



HERITAGE STATEMENT

Proposed single storey rear extension and internal alterations at Calmesden, Gallows Green Road, Great Easton CM6 3QS

January 2024



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1 Introduction

1.1 Brighter Planning Ltd have been appointed by the owners of Calmesden Cottage to prepare a Heritage Statement in support of a proposed single-storey rear extension and related internal alterations to an existing modern addition to the cottage. This follows the refusal of Planning Permission and Listed Building Consent for a one-and-a-half-storey rear extension in November 2023 (UTT/23/2469/LB and UTT/23/2468/HHF). Both applications were refused on the grounds that the proposals would fail to preserve the special interest and significance of a designated heritage asset.

1.2 The cottage is a Grade II Listed Building. The listing description dating from 1983 describes it as a late C16 cottage which was originally a two-bay open hall house, but a floor was added to form a one-and-a-half-storey cottage. See the Listing description in Appendix 1. The site is not within a Conservation Area.

1.3 This statement seeks to meet the requirements of the national guidance set out in the NPPF (Dec 2023) and identifies the heritage assets in the locality and their heritage value and significance. A summary of the background history of the site is set out. The heritage policy context is set out. The proposals for the building then considered in terms of the potential impact on the heritage significance and setting before assessing what potential harm or benefits will result from the development.

1.4 This statement is not intended to be an archaeological report or a condition or structural report of the building.

1.5 A site visit was undertaken in January 2024 when the photos which illustrate the report were taken.

1.6 This report should be read in conjunction with the following:

Drawings produced by Ian Abrams Architects

Design & Access Statement Ian Abrams Architects



2 Identified Heritage Assets

Listed buildings



Extract from Historic England Website

2.1 The above map from the Historic England web site identifies the listed buildings in the locality with a marker. There are four listed buildings denoted within the hamlet of Gallows Green.





Southern elevation of application cottage

Calmesden Cottage (SMR 37555)

2.2 This is the application site and is a Grade II Listed Building. The listing description dates the cottage to the C16. The historic part of the cottage is thatched and one and a half storey with dormers to the attic floor. The chimney stacks are to the gable ends and the Listing identifies this was originally a two-bay open hall house before the attic floor was added.

2.3 To the east of the cottage are:

A barn 30m west of Hyde Farmhouse – Grade II Listed

Hyde Farmhouse – Grade II Listed

Hyde Cottage – to the southern side of the road and this is also Grade II Listed.

Conservation Area

2.4 The site is not within a Conservation Area.



Essex HERs records

2.5 A search has been undertaken on the Heritage Gateway for any entries relating to the site. There is an entry relating to the site where it is listed as a post medieval cottage.



3 Brief History of the Site and its Context

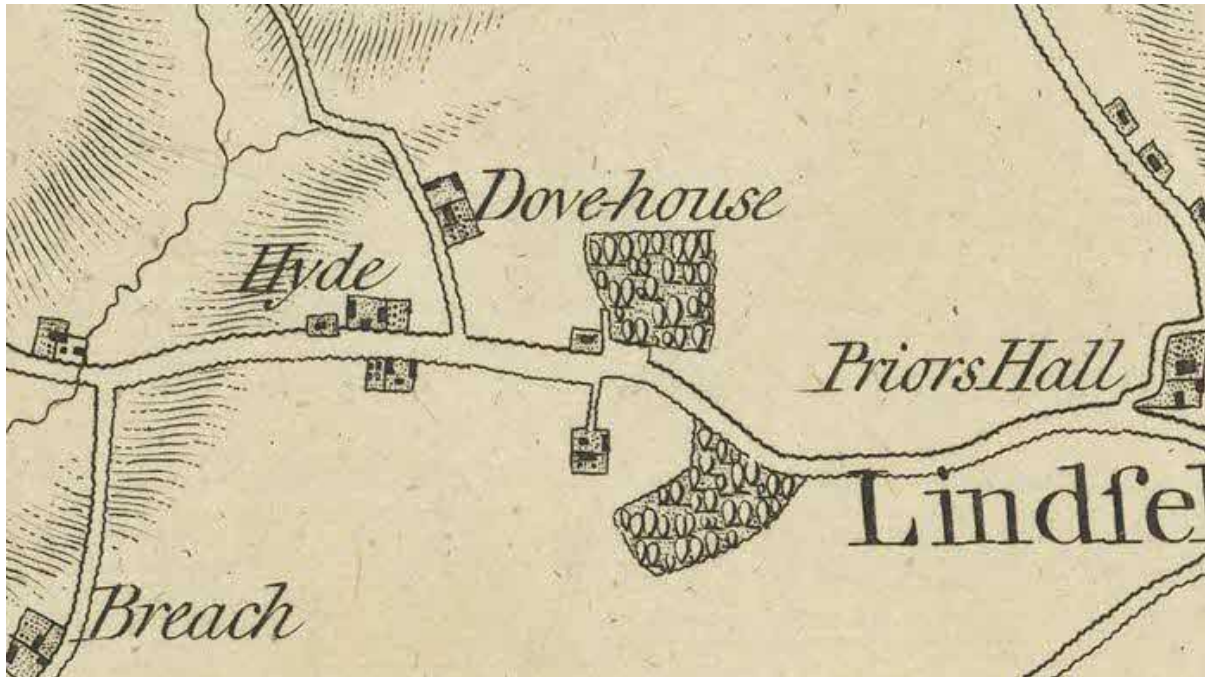
3.1 The cottage is in the hamlet of Gallows Green, which is to the northeast of the main village of Great Easton. The site is located within the Chelmer River valley. The Parish of Great Easton in which it is located is predominantly rural and at the time of the Domesday Survey of 1086 was under the control of the Cistercian foundation of Tilty Abbey. The hamlet is recorded in 1505 as Galloughgrene.

