



HERITAGE STATEMENT

Proposed Erection of Replacement Dwelling

**Bantams House, Church Lane,
White Roding, CM6 1RJ**

February 2024



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Contents

1. Introduction
2. Identified heritage assets
3. Brief history of the site
4. Assessment of significance
5. The proposals
6. Heritage policy context
7. Heritage impact assessment
8. Conclusions

References

Appendix 1 List descriptions of Parish Church, tomb in the churchyard and The Old Rectory



1 Introduction

1.1 Brighter Planning Ltd have been instructed to undertake a Heritage Statement in support of a planning application for the development of a replacement dwelling on site known as Bantams House. This is a resubmission application following the refusal of permission for a replacement dwelling on the site in March 2023 (UTT/22/3505/FUL). The proposals have been subject to extensive pre-application negotiations and the resubmission seeks to fully address the previous concerns raised including heritage objections. The site is in White Rodding and is located on the southern side of the access drive leading to the Parish Church, from Church Lane.

1.2 To the west of the site is the Grade II* Listed Parish Church which is set in a wooded churchyard which includes a Grade II Listed tomb of the Parris family dating from the late C18. To the south side of the site is the house and grounds of The Old Rectory, a Grade II Listed Building.

1.3 This statement seeks to meet the requirements of the local heritage policies and the national guidance set out in the NPPF (Dec 2023). It has identified the heritage assets in the locality and evaluated their heritage value and significance. A heritage impact assessment has been undertaken to consider the potential impact of the proposed development on the setting of the identified heritage assets, notably Parish Church and The Old Rectory. The proposals have been considered both in terms of any harm resulting to the heritage assets and their setting, any mitigation measures proposed and any heritage or public benefits flowing from the proposals.

1.4 This statement is not meant to be an archaeological report for the site.

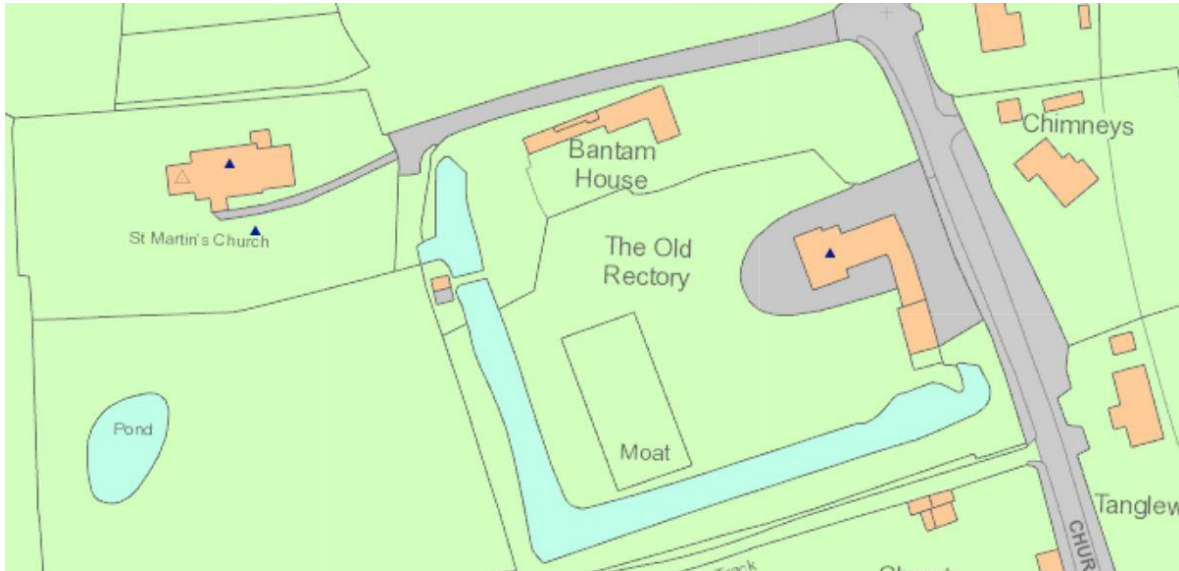
1.5 A site visit was undertaken in April 2023 when the photos which illustrate this report were taken.

