was likely to positively contribute to the character of the conservation area. As the 2008 application was assessed against the same statutory tests and local planning policies as still apply today and was found to be acceptable, it is considered that that the current application should also satisfy the criteria for approval.
- 1.4. Furthermore, the land to the rear (east) of the site was developed into a modern housing estate, Owers Place, c.2017 in conjunction with planning application made between 2008-2015. These would similarly also have been assessed and approved in relation to the same applicable planning legislation and policies and impact to the conservation area and setting of adjacent listed buildings.
- 1.5. Mount View is a grade II listed building, designated in 1983, and four other listed buildings of the same designation grade and date are also in proximity to the site. The proposal site is also located within High Roding Conservation Area.
- 1.6. Listed buildings and conservation areas 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.

- 1.7. 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.
- 1.8. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.9. 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 December 2023.



2.0 SITE LOCATION AND CONTEXT

- 2.1. Mount View is located on the east side of The Street (Dunmow Road/B184), which runs northeast-southwest through High Roding, with the application site situated to the south of the existing property on the corner of Owers Place. The site has access points to the northern corner onto The Street and to the southern corner onto Owers Place.
- 2.2. High Roding is primarily a linear settlement, fronting The Street, however modern housing estates were developed to the east on Broadfield in the latter half of the 20th century and Owers Place, adjacent to the site to the east, c.2017. Whilst the linear layout of the historic development defines views along The Street, the modern properties of Owers Place are highly visible when in the vicinity of Mount View. These properties comprise of two storey dwellings of render or exposed red brick exterior with tall brick end stacks and gabled clay tile roofs.
- 2.3. It is of interest to note that Mount View takes its name from the fact that views were previously appreciable of the 'Mount', located in the open countryside to the northwest, through a gap in development on the west side of the road. This view has since been removed by the development of a two storey property, Little Sears, within this gap, in accordance with application UTT/13/2912/FUL. Furthermore, despite the high regard previously given to this gap and the current application site adjacent to Mount View, neither were officially recognised as important green spaces in the conservation area appraisal (see Figure 18).
- 2.4. Mount View is a grade II listed building, designated alongside the adjoining property to the north, Rose Cottage. The properties are set back from the road by front gardens bounded by hedges and are two storey and timber framed, with a rendered exterior and clay tile roof. The application site comprises of an area of garden to the south of Mount View, bounded by a timber fence and including a detached modern garage abutting its northeast edge, areas of lawn, plant beds, paving, and gravel.
- 2.5. High Roding includes numerous grade II listed buildings, of which five are in proximity to the application site: Mount View/ Rose Cottage; Ways End Cottage (on the opposing south side of the corner of The Street and Owers Place); Old School House and The Bungalow (west side of The Street); and Swifts Cottage (30m north).

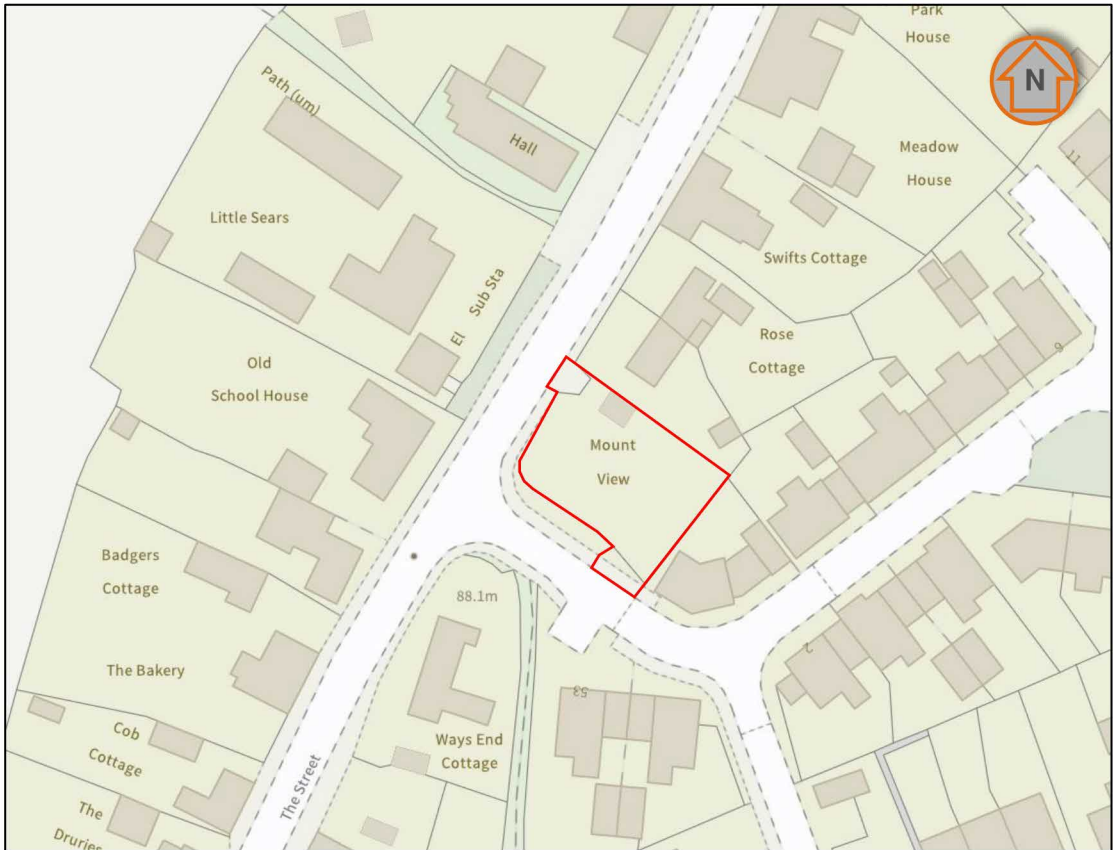


Fig.1: Site location shown in red.



Fig.2: The application site, bounded by the timber fence, on the corner of The Street and Owers Place. Mount View is seen to the centre of the image, with Swift Cottage beyond to the left, and the modern development on Owers Place (c.2017) to the right.



Fig.3: Left to right: Rose Cottage/Mount View, application site, modern houses on Owers Place.



Fig.4: The Owers Place properties are clearly visible from The Street and are two storey, with render or red brick exterior, prominent brick end stacks, and pitched tiled roofs.



Fig.5: Looking northeast along The Street towards the south elevations of Mount View and Swifts Cottage.



Fig.6: Looking south along The Street with Rose Cottage and Mount View in the foreground and the modern development on Owers Place seen over the application site.



Fig.7: The application site, currently an area of domestic garden with a modern detached garage (identified by trellises to the left).



Fig.8: Left to right: Rose Cottage, Mount View, detached garage and access point marking the northern edge of the application site.

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 is within High Roding Conservation Area and the setting of five listed buildings, including the host property, Mount View, plus Swifts Cottage, The Bungalow, Old School Houe, and Ways End Cottage.