Calmesden Cottage

3.2 The hamlet appears to have developed with Hyde farm as the focus. The 1777 Chaman and Andre map of Essex does not reference Gallows Green but identifies Hyde Farm and the cottage is depicted to the west of the main farmstead site.

3.3 In being identified as an open hall means that the cottage was originally single-storey with an open hearth vented through the roof rather than a chimney – the attic floor and end chimney stacks are later alterations in the C17. Being two bay means that it was a very modest building.

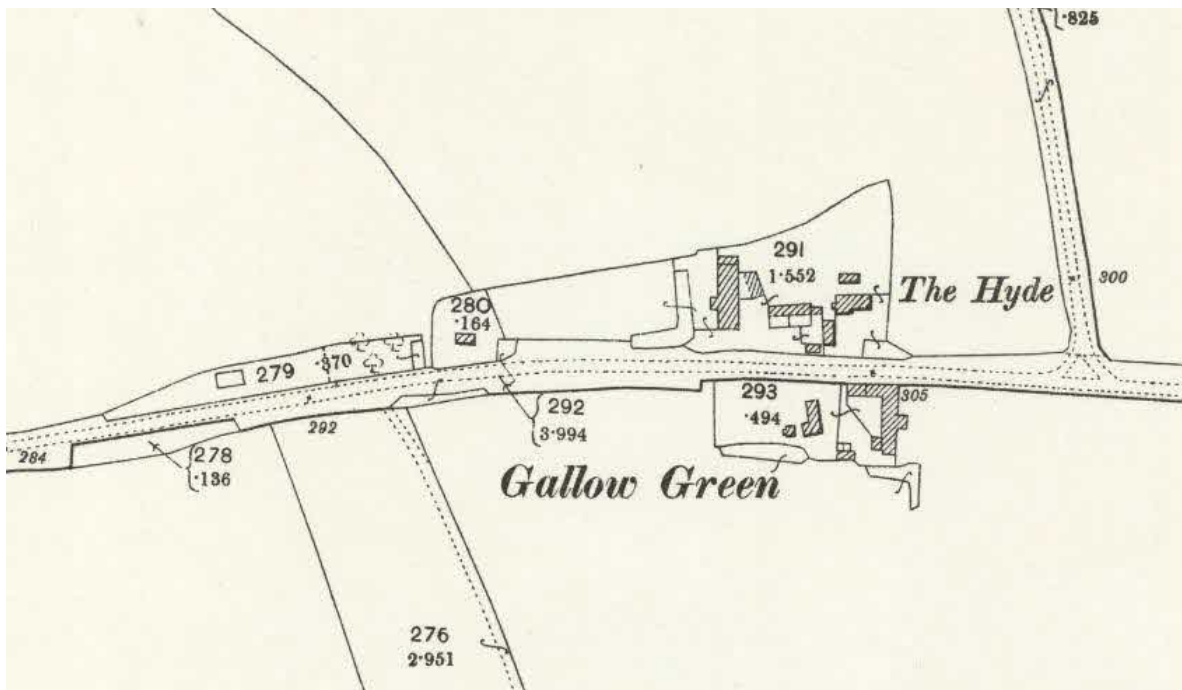




Chapman and Andre Map 1777 (Digitised version)

Map regression

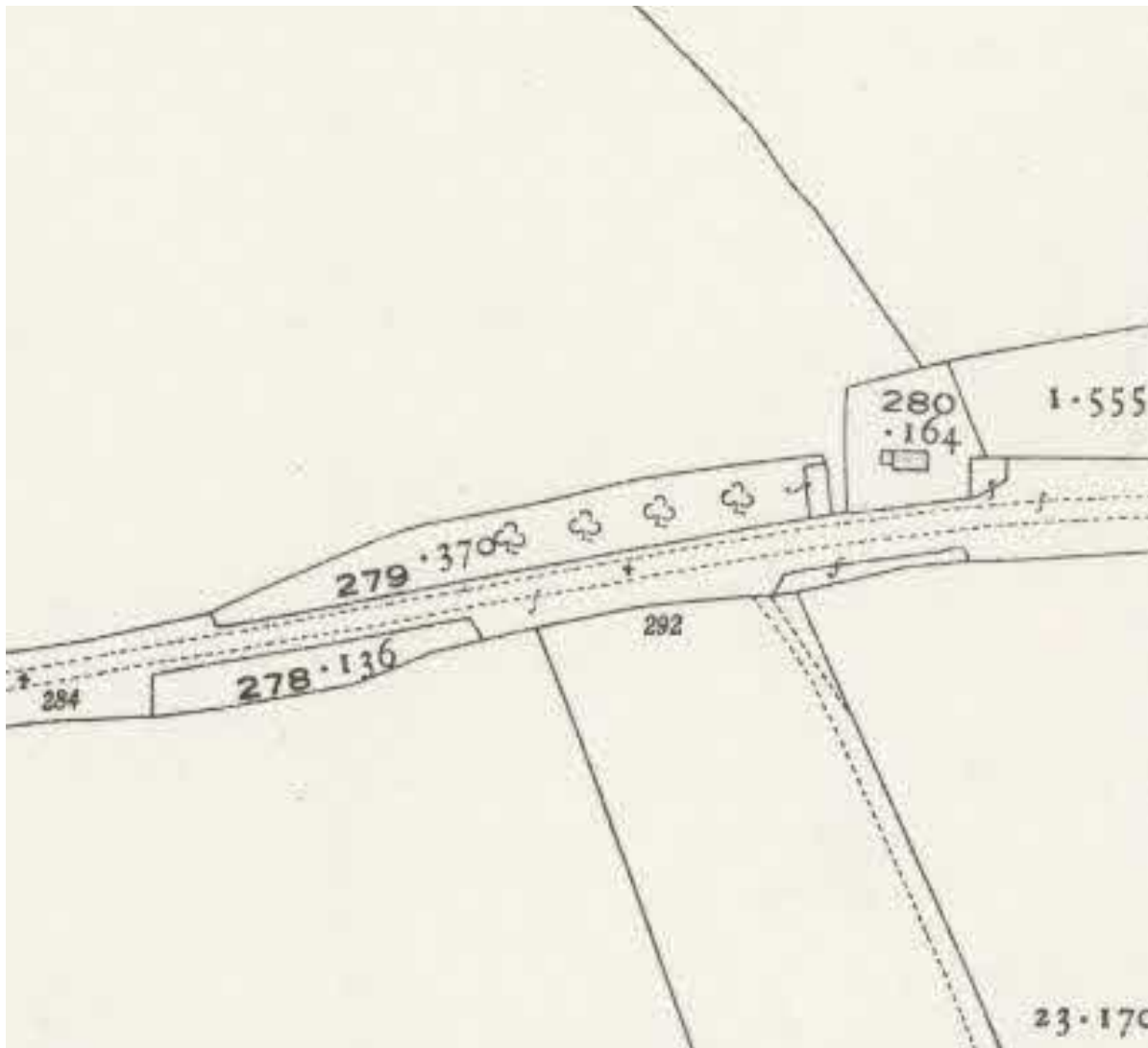
3.6 A map regression has been undertaken for the site using three Ordnance Survey Maps from 1899 to 1951.