1.6 This statement should be read in conjunction with the following documents:

- Drawings prepared by Andrew Stevenson Associates
- Planning Statement – HJL Planning



2 Identified Heritage Assets



Extract from Historic England web site

2.1 The following heritage assets are identified near to the site:

Listed buildings

2.2 There are no listed Buildings on the application site. Three Listed structures are identified in the locality of the site.



St Martin's Church



St Martin's Church from the east end

2.3 The church is located west of the site and is a Grade II* Listed Building. The building has Norman origins with the nave dating from the C11th. The building is constructed of flint and stone with some Roman bricks and tiles. The church has a tower to the western end.

Tomb in churchyard

2.4 An C18 double table tomb to the southeast of the church within the wooded churchyard is also separately Listed Grade II. The tomb relates to the Parris family who were associated with Mascalibury Farm to the southern end of the village.



The Old Rectory



View of rear elevation from application site

2.5 To the southeast of the site is the Grade II Listed Old Rectory which dates from the C16 or earlier with a substantial early C19 rear extension with a concealed hipped slate roof. This is located within a moated site. The earliest part of the Old Rectory is timber framed and has a render and peg tile external finish. The building is two storey with attic rooms.

Conservation Area

2.6 The site is not located within a Conservation Area.



Essex HERS

2.7 There is no entry for any of the Listed Buildings or the moat in the Heritage Gateway. The RCHME report (1921) describe the moat as a homestead one. It is one of ten such features identified in the village. The moat is not a scheduled ancient monument. It is assumed to be medieval in date.

2.8 The map evidence in the next section illustrates that there was a range of buildings standing in this location historically. The original consent granted in 1969 was for the conversion of these buildings. The approved plans show that it was principally the eastern block which was retained and repurposed and this structure was also extended to the south and west.



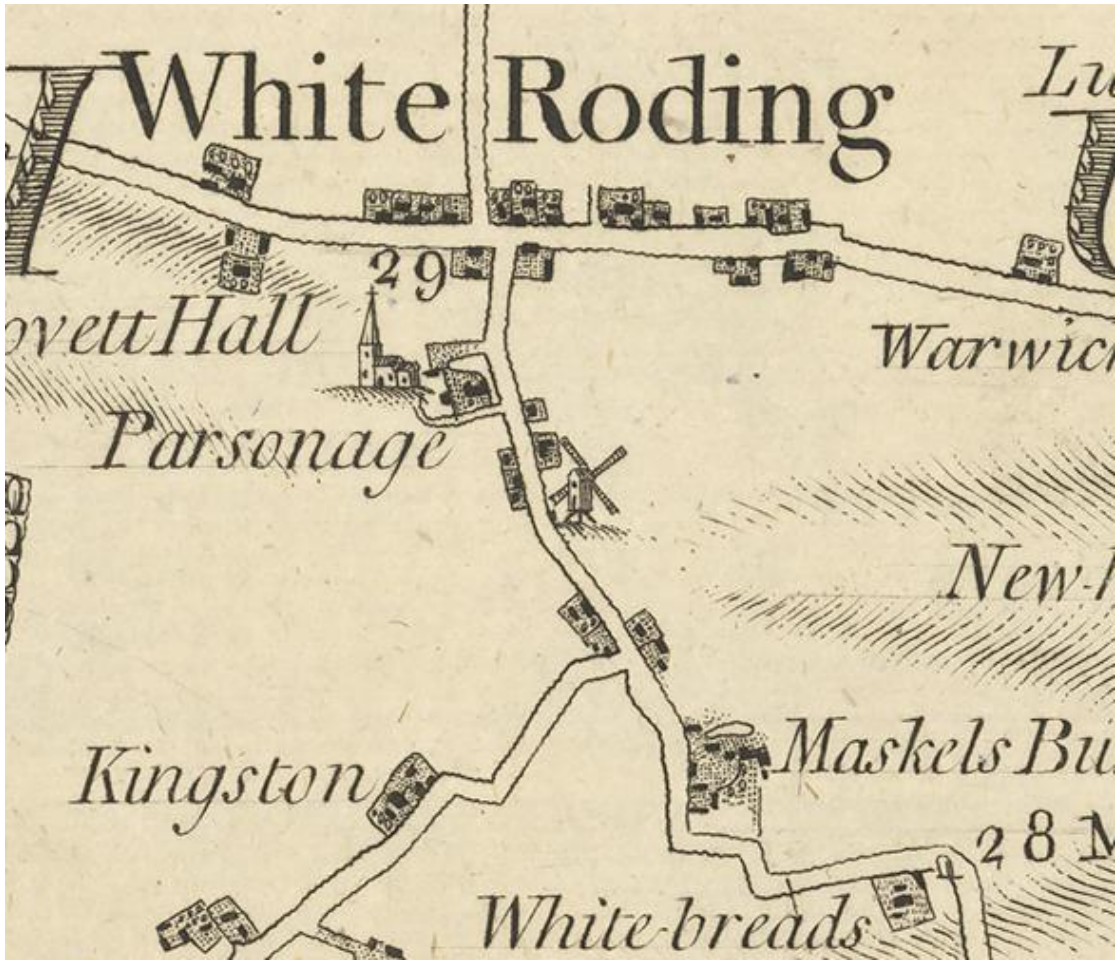
3 Brief History of the Site and its Context

