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## **Design and Access and Planning Statement**

**including Heritage Statement in support of:**

**Extension of –**

**Bacon Farm,  
Henham,  
Essex**

**THE PLANNING CONSULTANCY LTD.**

**THE STUDIO,  
2 BRADBURY FARM BARNES,  
HARE STREET,  
BUNTINGFORD,  
HERTS SG9 0DX**

**JAN 2024**  

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## 1. Introduction:

This Planning Statement is produced to support an application for extension and elevational treatment, New Garage and raised planters to existing residential dwelling at:

Bacon Farm, Henham, Essex

## 2. The Site and the Existing Dwelling:

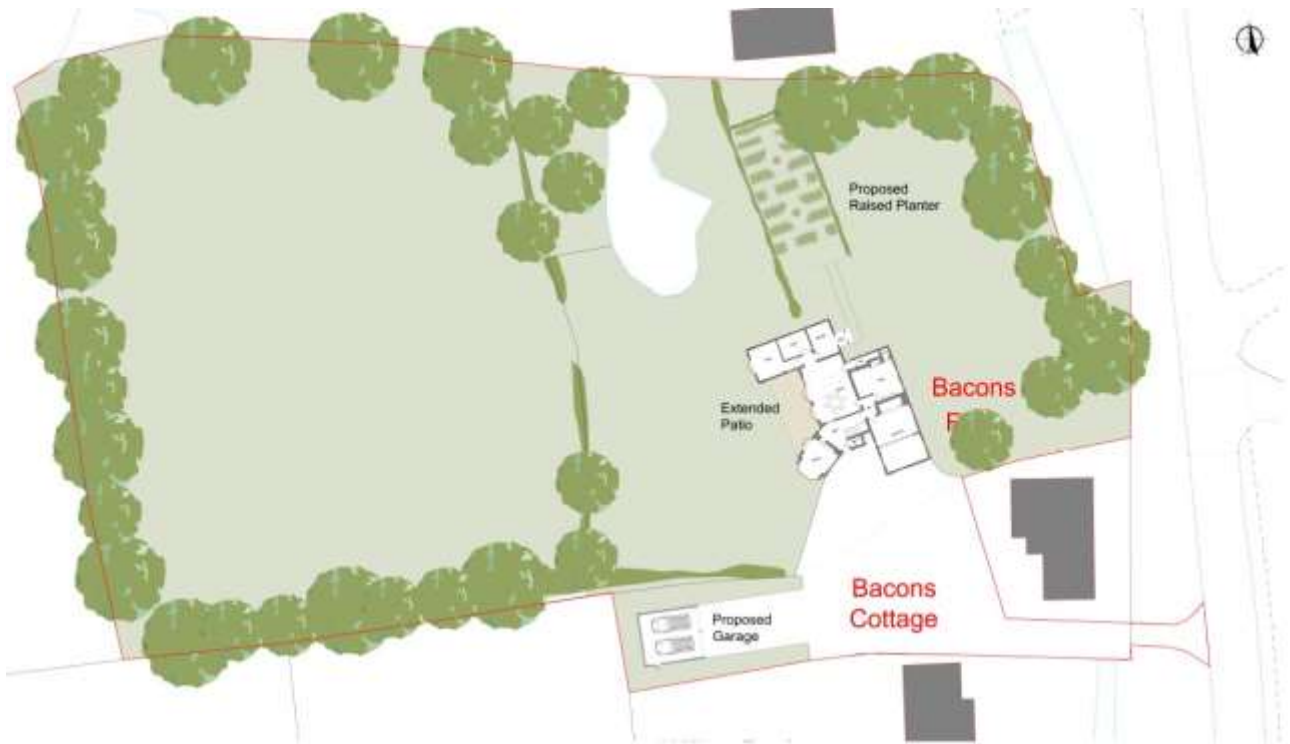
The site is within the councils Development Limits and comprises a grade II listed dwelling with a modern extension on the rear.



Existing Front Elevation



Existing Rear Elevation



Site Plan

There is a driveway to the side of the property, some small outbuildings at the back garden and a large front garden that sets the house back from the roadside.

### 3. Design and Access:

#### PRINCIPLES

##### Use & Amount:

The proposal involves extension of an existing residential property to a size shown on the submitted plans.

Ample parking and amenity space is available to the property, and this will remain unchanged with the implementation of the proposal.