Mount View (and Rose Cottage)

- 3.3. Mount View, listed alongside the adjoining property, Rose Cottage, was designated in 1983, 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 17th century development with a timber frame, render exterior, and clay tile roof. Together with Rose Cottage, the properties are believed to have initially formed a lobby-entrance house – a layout whereby the entrance door leads to a lobby with axial chimney stack to the rear and doors to either side. This can be supported by the 1839 Tithe Map and apportionment wherein the buildings is shown as a single unit, owned by Daniel Barnard and occupied my William Thurley. Though the properties were not examined in detail or internally, it is evident that the building was subsequently split into two properties between 1839-1874 (the earliest Ordnance Survey map) and the entrances adapted to suit. Fenestration is similarly also not original, with Mount View featuring pre-1983 alloy windows to each floor, these being mentioned in the listing description.
- 3.5. The 1839 Tithe map shows a rear projection to the properties; however this is removed by the 1874 map. In subsequent maps, the plan form of the properties changes little, however it is clear that Rose Cottage features post-construction additions to its north and east elevation, with these appearing to be shown on late 19th century maps. Comparison of the believed original and current forms of the properties may also suggest historic southwards extension(s) to Mount view.



- 3.6. Aside from the late 20th century garage, the application site is shown undeveloped across available maps and images. However, the land to the east was developed into (what became) Meadow House Nursery c.1950 and extensively redeveloped c.2017 into a modern housing estate. It is also important to note that permission was granted for development of two dwellings at the application site in 2008, with this renewed in 2011 but not carried out.



Fig.9: Rose Cottage (left) and Mount View (right).

Other Listed Buildings

- 3.7. Four other listed buildings are located within a 50m radius of the application site with all being grade II listed and designated on the same date, 17th October 1983. Listing descriptions can be found in the appendix, **HS1**.
- 3.8. Ways End Cottage is located approximately 25m south of the site on the south side of the junction of Owers Place and The Street. The cottage is 17th century with later additions and is of timber frame construction with a rendered exterior and thatched roof. Like Mount View and Rose Cottage, Ways End is shown as a single dwelling on the 1839 Tithe map but split in two by 1874 then then re-combined in the late 20th century. Despite their proximity, intervisibility with the application site is greatly reduced by mature trees and hedges to the northern border of the property.
- 3.9. The Bungalow is located 25m west of the site and is described as a small timber framed hall house of early 14th century origin plus 19th and 20th century alterations and additions, making it one of the oldest buildings in the area. As with the majority of properties in the area, the historic structure of the property is concealed externally by a rendered exterior and tiled roof.

- 3.10. The Old School House is 15m west of the site and is an 18th century property with 20th century extensions. The house is timber framed with the street-facing elevation being clad with weatherboard and the north elevation finished with render. The property is also fitted with horizontal sliding sashes to the front elevation of the ground floor, one being 19th century and the other a reproduction. The listing description states that the property is listed for group value.
- 3.11. Swifts Cottage is located approximately 30m northeast of the site on the opposing side of Rose Cottage and sits forward in the plot, abutting the pavement edge. Nevertheless, Mount View and Rose cottage provide substantial screening between Swifts and the proposed development site. Swifts is a 17th century timber framed property, extended in the 20th century, and is of timber frame construction plus weatherboard, render, and a half-hipped thatched roof.

Locally Listed Buildings

- 3.12. Uttlesford Local Heritage List October 2018 identifies locally listed buildings (non-designated heritage assets/NDHA) in High Roding. Of these, The Bakery 40 yards southwest of the site is included on the local list.
- 3.13. The local list described The Bakery as late 19th century render with a slate roof and two prominent chimney stacks, one with pots. Three window range and central door. The building is said to be of pleasing proportions, adding to the quality of the Conservation Area in this location.



Historic Map and Image Regression

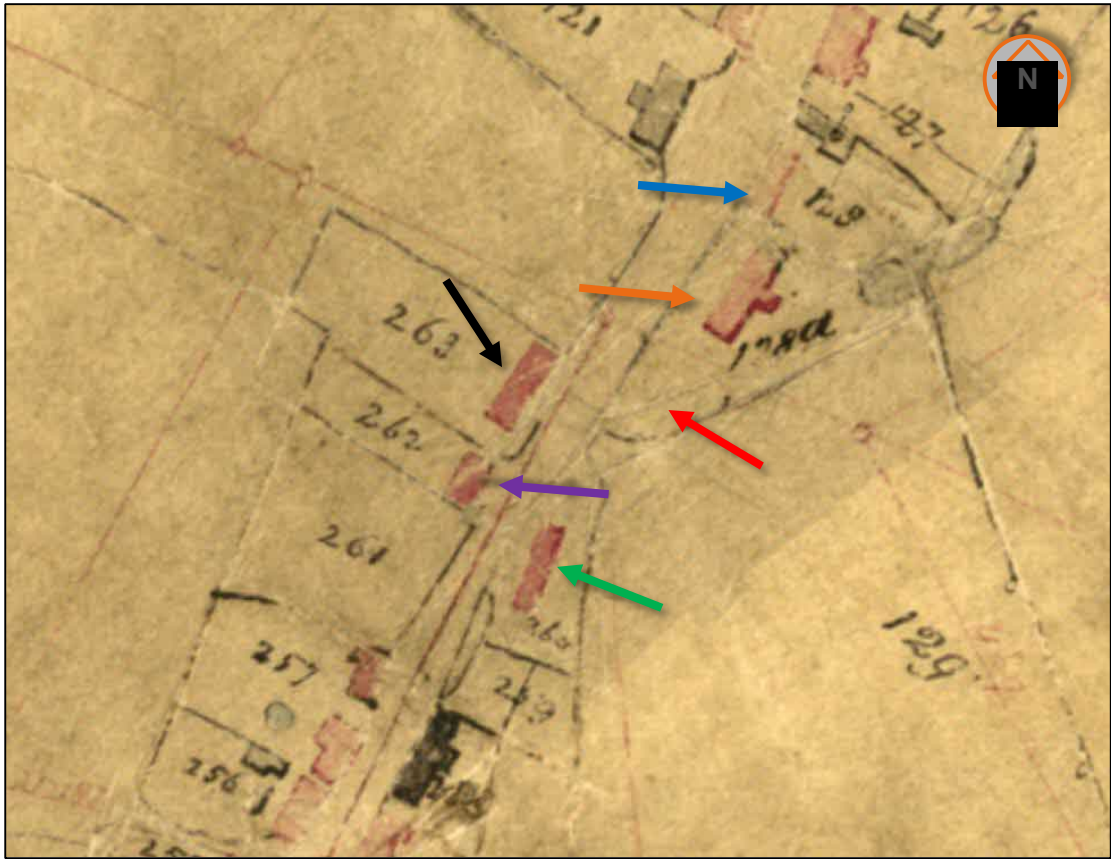


Fig.10: 1839 Tithe Map, showing the proposal site (red arrow), Mount View/Rose Cottage (orange), Swifts Cottage (blue), Ways End (green), The Bungalow (purple), and Old School House (black). Mount View/Rose Cottage formed a single dwelling at this time and a rear projection is seen to the east elevation.