3.1 The Parish of White Roding or Roothing is located 5.5 miles northeast of Harlow. It is one of eight villages or hamlets with the suffix Roding in their name in the locality. White Roding is the largest Parish and most westerly of the Rodings. The Parish covers 300 acres in the vale of Roding. The focal buildings within the village are the Church of St Martin which has Norman origins and the remains of a former tower mill. White Roding or Alba Roding is first recorded in 1248. It is not specifically listed in the Domesday Book as it was incorporated as part of Morrell Roding , a settlement which no longer exists today.

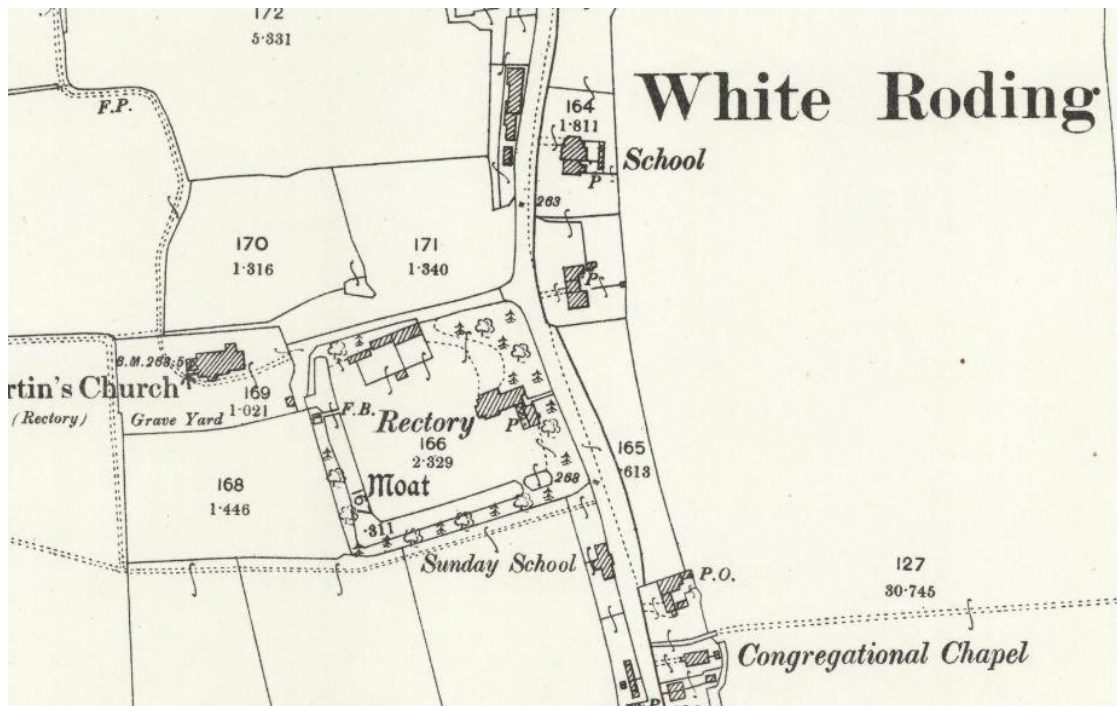
Map regression

3.2 A map regression has been undertaken for the site. The first map in the regression is the Chapman and Andre map for the county dated 1777. The map clearly identifies the location of the church and windmill, and the Old Rectory is noted as the Parsonage. The location of Church Lane is not depicted accurately.





