



3 The Stables
Cannons Mill Lane
Bishops Stortford
Hertfordshire
CM23 2BN

t: 01279 505023
e: amp@ampersand-associates.com
w: ampersand-associates.com

24.01.24

HERITAGE STATEMENT – Please refer to application UTT/1360/LB for reference

Premises: 2 Loppingdales Cottages Gaunts End Elsenham

Introduction:

This statement is submitted to support the listed building application for the change of use from class C3 to class C1 of an existing premises that has been used as a guest house "C1" for the past 15 years.

The heritage assets have been assessed retrospectively with much care taken to ensure that the historic fabric of the building has been retained. This is considered that this substantiates a conservation-led approach, in line with both local and national policy.

In line with the council guidelines on listed buildings, careful consideration has been taken to ensure that the character of the building was retained and enhanced. The Proposed works will have a negligible impact upon any historic features of the building.

It is therefore considered that the proposal will have negligible effect on the historic character of the building and no impact upon the surrounding area.

Impact of the proposed changes on the listed building: Application UTT/1360/LB

Works at this site started in 1997 and finished in 2003. The original approval was for Demolition of rear flat roof extension, internal alterations and erection of rear extension. Planning permission that went along side with this application was for the construction above and change of use to a public house.

We have carefully considered this proposal in relation to the granted listed application from 1992. Whilst we recognise the listing on the building, these changes do not have any negative impact on the historic nature.

The proposal has negligible impact upon the historic features of building and the works that differ from the existing proposal are retaining the existing features instead of converting these spaces to an open bar. The fire places and space within the cottage has remained as existing.