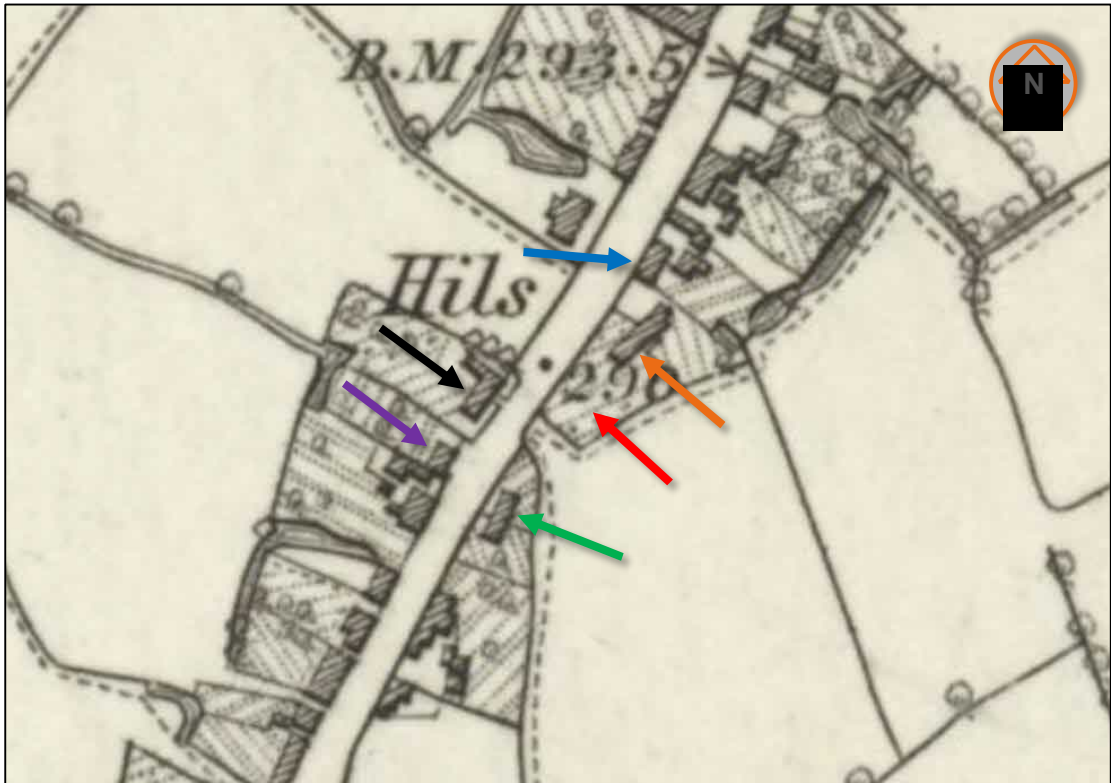


Fig.11: Ordnance Survey map, surveyed 1874-75, published 1881. Mount View/Rose Cottage are now observed to be split into two dwellings.

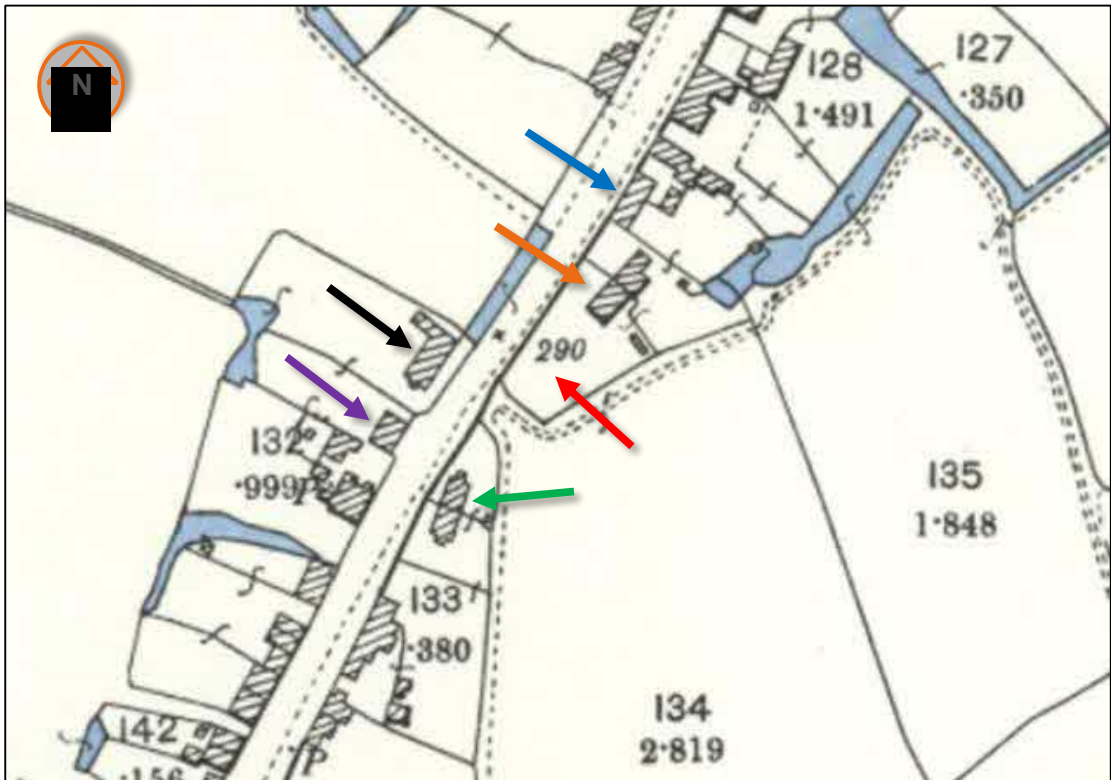


Fig.12: Ordnance Survey map, revised 1895, published 1897.