Map of Essex 1777 John Chapman and Peter Andre (Digitized)



Essex (1st Edition Revised) XLII.2 Twenty-five-inch map 1897 (Reproduced with permission of National Library of Scotland)



3.3 A series of three Ordnance Survey Maps (OS) have been used to trace how this area developed from the late C19 to the 1920's.

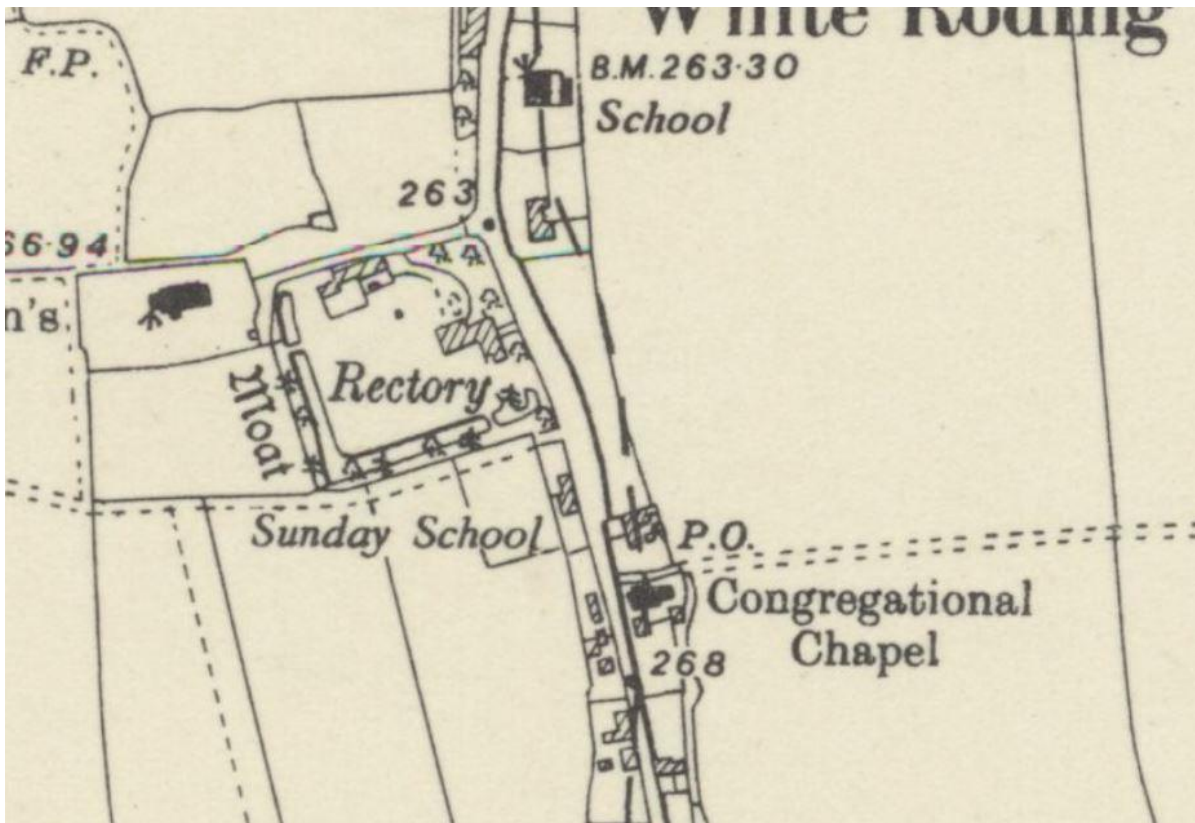
3.4 The first map is the OS map dating from 1897 in the twenty-five-inch series. The application site is part of the Old Rectory site. The moat is clearly visible defining the western and southern boundaries of the larger site. On what is now the application site can be seen a range of buildings with related yards. The Rectory is shown as having its access from the spur road leading to the church rather than directly from Church Lane. The buildings are likely to be stables and coach housing related to the Rectory.