Essex First Edition Revision XXIV.1 1899 OS Map Twenty-five Inch series (Reproduced with permission of the National Library of Scotland)



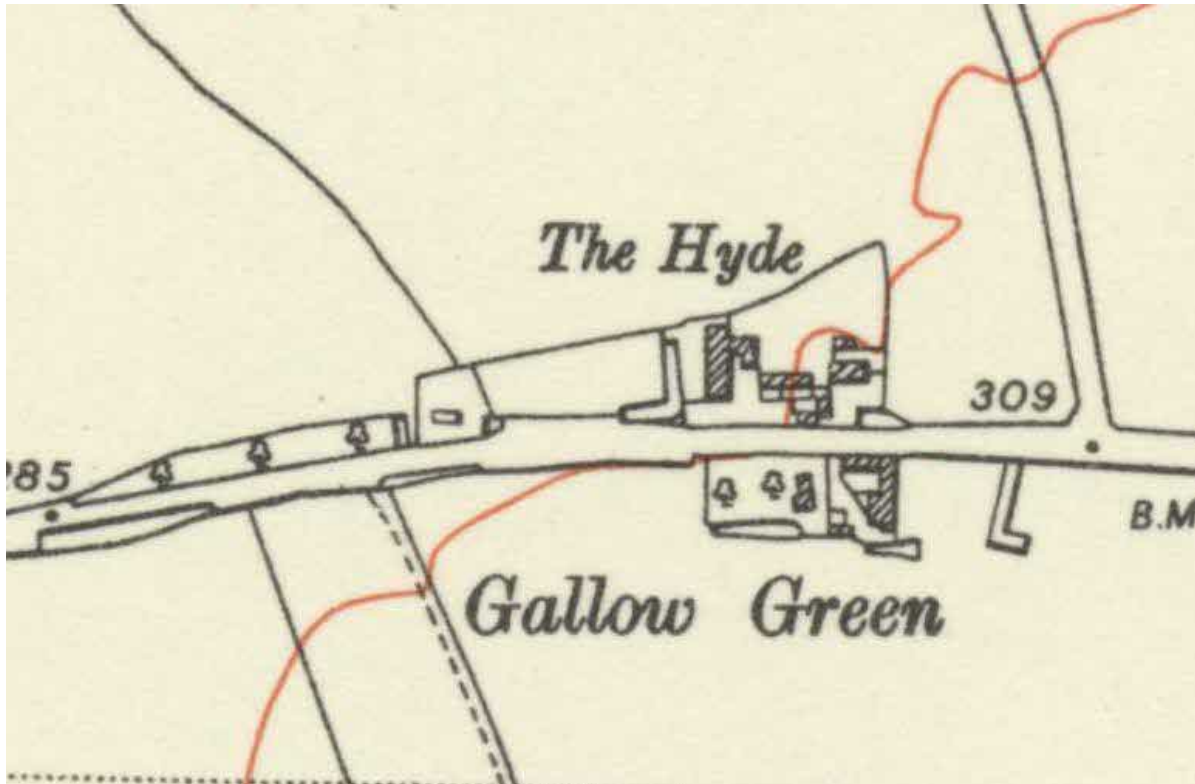
3.7 The OS map of 1899 shows the cottage in its original two bay form to the west of the farmstead of The Hyde.