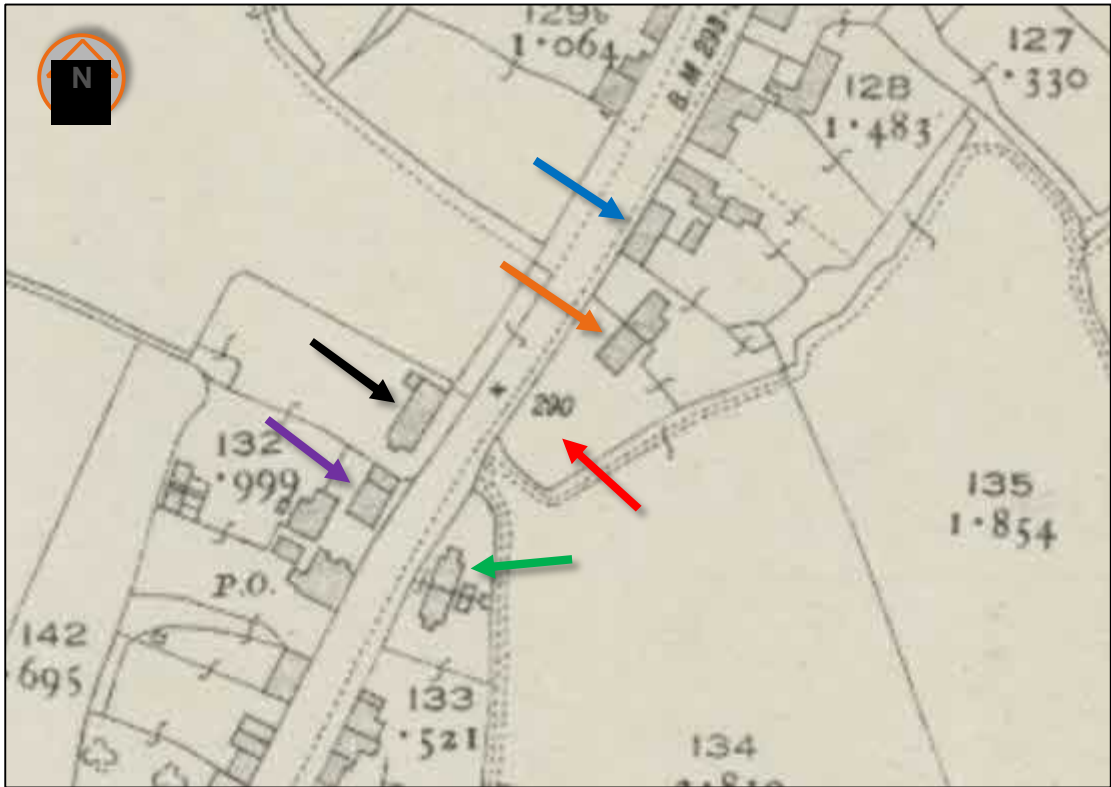


Fig.13: Ordnance Survey map, revised 1916, published 1920.

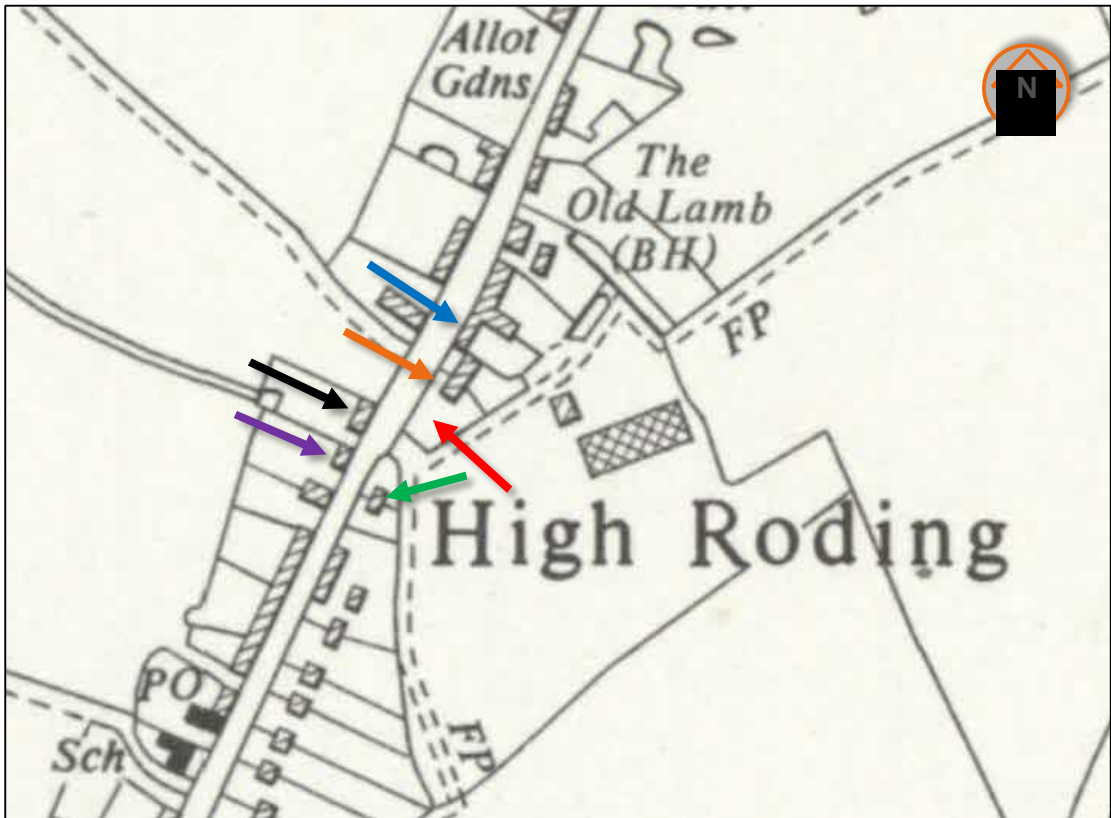


Fig.14: Ordnance Survey map, revised 1948-52, published 1955. The land to the rear (east) of the site is now seen to be in the process of development.

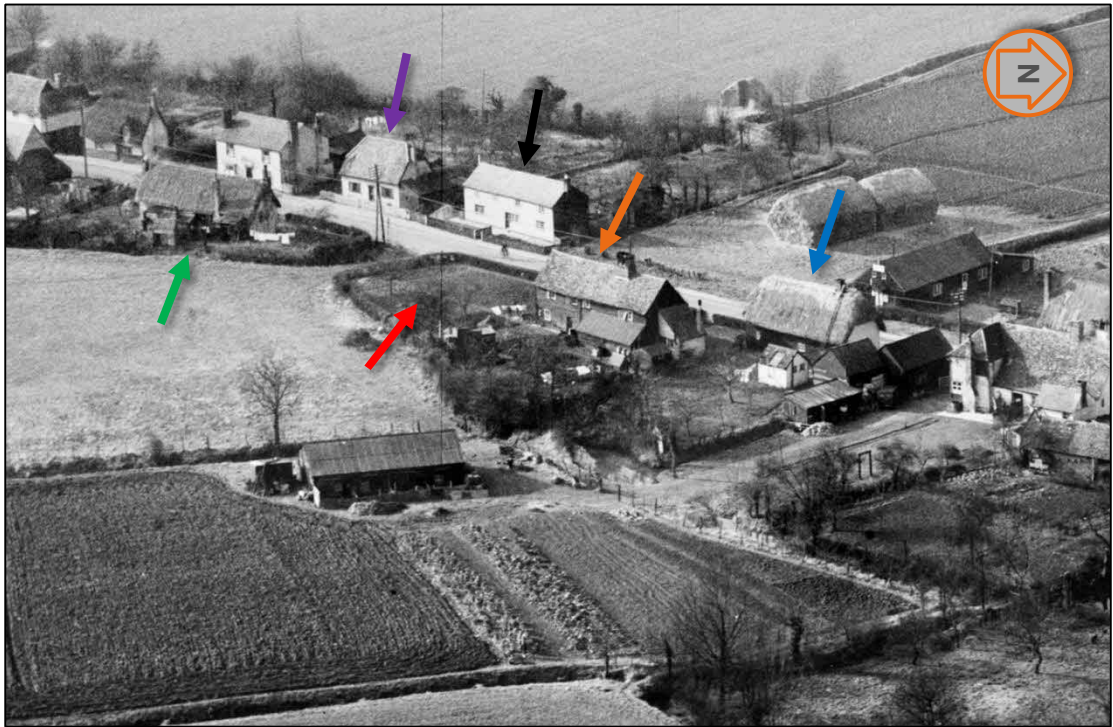


Fig.15: 1949 Aerial image looking west, shortly before development of the nursery to the rear of the site.