3.5 The second map of 1920 shows a similar arrangement to the earlier map with a linear range of buildings on the application site with trees to the corner of the site to the High Street.



1920 Twenty-Five-inch OS map (Reproduced with permission of National Library of Scotland)





1951 Six-inch OS map (Reproduced with permission of National Library of Scotland)

3.6 The final map dates from 1951 and is the six-inch series. This shows the layout as detailed on the previous two maps remains unchanged.

3.7 Post 1951 the application site was divided off as a separate plot and the outbuilding range converted and extended to form a bungalow (Planning permission DUN.0469/69).

Relevant Planning History

3.8 The relevant planning history is summarised as follows:

Reference	Proposal	Date	Decision
DUN/0469/69	Conversion of outbuildings to form dwelling	Nov 1969	Approval



UTT/21/3002/PDE	Prior notification of enlargement of dwelling by construction of an additional storey	Permission not required	Nov 2021
UTT/22/2118/CLE	Construction of foundations and walls to form rear extension to existing dwelling	Certificate of lawfulness refused on grounds original house no longer exists	Nov 2022
UTT/22/3505/FUL	Construction and part retention of replacement dwelling	Refused	March 2023

3.9 The 2023 refusal (UTT/22/3505/FUL) for the replacement of the existing dwelling was refused on three grounds:

- Being inappropriate development in the Green Belt
- Provision of insufficient heritage information
- The design was held to not be satisfactory.

3.10 Pre-application enquiry discussions have taken place with regard to achieving a design which meets the Green Belt and Heritage requirements.



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.

4.6 The heritage value of the church and Old Rectory are assessed and the contribution the application site makes to these is also considered.

The Parish Church of St Martins

Archaeological interest - High

4.7 The standing building contains Roman building fabric and dates from the C11 with later alterations and restorations.

Architectural and artistic interest - Very High

4.8 Being a Grade II* Listed Building, the church is of very high national significance.

Historic Interest – Very High

4.9 The site has formed a focus for the settlement for over 900 years and embodies the collective memories and personal histories of the community.



Contribution of the application site to the setting of the listed building



View west down Church Lane

4.10 The site is adjacent to the southern side of the access spur leading to the church from Church Lane, which is the principal means of access to the church. The Lane has a strong sylvan character which reinforces the rural character of the village. The trees on the eastern end of the site and the hedging and trees which enclose the lane and form a vista up to the church set within the wooded church yard. The past built form on the site has been to located parallel to the northern boundary. The map evidence shows in the late C19 there were a series of outbuildings in this location, one of which was retained in the 1969 conversion to form a bungalow. The bungalow assessed as having made a neutral contribution to the setting of the identified heritage assets.



The Old Rectory

Archaeological interest - High

4.11 The standing building dates from at least the C16 with other periods of alteration and extension. The homestead platform, which is defined by the moat, is of a substantial size and includes the application site. The existence of the moat suggests the site was occupied in the medieval period.