Essex New series XXIV .11 1920 OS Map Twenty-Five Inch series (Reproduced with permission of the National Library of Scotland)

3.8 The 1920 map shows the cottage with an extension to the western end which is understood to have been a lean-to.





Essex Sheet nXXIV 1951 OS Map Six Inch series (Reproduced with permission of the National Library of Scotland)

3.9 The final map in the series shows the cottage in 1951 with little change in the surrounding development.

Planning History

3.10 The relevant planning history is summarised in the table below:

Reference	Description	Decision
UTT/1229/12/FUL UTT/1230/12/LB	Erection of a one and a half storey side extension and removal of single storey extension and porch with internal alterations	Approved
UTT/23/2468/HHF UTT/23/2469/LB	1.5 storey rear extension and internal alterations	Refused



3.11 The existing western side extension dates from the 2012 consents.



The cottage from rear showing 2012 extension



4 Assessment of Significance

4.1 The NPPF (Dec 2023) sets out in paragraph 200 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 Heritage assets and significance (for heritage policy) are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

Archaeological interest in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)

Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)

Historic interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)

4.4 Setting of a heritage asset is also defined in Annex 2 of the NPPF as follows:



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

4.5 Historic England’s ‘Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets’ (2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.



Calmesden Cottage

4.6 The Grade II Listed Building is a timber framed thatched cottage, with end brick chimney stacks on the northern side of the road.



Archaeological interest – *High*

4.7 The standing building has archaeological value as an example of a timber framed cottage typical of the Northwest Essex style of vernacular buildings dating from the C16 onwards.

Architectural and artistic interest – *High*

4.8 The cottage is of national interest as it contains evidence of having developed from being built as an open hall. It is an example of traditional vernacular cottage constructed using local materials.

Historic interest – *High*

4.9 The cottage is of historic interest as part of the history of the development of the rural settlement in the area and the style of building constructed.

Heritage significance of the building

4.10 The heritage significance of the cottage has been assessed. The following table sets out the levels of heritage significance used to assess the building on a detailed level. This acknowledges that some parts of the building may have different levels of significance than others. The right-hand column is the relevant one given the building is Grade II Listed.

Table of heritage significance

	Grade I (and II*)	Grade II
Exceptional	Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in ‘substantial harm’ to the heritage significance.	
Considerable	Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of	A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major



	such features may constitute 'substantial harm' .	alteration to such features may constitute 'substantial harm' to its heritage significance
Some	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute 'less than substantial harm'.
Local	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute minimal harm to heritage significance.	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.
Low/none	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance
Negative or intrusive	Those elements which detract from the value of a site and where its removal may be a clear benefit.	Those elements which detract from the heritage significance and their removal may be a clear benefit.



Calmesden Cottage

4.11 Given that no alterations are proposed to the historic part of the cottage the assessment focuses on the exterior and the interior of the 2012 addition .

Exterior

SOUTHERN ELEVATION *Some significance*

4.12 This is the principal elevation which fronts the road. The original two-bay element clearly legible with the thatched roof forms the focal part of the cottage with the subservient clay tiled roof side extension readable as the modern extension to the western side.

4.13 The cottage is set back from the road behind a hedge with a vista into the site from the driveway access to the southwest corner of the site. There is a pond to the southwest corner of the site.

4.14 The original cottage has a pair of dormers to this elevation and a simple central porch with timber framed leaded light windows to each side of this. This elevation has a rendered finish to the old and modern elements.



Southern elevation of cottage in street scene



NORTHERN ELEVATION *Some significance*

4.15 The northern elevation echoes the pattern to the front elevation with the original cottage clearly legible against the modern subservient side extension. The rear thatched part of the cottage has two dormer windows to the attic floor and three windows to the ground floor.

4.16 The modern extension of 2012 provides the service facilities for the cottage and access to the rear garden. This is one and a half storey dropping to single storey with an attic room which forms a bedroom area within the main bay of the extension lit by a rear dormer window with a second dormer to the front elevation. Both the original cottage and the extension have a rendered finish.



Rear elevation of the cottage



EASTERN ELEVATION *Some significance*



Eastern gable end



4.17 The eastern gabled elevation contains one small window, but the main feature is the red brick stack built to a Flemish bond which is late C17/early C18 in date with some rebuilding to the upper section of the chimney.

WESTERN ELEVATION *No significance*

4.18 The 2012 extension forms the western gable end to the cottage.



Western end of cottage



Interior

KITCHEN AND BREAKFAST AREA *Low significance*



Kitchen looking north



Breakfast area and rear door looking to western end wall

4.19 The interior of the 2012 extension contains some reused salvaged timbers of unknown source, to the ground floor ceiling and the brickwork to the eastern wall of the kitchen area is all modern.



Setting

4.20 The cottage has a rural location with views out from the site across the open farmed countryside. To the east the site abuts Hyde Farm. The site has mature trees and hedging to the road frontage and a pond. The immediate setting of the cottage is provided by the residential curtilage associated with the dwelling, with the main private amenity area to the rear.

View of site from east



Contribution to the other Listed Buildings in the locality

4.21 The hamlet of Gallows Green is a dispersed linear group of buildings spread along the road which largely comprise historic buildings with some limited modern infill dwellings. They have group value in defining the hamlet within the wider context of the rural landscape, with clear breaks between any built form between this and the other hamlets along the road.

Summary

4.22 The application cottage is part of the historic dispersed settlement pattern in this location focused on Hyde farmstead and is an example of a modest rural cottage built using locally sourced materials. The building has survived as it has been sensitively altered and adapted to ensure it sustains the differing needs of householders who have kept the building in the optimum use for which it was built – as a dwelling.



5 Heritage Policy Context

National legislation

5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework (NPPF)** December 2023. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 203 directs local planning authorities to take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

the desirability of new development making a positive contribution to local character and distinctiveness; and

Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.4 Paragraph 506 sets out that when considering the impact of a proposed development on the significance of designated heritage assets that great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.



5.5 Paragraph 206 requires any harm to or loss of the significance of a designated heritage asset, to have a clear and convincing justification. Paragraph 207-208 as part of the assessment of harm to a heritage asset requires any harm of loss to be outweighed by the public benefits resulting.