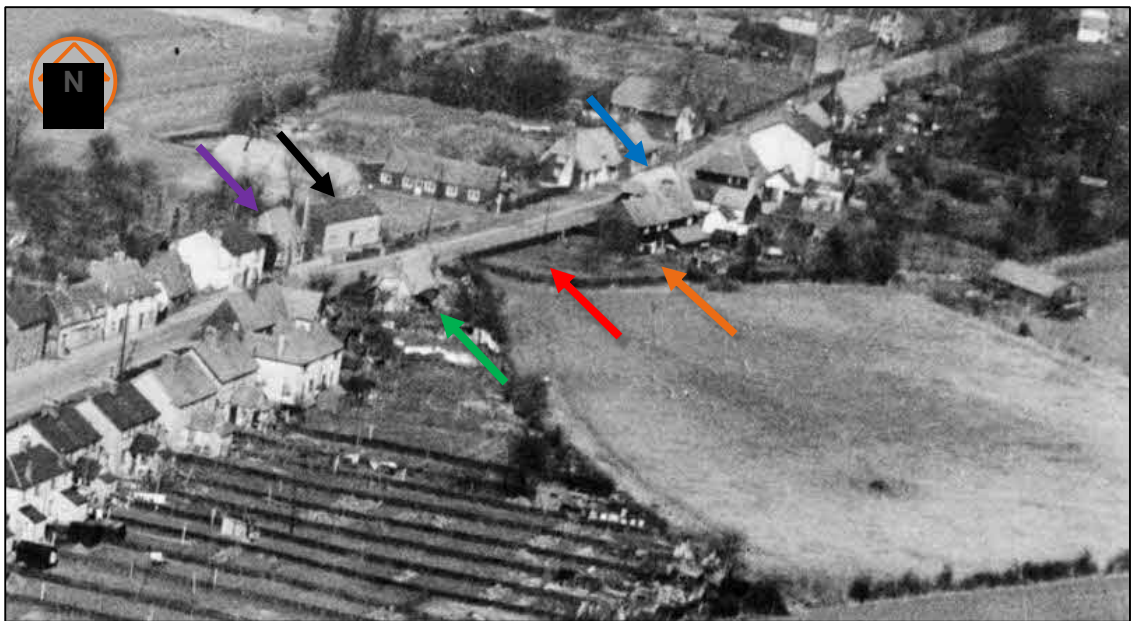


Fig.16: 1949 Aerial image looking north.

High Roding Conservation Area

- 3.14. High Roding Conservation Area was designated in 1977 and the High Roding Conservation Area Appraisal and Management Proposals document was adopted in February 2014.
- 3.15. The history of the wider area suggests prehistoric and Roman activity, with the latter being responsible for the origins of a number of roads which would be the focus of contextual and subsequent settlement. Similarly, Saxon and Medieval occupation is also known with the high number of moated sites and Porters Farmhouse (beyond the conservation area to the east) providing evidence of this. The earliest surviving development in High Roding itself is from the 14th century (The Bungalow, grade II) however this is a relative outlier amongst the 33 listed buildings, wherein the 17th century is the most abundant, making up 30%. The 16th century totals 20%, the 19th century, 18%, and the 15th and 18th centuries each account for around 12%. A K6 telephone kiosk represents the only 20th century listed building.
- 3.16. The historic core of the conservation area is formed by a concentration of architecturally and historically interesting properties, developed as a linear settlement. This is cited as a reason for the area's designation in addition to the high number of thatched properties which is said to add to visual appeal. Timber framing is also extensively found in the historic properties; however, this is typically concealed externally by render or weatherboard. The framing thus factors more into individual listings than the visible character of the conservation area, though this style of construction undoubtedly also dictates the form and vernacular style of the buildings which does have influence.
- 3.17. Whilst green and open spaces and gaps in development are also identified in the conservation area appraisal, this pre-dates the development of Owers Place which has substantially changed views of the built and natural landscape.