Architectural and artistic interest - High

4.12 Being a Grade II Listed Building, the Old Rectory is of high national significance.

Historic Interest - High

4.13 The site having functioned as a Rectory would be in the collective historic memories of residents who may have visited the site in association with ecclesiastical matters before the building was sold and used solely for secular residential use.

Contribution of the application site to the setting of the listed building



View looking southwest to vehicular access entrance to application site



4.14 The site was once part of the Old Rectory site and formed part of the formal access to the house. Since the mid C20 the application site has been developed as a separate residential curtilage. The trees to the eastern end of the site form part of the immediate setting to the Old Rectory. There are views to and from the site notably to the rear of the house. As the photo below shows there is a view across the vehicular access point for the application site to the access lane leading to the church, of the Old Rectory which reinforces the past connectivity of the Old Rectory and the church. The existing development on the site did not visually dominate or impede this view or appreciation of the two heritage assets.

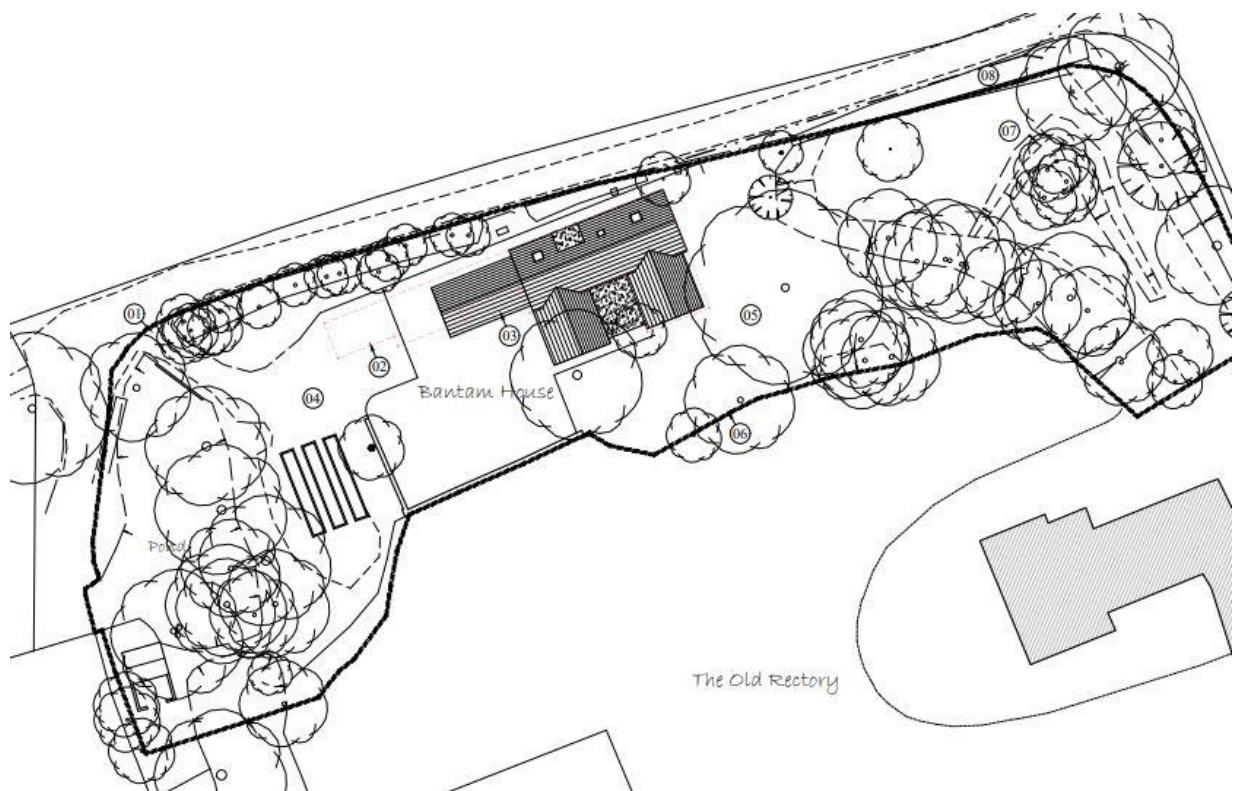


5 The Proposals

5.1 This application seeks the development of a replacement dwelling on the site. The pre-existing building was an L shaped bungalow with a range of outbuildings extended to the west running parallel to the access road to the church.