5.6 The **National Planning Practice Guidance (PPG)**, which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

5.7 Heritage is also a material consideration in the **National Design Guide OGL (2019)**. The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting, and design of new developments. It advises that well-designed places are responsive to local history, culture, and heritage.

Local Plan Policy

5.8 The adopted Local Plan for the locality remains the **Uttlesford Local Plan 2005**, which has been accepted on appeal to be out of date with respect of several policies. The following policy from the 2005 Local Plan are material to the development:

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.

5.9 The emerging plan is now at Regulation 18 stage and has just been subject of a public consultation but still carries very limited weight. The relevant draft policy is **Core Policy 62** which states in relation to Listed Buildings:



Proposals which would harm the significance of a designated will not be approved, unless there is a clear justification, using the balancing principles set out in national policy and guidance. All applications which affect, or have the potential to affect, heritage assets will be expected to provide a heritage statement using appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significance of the asset or area, using recognised methodologies and, if necessary, a field survey. The Historic Environment Record should be consulted as a minimum. The level of assessment should be proportionate to the proposal and shall be sufficient to understand the potential impact of the proposal on the asset's historic, architectural, and archaeological features, significance, and character.

Neighbourhood Plan

5.10 The Great Easton, Duton Hill and Tilty Neighbourhood Plan Area was designated 30 August 2022. To date there is no adopted Plan for this area.

Historic England Guidance

5.11 The main guidance produced by Historic England of relevance to this application are:

The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).

Listed Building Consent – Historic Building Advice Note 16 (June 2021)



6 The Proposals

6.1 The proposals seek to extend the 2012 extension via a single storey gable-ended cross wing to the existing 2012 extension to enable a larger kitchen/dining area to be formed with access out into the rear garden area via French doors and the reconfiguration of the existing kitchen area of the existing extension to form a ground floor toilet/shower room and a utility and boot room area. The historic part of the building will not be altered internally or externally.

6.2 The proposals remove the rear dormer to the existing 2012 extension.

2023 refused proposals

6.3 The refused scheme submitted last year included an extension to the first-floor element of the 2012 extension to form a larger bedroom area over the new kitchen area. This would have been lit by a dormer to the eastern slope of the roof.

Comparison of the proposals

6.4 The submitted plans show the 2023 scheme in a red dotted line. The amended scheme differs in the following respects:

There is no increase in the first-floor accommodation

The ridge line of the cross wing is lowered and contains no dormer element.

A simple gable end is formed without any veranda element.



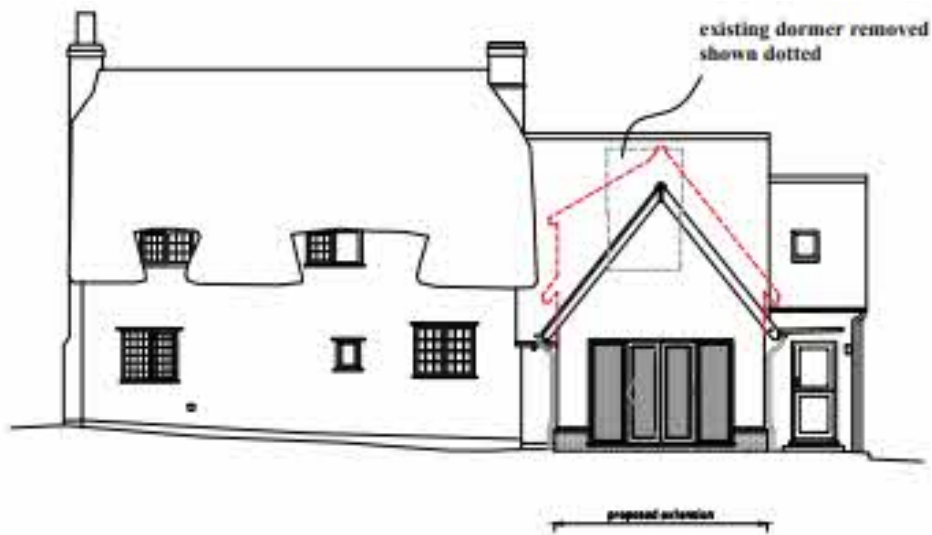


Datum: 85.00m.

REAR ELEVATION - PROPOSED

1/100 @ A1

2023 refused proposal – Ian Abrams Architects



Datum: 85.00m.

REAR ELEVATION - PROPOSED

1/100 @ A1

2024 current amended submission – Ian Abrams Architects



7 Heritage Impact Assessment

Principle of development

7.1 The approval in 2012 of a one-and-a-half-storey replacement extension to the cottage established the principle of a larger service bay and additional first-floor accommodation. The addition follows the rendered finish of the historic cottage but has a clay tile roof which contrasts with the thatch so that the old and new elements whilst they harmonise with the use of traditional materials and form of development are clearly legible.

7.2 The extension of the 2012 extension with a single-storey rear cross wing would not blur this distinction between the original cottage and the later additions.

External works

7.3 The external changes are confined to the rear elevation and will alter and extend the main bay of the 2012 extension. The form proposed is a pitched roof cross wing forming a gabled element to the existing rear projection, with currently a cat slide roof, of the western extension. The existing dormer window to the rear roof slope of the modern extension would be removed and replaced by the cross-wing.

7.4 This forms a modest extension to the existing plan form and follows the traditional means of extending a cottage with the addition being subservient to the host modern extension. The existing western end element and the proposed rear addition to the main host one and a half-storey element of the 2012 extension will both be subordinate to this existing main modern bay.