#### Layout:

- The proposed alterations look to extend the existing kitchen and utility area of the house by means of a single storey extension (with new roof).
- Both the owners now find themselves working from home a large majority of the time and the extension will also look to provide a home office area.
- Fenestration to the rear elevation will be altered slightly with the installation of a dormer window and raising of small windows to the first floor.
- A new double garage is proposed to the side of the property along with some raised planters to the flank of the property.
- All the works look to be undertaken to the modern/non historic element of the unit (within the modern extended section to the rear).



#### Scale:

- The proposed works is single storey only and considered to respect the scale/character of the existing building.

#### Landscaping:

- The application site contains ample amenity space to facilitate the modified dwelling.
- All existing planting to the boundary will remain unchanged by the implementation of the proposal with the opportunity to enhance the setting with the provision of some raised planters.

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Appearance:

- The proposed extensions will be in keeping with the existing dwelling utilising materials to match the existing.
- The single storey extension will balance out the existing rear elevation which has undergone alteration works within the 20<sup>th</sup> century – and be compatible with the scale and appearance of the existing dwelling and surrounding buildings.

ACCESS

- The site is located in one of the more sustainable villages in the District, being within a short distance of the M11 and the B1383 London/Cambridge Road.
- The village is well served by public transport, with a regular bus service (Routes 1, 7 and 7a) which links the short distance to railway stations at Elsenham, Newport and Stansted.
- The settlement also has ready access to Stansted Airport.
- In addition, the village has its own primary school, shop and other facilities including a village hall, public house/restaurant, church and sports facilities.
- There is ample space on site for vehicles to manoeuvre to enable access and egress.
- Access to the unit will be provided via the existing front door (unchanged) and new rear entrance door to the flank elevation.
- Existing external access routes around the building will be retained and as will the existing hardstanding/soft landscaping.

## 4. Heritage Statement:

### Official list entry

Listed Building Grade: II

List Entry Number: 1230858

Date first listed: 22-Feb-1980

Statutory Address 1: BACONS, CROW STREET

Statutory Address: BACONS, CROW STREET

Essex District: Uttlesford (District Authority)

Parish: Henham

National Grid Reference: TL 54604 28269

Details HENHAM CROW STREET 1. 5222 (west side) Bacons TL 5428 44/422 II

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2. C16-C17 timber-framed and plastered house with the framing exposed on the east front. Restored in the C20. Two storeys. Three window range leaded casements. Roof tiled, with one central and one end chimney stack (rebuilt with old bricks). The interior has exposed timber-framing, beams and ceiling joists and there is a good Tudor plaster fireplace surround. (RCHM 11).

Listing NGR: TL5460428269

## Heritage Appraisal

APPRAISAL: The issues to consider in the determination of the application are listed below:

- Character and appearance (S3, GEN2, H8, NPPF, SPD, PPG, SP9, D3, EN4)
- Impact on a Conservation Area and Listed Building (ENV2, NPPF, EN4)

CHARACTER AND APPEARANCE (S3, GEN2, H8, NPPF, SPD, PPG, SP9, D3, EN4)

- It is considered that the proposed development would be compatible with the settlement's character in that the development is set back from the street scene and will not affect how the historic development is read from the road.
- The style and materials proposed will be in keeping with the existing property.
- The single storey extension will balance out the existing rear elevation which has undergone alteration works within the 20<sup>th</sup> century – and be compatible with the scale and appearance of the existing dwelling and surrounding buildings.
- It is therefore concluded that the proposal accords with the above policies and guidance.

IMPACT ON A LISTED BUILDING (ENV2, NPPF, EN4) POLICY ENV1

These policies seek to protect and preserve the character and appearance of Listed Buildings/Conservation Areas from development that would adversely affect them.

- All the proposed works to the dwelling will be to the non-historic elements.
- Works are to the rear and flank of the property ensuring the enjoyment of the dwelling from the public highway is unaffected.
- Proposed works are single storey only and subservient to the historic element of the dwelling.
- Suitable materials are proposed to match those used currently on the existing dwelling.
- The character and appearance of the listed building will therefore be preserved and protected.
- The home working facilities within the proposal will provide the opportunity for the owner and their young family to stay within the area whilst also ensuring the continual preservation and conservation of the existing Listed Building.

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## 5. Conclusion

- The supporting statement demonstrates that the proposed alterations are of a good balanced design that respects the character and appearance of the Listed Building.
- The proposed works will look to secure the longevity of the Listed building into the future.
- The applicant and their young family have become an active and engaged part of the village and its community with children attending local schools, and the proposed alterations will provide the applicant with the ability to remain within the village for the foreseeable future.
- In this context it is argued that approval should be granted accordingly.