5.2 The replacement dwelling will be located on a similar footprint to the previous bungalow. The proposal will be for a single storey building with attic rooms which will form a four-bedroom dwelling. The main living space and two of the bedrooms will be on the ground floor with the attic rooms comprising two bedrooms and bathrooms. The building will have a square plan form with a small western wing.

5.3 The design proposed is one of a contemporary vernacular building which proposes timber cladding and slates as the external finishes with simple aluminium windows. To the access road leading to the church, the attic floor will be lit by roof lights and one modern flat roofed dormer. The main fenestration to the rooms on the ground floor orientated to the south and east.



Site plan of proposed dwelling – Andrew Stevenson Associates



6 The Heritage Policy Context

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 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.

6.3 The latest legislation passed this year is the Levelling up and Regeneration Act 2023. This aims to speed up the planning system and introduce reforms to the planning system but the exact details of these are yet to be issued as guidance or secondary legislation.

National guidance

6.4 National planning guidance is set out in the NPPF (December 2023). This document reinforces the requirement in planning law that applications must be determined in accordance with the development plan unless material circumstances indicate otherwise. There is a presumption in favour of sustainable development (paragraph 11) which has three objectives: economic, social, and environmental.

6.5 Section 12 of the NPPF covers achieving well-designed and beautiful places. Paragraph 131 states' *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*'.

6.6 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 wider social, cultural , economic, and environmental benefits that conservation of the historic environment can bring;
- 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.

6.7 Paragraph 205 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset’s conservation. Paragraph 206 states that any harm to or loss of significance of a designated heritage asset including from development within its setting should require clear and convincing justification. Paragraph 208 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

6.8 The **National Planning Practice Guidance** (PPG), which is regularly updated on- line, provides additional government advice. This reinforces the policies set out in the NPPF. The guidance within Historic Environment 2019 includes what assessment should be undertaken on the impact of the proposals on the significance of heritage assets and how to assess harm. Para 020 defines what are meant by public benefits notably heritage benefits.

6.9 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

6.10 The adopted Local Plan for the area remains the **Uttlesford Local Plan 2005**. The Planning Statement considers in more detail the matter of being out of date and the weigh afforded this plan and the Regulation 18 Emerging Local Plan.

6.11 In terms of heritage policies the following policies are of relevance:

- **GEN2 Design**



- **ENV2 Development affecting Listed Buildings.**

This policy states *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.*

The emerging Local Plan

6.12 The emerging Local Plan (Reg 18) has just been through a public consultation process but still carries little weight with the final document timetabled for adoption in 2025. Within this document Core Policy 62 covers The Historic Environment. The relevant section of this policy relating to Listed Buildings states *'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

6.13 There is no designated Neighbourhood Plan area for White Roding.

Historic England Guidance

6.14 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).(GPA3)**



This document sets out a methodology for assessing harm to the setting of heritage assets as part of the planning process, comprising a five-step process that applies proportionally to complex or more straightforward cases as follows:

- STEP ONE identifies which heritage assets, and their settings, are affected.
- STEP TWO assesses whether, how and to what degree these settings contribute to the significance of the heritage assets.
- STEP THREE assesses the effects of the proposed development on that significance.
- STEP FOUR explores ways to minimize harm

6.15 Steps 1 and 2 have been undertaken in the preceding Sections of this statement. This means of assessment has been used in the following Section to assess the potential impact of the proposed development (Step 3) and consider the mitigation measures included as part of the proposals (Step 4).



7 Heritage Impact Assessment

7.1 There is no direct impact on any of the identified heritage assets resulting from the proposals. The key issue to be assessed is the potential impact on the setting of the heritage assets.