7.5 The materials will match the existing modern extension. The use of French doors reinforces the fact this is a contemporary addition and will provide access to the rear garden from the main kitchen space. There is no existing or proposed access from the historic part of the building directly into the rear garden area.



Internal changes

7.6 The internal changes are limited to the 2012 extension and the remodelling of the ground floor the formation of the proposed new kitchen and dining area facilitates. The existing space will form a utility/boot room and shower and toilet area.

7.7 There are no proposed alterations to the historic part of the building and consequently no loss of historic fabric.

Impact on the significance of the Listed Building

7.8 The proposals seek to modestly enlarge and enhance the space provided by the 2012 extension, with the objective of creating a larger kitchen dining space which relates directly to the garden area.

7.9 It is held that the proposed conversion is sensitive to the Listed status of the building given that the extension and related works only affect the existing modern extension. The scale and form of the resubmission scheme reinforces the subservience of the proposed extension to the existing extension. The addition will not be visually dominant or obscure the understanding and appreciation of the main cottage.

Impact on the setting of the cottage

7.10 The proposals will not be visible from the public realm.

7.11 In reading the Listed Building 'in the round' the extension will very clearly be read against the existing modern extension and the historic part of the cottage will remain unaltered and legible.





Existing rear extension



Consideration of previous reasons for refusal

7.12 The dual applications submitted in 2023 were refused on the same grounds – that the proposals fail to preserve the special interest of the Listed Building. The objections raised in a letter from Place Services dated 24 October 2023 (Appendix 2) are summarised as follows:

The extension would create a L shape to the linear plan form of the building

The floor area would exceed that of the original building

The relationship was assessed as not being ancillary or subservient

The proposal was held to unduly dominate the listed building

Response with regards to resubmission scheme

7.13 The current proposals have reduced the amount of new floor area proposed and the length and height of the proposed extension.

7.14 The 2012 extension has formed a rear L shaped spur in the plan form and the proposals simply relate to this. It is a traditional means of extending a historic building in adding a cross wing. In this instance it will be subservient both to the historic part of the building and the existing modern extension.

7.15 The scale, form, and relationship of the current proposals to the existing modern service wing ensure it will read as a subservient and ancillary addition to the existing cottage.

7.16 The proposal will not be visible in the public realm including with the street scene. The scale and form of the extension and its location in relation to the historic part of the cottage will ensure it will not visually dominate the rear elevation of the cottage.

Case law

7.17 Whilst fully respecting that each case is considered on its own merits and no two Listed Buildings are the same, there are strong parallels to be drawn with the appeal case at Coverts Bardfield Green Thaxted CM6 3PZ (UTT/21/2080/LB & UTT/21/2079/HHF) . In an appeal decision letter dated 10 January 2023 proposals for a two-storey rear extension onto an existing modern addition to the Grade II Listed cottage was allowed. In the Thaxted case the cottage is both visible from the road and from a footpath to the side of the site.



7.18 The case and the drawings relating to it are set out in Appendix 3. Paragraph 6 of the appeal letter is referenced:

The proposed two storey rear extension would project from the existing two storey side/rear extension with no loss of historic fabric. It would increase the footprint of the modern extensions to a level comparable to the historic core. However, it would step down and in from the existing extension to ensure that it would be subservient to both the existing extension and the thatched part of the building. It would reflect the colour, materials and detailing of the existing extension which would allow the older and newer parts of the overall building to be identified clearly.

7.19 In this current case the extension will be single storey, it will not represent a major increase in floor area to the cottage, the scale will step down from the existing extension and thus reinforce the subservience of the extension. The materials will reflect those of the existing extension to clearly identify the old and new elements.

7.20 Given the very similar principles applied to the appeal scheme and the current proposals it is held that this case is material in the consideration of this application.

Level of harm assessed

7.21 The requirements of the NPPF (Dec 2023) have been complied with in this statement in that the heritage significance and values of the building have been identified. The age and significance of the age of the fabric affected by the works has been established. This forms the heritage baseline; the impact of the proposals has then been assessed against this.

Direct impact

7.22 The proposals seek to retain all the historic fabric of the heritage asset. There will be no loss or harm to the existing historic fabric of the cottage.

Indirect impact

7.23 The extension will be added to an existing modern extension to the building and the main consideration is the potential impact on the historic thatched part of the building and the rear elevation of the building.

7.24 It is held that the resubmission scheme has sought to mitigate the potential level of harm by reducing the height and length of the extension. On the basis that it will be read



against the modern extension which exists on the building and will clearly be a subservient element to this and will not obstruct or prevent the understanding or appreciation of the historic thatched part of the building it is held that the potential indirect harm has been reduced to an absolute minimum.

7.25 Given that there will be no loss of historic fabric, not harm to the understanding or significance of the cottage and the design and materials are appropriate, it is held that the special interest of the building will be preserved and there will be no harm resulting.

Identified heritage benefits

7.26 Given that no harm has been identified no balance needs to be undertaken with any heritage benefits following the guidance of the NPPF (Dec 2023) paragraph 208. However, the Heritage Officer previously assessed that less than substantial harm would result. If this same conclusion is reached following the guidance in the NPPG Historic Environment para 20 the following heritage benefits are identified:

It will help sustain the cottage in the optimum use for which the building was constructed by enabling it to meet modern living standards and expectations.

Heritage policy compliance

7.27 The proposals have been assessed to not be visually dominant or out of character with the historic cottage. It is held the amendments made provide mitigation so that no harm will result from the current proposals. The proposals are therefore held to be in accordance with the requirements of Policy ENV2 of the Local Plan 2005.

7.28 The provisions of the heritage policy within the emerging Local Plan – Core Policy 62 - have also been shown to be complied with, as the potential impact on the heritage asset has been assessed and the conclusion is that its special interest will be preserved with no resulting harm.