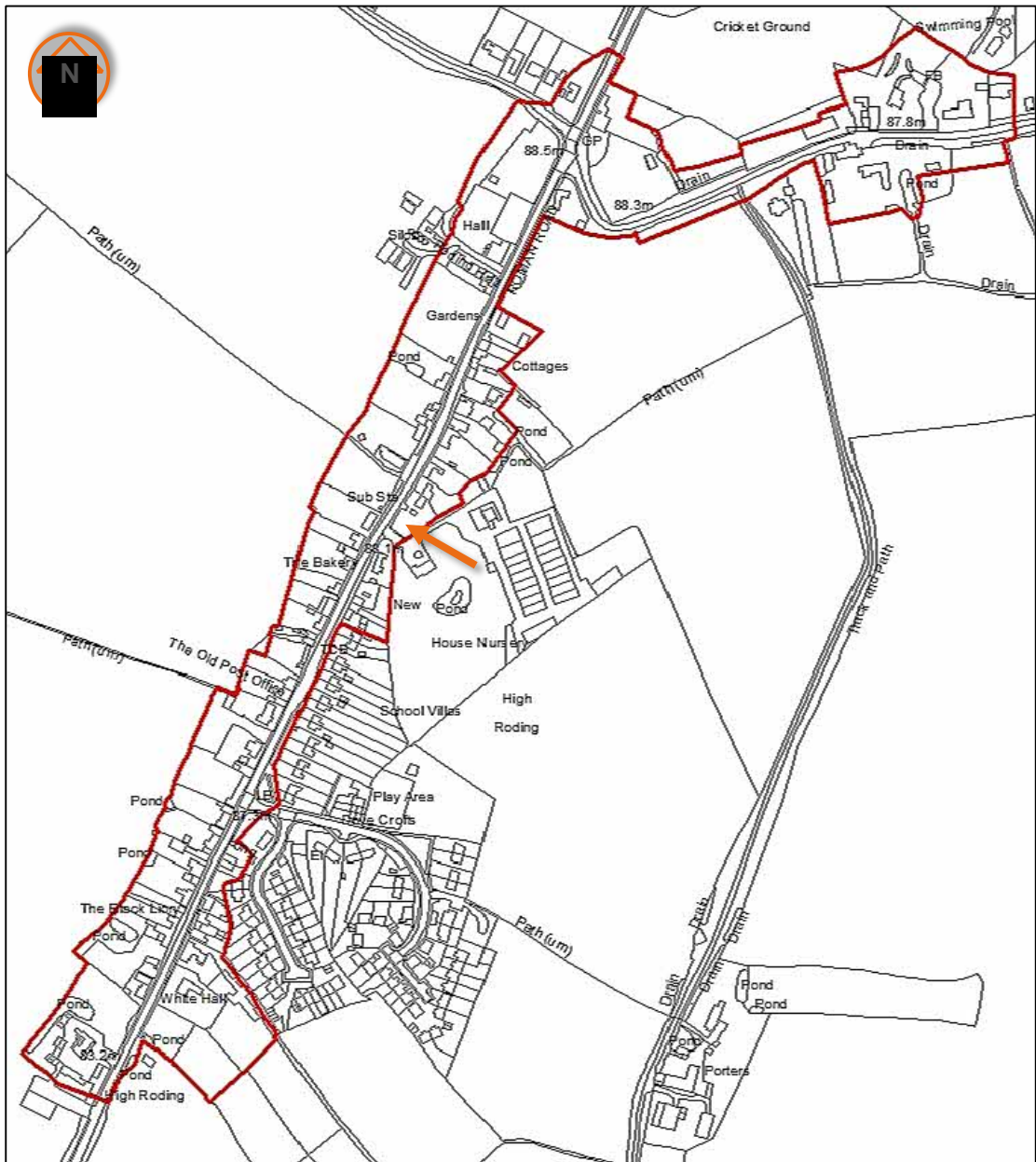


Fig.17: High Roding Conservation Area, site marked by the orange arrow. Note that the map pre-dates the development of Owers Place to the east of the site, instead showing the former nursery. Source: Uttlesford Council.

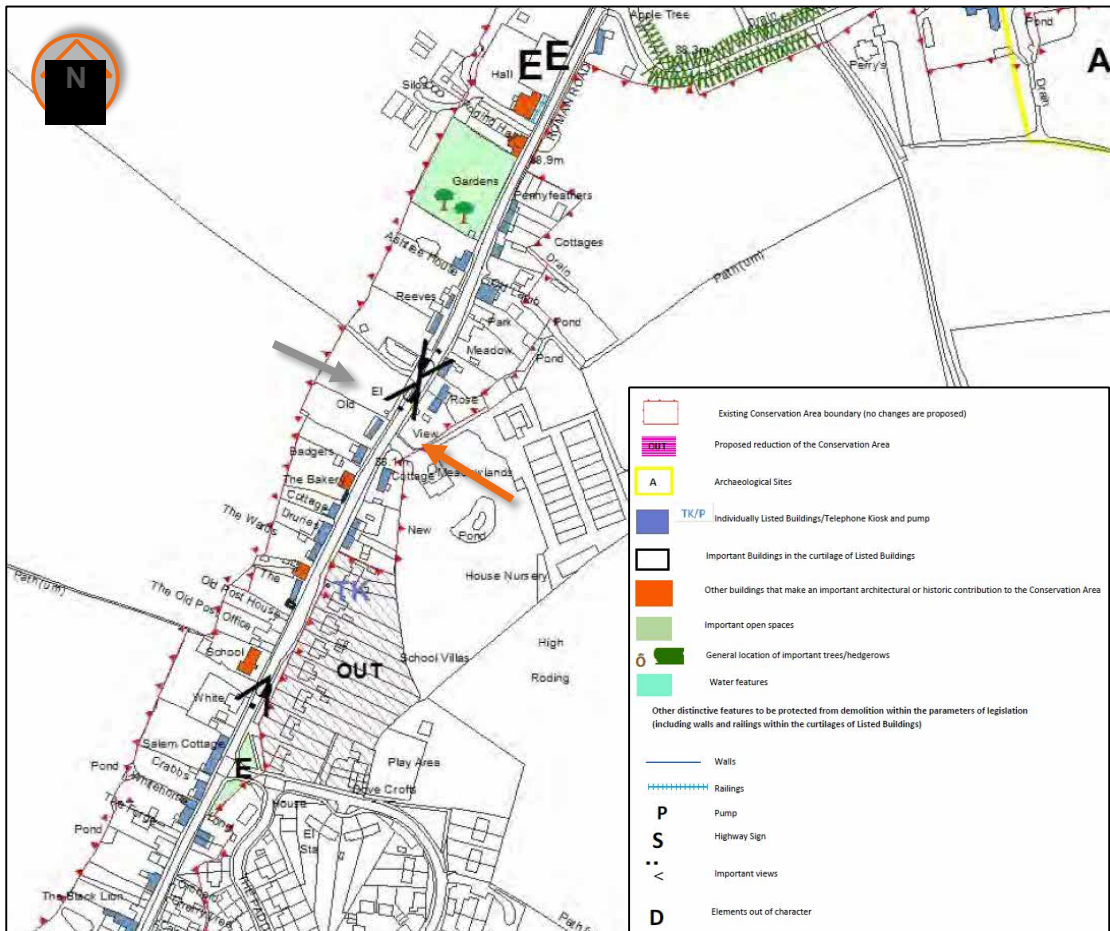


Fig.18: Important views (black Vs) and open spaces (green shading) within a section of the conservation area. Note that views are along the length of The Street only and not east- or westwards into the countryside. Furthermore, neither the application site (orange arrow) nor 2014 development on open land to the west (Little Sears, grey arrow) are identified as important green spaces, unlike the land flanking the junction of the modern development of The Paddock to the south. Little Sears also closed the view to The Mount (from which Mount View took its name) and Owers Place (developed after the map shown) removed views eastwards in 2017. Source: Uttlesford Council.

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. Section 72(1) of the abovementioned Act is relevant to the proposed development and provides the statutory test against which planning permission affecting conservation areas, as designated heritage assets should be assessed by the Local Planning Authority.
- 4.7. Section 72(1) states, ‘*In the exercise, with respect to any buildings or other land in a conservation area, of any... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*
- 4.8. As a minimum, the tests provided require the works to preserve the listed building, its setting, or the character and appearance of the conservation area. Historic England defines preservation in this context as not harming the interest in the heritage asset(s), as opposed to keeping them utterly unchanged.

National Planning Policy Framework (2023)

- 4.9. 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.

- 4.10. 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'.
- 4.11. 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.
- 4.12. 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.
- 4.13. 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.
- 4.14. 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.
- 4.15. 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.

- 4.16. 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.

- 4.17. 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.

- 4.18. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 203 whereby a balanced judgement is required having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

Local Planning Policy

- 4.19. 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. To a certain extent the significance of the heritage assets identified in Section 3 have already been recognised by their inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. 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.
- 5.3. 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)'.

5.4. 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.

5.5. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed development. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset's importance is its setting, which is an integral part of an asset's significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a five-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
Very High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
High	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas of acknowledged national importance Non-designated buildings of schedulable quality and importance
Medium	Conservation Areas of regional or local importance Locally listed buildings of regional importance Parks and gardens of regional interest Non-designated buildings, monuments or sites of regional importance or of modest quality including those historic townscapes with historic integrity
Low	Conservation Areas in states of poor preservation/contextual associations Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of low quality Assets of limited value but local research contribution potential
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value. Low level non-designated assets described above whose values are further compromised by poor preservation or survival or of contextual associations.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).

Assessing Setting

- 5.6. 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.
- 5.7. 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.
- 5.8. 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.
- 5.9. 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.
- 5.10. 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.

Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *'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'*.
- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable *impact* but, depending on the circumstances, 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 not be harmful to the asset.
- 5.13. The PPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'*. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the assets special architectural or historic interest.
- 5.14. Table 1 identifies the significance level of a heritage asset; therefore, the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.15. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
Very High	Negligible	Minor	Moderate	Major	Major
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).

Significance of Mount View

- 5.16. The significance of Mount View (and Rose Cottage), 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 history of the area. The form and external character of the property is believed to have changed post-construction, with the timber frame having been rendered and the property extended and subdivided from its original lobby-entrance form to two dwellings with external entrances. However, the alterations and additions are themselves relatively historic and therefore have minor impact to the character and special interest of the property or its setting. Whilst Mount View was historically seen to be at the edge of the linear settlement with open green space beyond to the east, the setting was substantially altered by the development of Owers Place c.2017, closing this view and extending the village envelope such that the property is now enclosed on all sides. Furthermore, the view westwards from the property towards 'The Mount' (so giving Mount View its name) was removed by the construction of Little Sears in 2014 within a gap in development on The Street, impacting the setting and context of the property.
- 5.17. Mount View is a grade II listed building, making it a designated heritage asset considered to be of **high significance**.

Significance of Other Listed Buildings

- 5.18. The significance of the other listed buildings identified in section 3 are derived from the same factors as Mount View, with each being grade II listed, timber framed buildings in the vernacular style which contribute to the morphology of High Roding. As per the rest of the listed buildings in the village, the properties span the 14th-19th centuries and also hold group value in addition to architectural, historic, and evidential values.
- 5.19. The grade II listed buildings, are designated heritage assets considered to be of **high significance**.

Significance of the Setting

- 5.20. As previously described, the setting is defined largely by the linear settlement and the environs, which includes open/green space. However, adjacent to the application site, this was greatly changed by the development of the Owers Place housing estate c.2017, reducing views, openness, greenery, and changing the development pattern.



- 5.21. The significance of the setting is consequently considered to be **medium**, with Owers Place and the adjacent areas being at a lower level.

Significance of High Roding Conservation Area

- 5.22. The significance of the conservation area is derived from its spatial and architectural character, defined primarily by a linear settlement of historic, vernacular properties developed between the 14th - early 20th centuries. In total there are 33 grade II listed buildings in the area, of which 50% are 16th-17th century, though these are not without later alterations and additions. Whilst the listed buildings are the primary contributor to the character and appearance of the area, the village is not without modern infill and/or redevelopment, and in 2017 a large modern housing estate was developed to the east, adjacent to the application site on Owers Place, impacting the pattern of development, views, character, and appearance.
- 5.23. As such, the High Roding Conservation Area is a heritage asset considered to be of **medium-high significance**.

6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Works

- 6.1. The proposal relates to demolition of the modern garage at the site and development of a detached 1.5 storey dwelling, set back from the building line at the centre of the plot.
- 6.2. The proposed dwelling is to have a primarily rendered exterior, plus exposed red brick to a small projection to the southwest side elevation and an end stack to the northeast side elevation. To the principal, street-facing (northwest) elevation, a timber framed porch is proposed to the central doorway.
- 6.3. The roof of the property is gabled in form and laid with clay tiles. To the front (northwest) pitch, two dormers and a small central rooflight are proposed, whilst three rooflights are proposed to the rear (southeast) pitch.
- 6.4. Fenestration comprises of modern casements plus bifold doors to the rear.

Impact

- 6.5. It should be reiterated that permission was granted in 2008 and 2011 (UTT/1824/08/FUL and UTT/2405/11/REN) for two dwellings at the site with the design and scale of the proposed properties deemed to respond well to local vernacular character, positively contributing to the character of the conservation area. This has established that development at the site is acceptable in principle, including at a larger scale, having been assessed against the statutory tests of the Planning(Listed Buildings and Conservation Area Act) 1990 and found to be acceptable. In spite of this, the recent prior application (UTT/23/1543/FUL) was refused, and the current application has responded proactively, reducing the proposal to a single dwelling set back in the plot in order to further reduce impact.
- 6.6. It should also be noted that as High Roding is a linear settlement, the application site is perfectly placed for development. Furthermore, Little Sears was approved in 2014 and the modern housing estate on Owers Place was constructed c.2017 to the rear of the site. The latter greatly changes the setting, views, and development pattern, yet was deemed to satisfy the aforementioned statutory tests and planning policies. It is considered that the modest proposal serves as an effective transition between the historic and modern developments.

- 6.7. The design of the proposed dwelling, including scale and materials, are found to be high quality and appropriate for the established character and appearance of the areas and setting, combining elements of both historic and modern neighbouring properties. The siting of the property, at the centre of the plot, behind the building line of Mount View, combined with its lower height and smaller silhouette, ensures that the development would not appear overly dominant or encroach into views of the listed buildings or along The Street as shown by Figure 18. Again, it should be identified that the Owers Place properties are of considerable scale and have substantially changed the setting and the current proposal could present an opportunity to soften these views. Furthermore, the development of Little Sears closed a gap on the west side of the road, changing the setting and context of the property by removing views towards the Mount from which Mount View took its name. In light of these points, it is considered that the setting has been substantially changed and the traditional style and siting of the proposed dwelling will therefore have **no impact** to the character and appearance of the conservation area or to views.
- 6.8. With regards to the setting and special interest of the listed building, Mount View, development of the area of garden to the south would cause less than substantial harm at the lower end of the scale, at most, and **no harm** to the setting of the other listed buildings identified in section 3. As previously described, the high quality and harmonious design of the proposed dwelling could in fact have a **positive impact** by removing the existing incongruous garage and screening the larger modern development on Owers Place from view of the listed properties and The Street.
- 6.9. Irrespective of this, the principle of development at the site has already been established in 2008 and 2011, with the current application potentially being the proposal with the least potential for impact to date. The development should therefore also satisfy the criteria for approval and the creation of additional housing in the area would provide sufficient **public benefit** to mitigate any low level of harm which could be perceived.
- 6.10. In summary, the proposal **preserves** the setting and special interest of the listed buildings, locally listed building, and the character and appearance of the conservation area.

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 considered that the current application has successfully taken into account the feedback received from the previous application to create a revised scheme which overcomes any concerns raised by the conservation officer.
- 7.3. It is also important to note that the site was previously approved for the development of two dwellings in 2008 and 2011 (UTT/1824/08/FUL and UTT/2405/11/REN), thereby establishing that development of the site was acceptable in principle. In the 2008 delegated report, the conservation officer stated that two new dwellings would be acceptable in principle at the site and that the design and scale of the properties responded well to local vernacular character. The officer also concluded that the development was likely to positively contribute to the character of the conservation area – an assessment made even before the construction of Little Sears c.2014 and the extensive modern development of Owers Place adjacent to the site c.2017, both of which substantially changed the setting and reduced views. As the 2008 application was assessed against the same statutory tests and local planning policies as still apply today and was found to be acceptable, it is considered that that the current application should also satisfy the criteria for approval.
- 7.4. It is concluded that the current proposal is of a high quality design and appropriate in style, scale, and siting, which have been expressly chosen in order to avoid harm to the heritage assets in the vicinity. The proposed dwelling would not appear overly dominant, due to being set back in the plot and of a smaller scale than Mount View and would have no impact to views of any listed building or through the conservation area. It should be stressed that the modern development of Owers Place has removed views into the surrounding open green spaces and changed the setting.
- 7.5. The demolition of the incongruous modern garage is considered to have a positive impact to the setting and character and appearance of the conservation area. Its removal will also mean the south elevation of Mount View becomes more visible as the proposed dwelling is set further back both east and south within the application site.