8 Conclusions

8.1 This report has sought to assess the heritage value and significance of the Listed cottage and its setting. Having established the heritage baseline the resubmission proposals have been considered in the context of the previous heritage reasons for refusal.

8.2 It has been demonstrated that the proposals have been amended to be a subservient and modest addition to the existing modern service element to the cottage. There will be no loss of historic fabric resulting. The scale and form of the proposed extension will emphasise the subordinate nature of the addition. The materials will ensure it relates to the existing modern extension. It will not obscure or harm the understanding or appreciation of the historic part of the building. On this basis it is held there will be no resulting harm to the heritage asset and the proposals will preserve the special interest of this Listed Building.

8.3 A similar appeal case determined in 2023 has been referenced given the very similar issues raised and it is held the same conclusions should be reached as the Inspector did in determining this other case in the area.

8.4 It has been demonstrated that the proposals accord with both national policy guidance and the relevant heritage policies of the adopted Uttlesford Local Plan 2005 and the emerging plan (although this currently carries low weight). The relevant provisions of the NPPF (Dec 2023) have been held to be complied with.

8.5 It is held that there are no sound heritage reasons to resist this resubmission scheme and Planning Permission and Listed Building Consent should be granted.



References

Bettley J & Pevsner N *The Buildings of England – Essex*
Yale University Press 2007

An Inventory of the Historical Monuments in Essex, Volume 1, Northwest. Originally published by His Majesty's Stationery Office, London, 1916.

<https://hundredparishes.org.uk/wp-content/uploads/2023/08/GREAT-EASTON-and-TILTY.pdf>



Appendix 1

List descriptions of Calmesden

CALMESDEN COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1112171**

Date first listed: **28-Jun-1983**

List Entry Name: **CALMESDEN COTTAGE**

Statutory Address 1: **CALMESDEN COTTAGE, GALLOWS GREEN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CALMESDEN COTTAGE, GALLOWS GREEN**

The building or site itself may lie within the boundary of more than one authority.

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Great Easton**

National Grid Reference: **TL 62673 27144**

Details

1. GREAT EASTON GALLOWS GREEN (South Side) Calmesden Cottage

TL 62 NW: 4/79

II

2. Cottage, late C16, one storey and attics, timber framed and plastered. Gabled, thatched roof with 2 eyebrow dormers. Old iron casements with rectangular leaded lights and off centre door. 2 gable end red brick stacks and peg tile roofed lean-to on W end. Interior reveals remnants of very small, open hall house, of 2 bays with arched compression braces.

Listing NGR: TL6267327144

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **122193**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 16-Jan-2024 at 11:31:06.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



Appendix 2

Place Services objections to 2023 proposal in letter dated
24 October 2023



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/23/2469/LB & UTT/23/2468/HHF
Date: 24/10/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Calmsden, Gallows Green Road, Great Easton, Essex CM6 3QS

Built Heritage Advice regarding proposed 1 and ½ storey rear extension and internal alterations.

Calmsden is a Grade II listed timber framed and plastered cottage of one and a half storeys which has been dated to the late sixteenth century (listed as Calmesden Cottage, List entry number 1112171). Its origins were as a two bay, open hall house. In 2012, consent was granted for a sizeable one and a half storey and single storey side extension (UTT/1230/12/LB and UTT/1229/FUL), which was constructed and replaced a small single storey lean to side extension.

The proposal is to extend the modern extension to the rear to enable re-ordering of the existing extension to include a shower room within the footprint of the current Kitchen, to create a large Dining/Breakfast Room on the ground floor and an additional Bedroom above which is to have a Dressing Room created from an existing first floor bedroom.

The significance of Calmsden is primarily derived from its special historic and architectural interest as a modest timber framed rural vernacular dwelling of traditional design, construction and materials. The timber framed cottage had a simple linear plan form which was echoed in the form of the modern side extension. The modern extension added a considerable amount of additional living space on two floors. Further extending this extension to the rear will create an L-shaped plan form and the footprint of the combined extensions will exceed that of the host building. In my opinion, this would be inappropriate further development and would fail to maintain a subservient and ancillary relationship between the extensions and the host building, with the combined extensions unduly dominating the listed building and thus harming its architectural interest and significance. Paragraph 200 of the National Planning Policy Framework (NPPF, 2023) says that any harm to the significance of a designated heritage asset from its alteration should require clear and convincing justification, which I do not consider to be the case here.

In my view, the proposal will fail to preserve the special interest of the listed building contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, with a low level of less than substantial harm to its significance in terms of the NPPF, making paragraph 202 relevant.



Yours sincerely,



Caroline Sones BA (Hons) DMS MA MSc IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

Appendix 3

Coverts Bardfield Green – Appeal decision letter allowed 10 January 2023 and related plans



Appeal Decisions

Site visit made on 5 January 2023

by Tom Gilbert-Wooldridge BA (Hons) MTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 January 2023

Appeal A Ref: APP/C1570/W/21/3286173

Coverts, Bardfield End Green, Thaxted CM6 3PZ

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Mr & Mrs D Perkins against the decision of Uttlesford District Council.

The application Ref UTT/21/2079/HHF, dated 22 June 2021, was refused by notice dated 17 August 2021.

The development proposed is a two storey rear extension.

Appeal B Ref: APP/C1570/Y/21/3286176

Coverts, Bardfield End Green, Thaxted CM6 3PZ

The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.

The appeal is made by Mr & Mrs D Perkins against the decision of Uttlesford District Council.

The application Ref UTT/21/2080/LB, dated 22 June 2021, was refused by notice dated 17 August 2021.