- 7.6. 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 the settings of Mount View and the other identified listed buildings are **preserved**.
- 7.7. With regards to the development meeting the statutory test provided by 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is for works to preserve the character or appearance of a conservation area. It is considered that the proposal satisfies this test by **preserving** the character and appearance for the reasons described above.
- 7.8. 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.
- 7.9. With regards to NPPF paragraphs 199 to 202, should harm be caused to a heritage asset or its setting, public benefit is required. Whilst little to no harm is anticipated in this case, public benefit is nonetheless provided in the creation of a new family home.
- 7.10. With regards to paragraph 203 a balanced judgement is required with regard to the scale of any harm or loss to the significance of the NDHA. As identified above the scheme is found to cause no harm to the setting of the locally listed building.
- 7.11. In regard to local policies ENV2, for the reasons described above, the proposal is found to cause no impact or harm to the conservation area or setting of the listed building as the scheme is of an appropriate scale, layout, and design for the site and its environs.
- 7.12. 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)

High Roding Conservation Area Appraisal and Management Proposals (2014)

Uttlesford District Council Local Plan (2005)

HS1

Listing Descriptions

Heritage Category	Listed Building
Listed Building Name	MOUNTVIEW ROSE COTTAGE
Address	MOUNTVIEW, THE STREET
List Entry Number	1084386
Grade	II
Date First Listed	17 October 1983
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	High Roothing
National Grid Reference	TL 60398 17394

Listing Description

TL60 17 HIGH RODING THE STREET

4/25 Rose Cottage & Mountview

GV II

Lobby-entrance house, CI7, divided into 2 dwellings. Timber-framed, plastered, tiled roof. 4 bays including chimney bay (double chimney stack in second bay from NE). 2 storeys. Rose Cottage (NE part) has 2 C20 wooden casement windows at each floor. Mountview (SW part) has 2 light alloy windows at each floor, Both doors C20. Jowled storey posts. Stop-chamfered beams.

Heritage Category	Listed Building
Listed Building Name	SWIFTS COTTAGE
Address	SWIFTS COTTAGE, THE STREET
List Entry Number	1328802
Grade	II
Date First Listed	17 October 1983
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	High Roothing
National Grid Reference	TL 60397 17409

Listing Description

TL 60 17 HIGH RODING THE STREET

4/24 Swifts Cottage

GV II

Cottage, C17, extended in C20. Timber-framed, plastered and weatherboarded, roof thatched. 3 bays with chimney stack of one hearth at NE end of middle bay. Single-storey extension to rear of NE end, C20. Single storey with attics. Two late C19 sash windows, plain boarded door and one early C19 sash window; two C20 casement windows in thatched dormers, one plain, one gabled. Roof half-hipped at both ends. Timber framing exposed internally. Primary straight bracing. Hearth reduced in size by inserted brickwork, C19. NE bay unstoreyed, probably used originally for storage, workshop etc.

Heritage Category	Listed Building
Listed Building Name	WAYSSEND COTTAGE
Address	WAYSSEND COTTAGE, THE STREET
List Entry Number	1141249
Grade	II
Date First Listed	17 October 1983
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	High Roothing
National Grid Reference	TL 60362 17344

Listing Description

TL 60 17 HIGH RODING THE STREET

4/26 Waysend Cottage

GV II

Cottage, C17 and later. Timber-framed, plastered, thatched roof. 2 bays at SW end C17, with C19 external chimney. Extended to NE by 2 bays, C19 and one single-storey extension beyond with external chimney, C19; Single-storey with attics. 5 C20 casement windows and one wide dormer of 5 lights, C20. Roof half-hipped at SW end. Some framing exposed internally. In SW bay, cambered tiebeam, stop-chamfered transverse beam, early C17, with unchamfered common joists, collar-rafter roof. The next bay formerly contained a chimney stack. In the C19 this building comprised 2 or more cottages.

Heritage Category	Listed Building
Listed Building Name	OLD SCHOOL HOUSE
Address	OLD SCHOOL HOUSE, THE STREET
List Entry Number	1141283
Grade	II
Date First Listed	17 October 1983
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	High Roothing
National Grid Reference	TL 60354 17375

Listing Description

TL 60 17 HIGH RODING THE STREET

4/5 Old School House

GV II

House, C18, extended in C20. Timber framed, part weatherboarded, part plastered, slate roof. Original house with end chimney stacks, extended to SW in C20. 2 storeys. Front weatherboarded. On ground floor, 2 windows with horizontally sliding sashes of which one is C19, other is reproduction, one C20 casement window, plain door. On upper floor, 5 C20 casement windows. No framing visible in January 1983. Listed for Group Value.

Heritage Category	Listed Building
Listed Building Name	THE BUNGALOW
Address	THE BUNGALOW, THE STREET
List Entry Number	1347758
Grade	II
Date First Listed	17 October 1983
Date Amended	N/A
District	Uttlesford (District Authority)
Parish	High Roothing
National Grid Reference	TL 60347 17360

Listing Description

TL 60 17 HIGH RODING THE STREET

4/6 The Bungalow

GV II

Small hall house, early C14, altered in C19, extended in C20. Timber-framed, plastered, roofed with C20 'Roman' tiles. 3 bays aligned NE-SW, consisting of a 2-bay open hall with 'high' end to the NE, and service end (or combined service and solar) to the SW. External chimney stack at NE end, C19. Single storey extension to rear of NE end, C20. Single storey with unlit attic. Two C20 casement windows and C20 glazed door between them. Roof half-hipped at both ends. Lean-to garage to NE. On the ground floor the walls are fully plastered internally and the only evidence visible of the original structure is one arched brace to the central tiebeam of the hall, the other boxed in. In the unlit attic the upper part of the hall and the original roof are almost intact, all heavily smoke-blackened. The SE wallplate has a splayed and undersquinted scarf 91cm long (3 feet as built) and diamond mortices and rebate for a large unglazed window near the NE end. The NW wallplate has been replaced without disturbing the rafters. The NE tiebeam has diamond mortices and rebate for an unglazed window with 4 diamond mullions and central rectangular mullion. The central tiebeam is cambered. The tiebeam between the hall and service end has been removed and replaced by an iron strap. The roof is of collar-rafter construction. In the SW bay of the hall

there is evidence of a former timber framed chimney or smoke hood, apparently the only heating until the C19 chimney was built. The pegs attaching the collars to the rafters are of nailhead design, facing the 'high' end. Important evidence of the original structure is concealed within the plaster of the walls, which could merit upgrading if it proves to be at all complete.



understanding
heritage
to inform
change