The works proposed are the same as Appeal A.

Decision Appeal A

1. The appeal is allowed and planning permission is granted for a two storey rear extension at Coverts, Bardfield End Green, Thaxted CM6 3PZ in accordance with the terms of the application, Ref UTT/21/2079/HHF, dated 22 June 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PE 0121.01, PE 0121.02 Rev A, and PE 0121.03 Rev A.

Decision Appeal B

2. The appeal is allowed and listed building consent is granted for a two storey rear extension at Coverts, Bardfield End Green, Thaxted CM6 3PZ in accordance with the terms of the application Ref UTT/21/2080/LB dated 22 June 2021 and the plans submitted with it, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
 - 2) Construction of the extension shall not be commenced until samples of the materials to be used on the external finishes, including the roof which should be clad in handmade clay tiles, have been submitted to and approved in writing by the local planning authority. The works shall be

implemented in accordance with the approved details and permanently maintained as such.

- 3) Construction of the extension shall not be commenced until additional drawings that show details of proposed new windows and doors to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Main Issue

3. The main issue for both appeals is the effect of the proposal on the special interest and significance of the Grade II listed building known as Coverts.

Reasons

4. The listed building at Coverts dates from the early 17th century. The historic core comprises a two storey timber-framed structure with a thatched roof and red brick chimney. Internally, it is possible to see the building's timber frame at ground and first floor along with fireplaces and other historic features. The building has been extended to the north in the late 20th and early 21st centuries with a two storey side/rear extension and tiled roof that steps down from the thatched roof, and a single storey timber clad entrance porch beyond that. A single storey lean-to extension also runs along part of the rear elevation.
5. The special interest and significance of the listed building are greatly informed by its architectural and historic qualities as a thatched cottage with a surviving timber frame and other details. The thatched front elevation is prominent from the road across the cricket ground with the two storey side/rear extension a subservient feature. From the rear garden and a public footpath that connects the cricket ground to the wider countryside, the modern extensions interrupt views of the thatched part of the building when standing to the north-west. However, when standing due west in the rear garden or on the footpath, the thatched building remains the dominant feature due to the greater height and scale of its roof compared to the extensions.
6. The proposed two storey rear extension would project from the existing two storey side/rear extension with no loss of historic fabric. It would increase the footprint of the modern extensions to a level comparable to the historic core. However, it would step down and in from the existing extension to ensure that it would be subservient to both the existing extension and the thatched part of the building. It would reflect the colour, materials and detailing of the existing extension which would allow the older and newer parts of the overall building to be identified clearly.
7. The proposed extension would further obscure views of the thatched building from the north-west. However, the thatched building would remain dominant and legible from close and longer distance views from the west. There would be no change to the prominence of the front elevation. While Coverts has been extended incrementally over time, the proposal would not detract from the primacy of the historic core due to its sympathetic scale, form and design.
8. In conclusion, the proposal in both appeals would preserve the special interest of the listed building at Coverts and not cause any harm to its significance. Therefore, it would accord with Policies GEN2, H8 and ENV2 of the Uttlesford

Local Plan 2005 which, amongst other things, require the scale, design and materials of extensions to respect those of the original building, with development that is in keeping with the scale, character and surroundings of listed buildings and compatible with the scale, form, layout, appearance and materials of surrounding buildings while safeguarding important environmental features.

9. The proposal would accord with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, where special regard and attention shall be paid to preserving listed buildings. It would also follow Section 16 of the National Planning Policy Framework which seeks to sustain the significance of heritage assets.

Conditions

10. In addition to the standard time limit conditions for both appeals, I have specified the approved plans in Appeal A for clarity and compliance. Conditions 2 and 3 for Appeal B are necessary to ensure that the extension has an acceptable effect on the listed building. I have attached these conditions to the listed building consent rather than the planning permission as they concern details necessary to sustain the significance of the listed building. I have merged the Council's condition on roof tiles into the general condition on external materials for the sake of simplicity.

Conclusions

11. For the above reasons, I conclude that both appeals should be allowed.

Tom Gilbert-Wooldridge

INSPECTOR



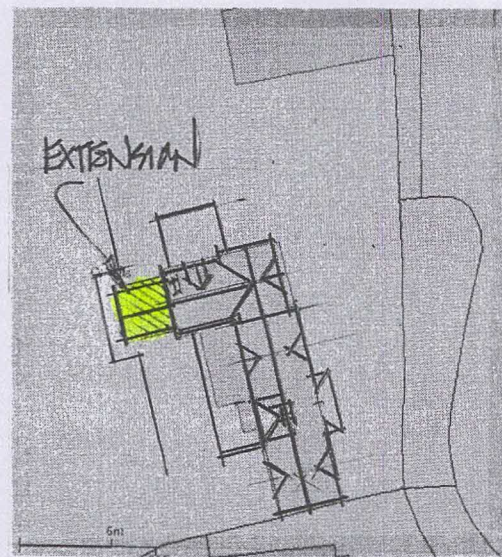
RIGHT SIDE (NORTH) 1:100



REAR ELEVATION 1:100 (WEST)



LEFT SIDE (SOUTH)



FLOOR/ROOF PLAN 1:1500



PRINT @ A3 SHEET SIZE

JOB TITLE
 COVERTY
 BARKFIELD END GREEN
 DRAWING TITLE
 PROPOSED ELEVATIONS
 BLOCK ROOF PLAN

REVISIONS
 A EXTENSION AMENDED 21.6.21

SCALE	DATE	DRAWN
1:100	MARCH 2021	[Signature]

DRAWING NO.

PE 0121.03 A