Setting

7.2 The way in which the previous building and existing landscaping on the site contributes to the setting and significance of the identified heritage assets was assessed in Section 4 above. The heritage baseline for the locality has been defined.

7.3 The proposals are now assessed referencing the checklist of potential attributes as set out in the Historic England guidance on setting GPA 3. The assessment is set out in the following table. This considers the potential impact on both the setting of the church and the Old Rectory.

Potential attributes/ experience	The site	Consideration of impact of the proposal
Proximity to the asset	The new dwelling will be sited in the location of the footprint of the previous buildings which have stood on this site. It is thus as far north as possible from The Old Rectory and its garden and is set away from the church and church yard so as not to intrude on the main views to this heritage asset at the end of Church Lane.	No change
Position in relation to topography	The proposed location of the replacement dwelling is generally level.	No change



<p>Inter-relation of the asset with other assets</p>	<p>One is aware of the built form on the site when travelling along the lane to the Church however there has been a single storey linear range of buildings on the site since the late C19 enclosing part of the southern side of the lane without intrusion on the church and its setting.</p> <p>The site was clearly once part of the larger plot of The Old Rectory and served as ancillary buildings to this heritage asset. There is therefore a close relationship with this property even though the site has become a separate planning unit. The previous dwelling on the site was visually ancillary to the Old Rectory.</p>	<p>There is a long-standing relationship between the site and the two heritage assets but one where the scale and form of the previous development has mitigated the harm</p> <p>Potential harm is mitigated by the proposals by echoing the scale and form of the past development on the site and the retention of the screening to the eastern southern and western boundaries</p>
<p>Key views</p>	<p>The main views of the site in relation to the heritage assets and rural character are</p> <p>Along Church Lane/the access spur to the church</p> <p>At the vehicular access to the application site where there is a view of the moat and across the site to the rear elevations of the Old Rectory</p>	<p>The boundary treatment of the site along Church Lane and the scale and form of the new building seek to mitigate the impact of the proposals on these views</p>



Orientation	The new dwelling will have an east and south orientation to maximise the outlook over the garden area for the property. The number of openings to the elevation to the access drive to the church seek to minimise the visual impact but retain both a pedestrian access and surveillance of the lane.	Orientated to mitigate potential impact and give the occupiers maximum enjoyment of the site.
Openness	The site has a strong level of enclosure from the trees and boundary treatment.	Retention and reinforcement of the sense of enclosure of the site from the public realm. The key views points to the heritage assets, are to be retained
Degree of change over time	The site has clearly had built form in this location from the late C19 onwards with the outbuildings being converted into a bungalow c.1969 and the residential plot relating to this was separated from The Old Rectory.	The site was previously developed in a low-key form and the division of the plot to form a dwelling well established.
Prominence or dominance of the development	The new dwelling has been designed to be subservient and regressive in the views so that the heritage assets remain the key focal buildings in the locality.	Indirect harm minimised by scale, location, and form of the new building.
Competition with the assets	The design, form, scale, and the choice of suitable materials for the new dwelling ensures this will not compete with the Listed	Sought to be minimised by design and retention of the trees



	Buildings visually. The pre application discussions have focused the design towards creating a contemporary vernacular dwelling which preserves the distinctive rural and landscape character of the locality.	and landscaping on the site
Visual permeability	<p>The site is heavily enclosed with trees/hedges notably to the eastern end of the site. The site plan 305 denotes how the trees are to be retained as part of the development of the new dwelling</p>  <p>View east towards site from church yard showing how trees within church yard and the site limit the visual permeability between the sites.</p>	Low degree of change mitigated with new planting where necessary
Introduction of movement and activity	The proposals in seeking a like for like replacement retaining the existing pedestrian and vehicular access points will not increase the level of movement and activity	Aside from the construction period no change from previous use.
Diurnal or seasonal change	The degree of hedging and tree screening on the site whilst dying back in the winter	Low degree of change where mitigation can



	months still provides a good and effective screen to the site. The openings to the access to the church are smaller to minimise the potential for light intrusion on this roadway.	be secured to minimise impact
Changes to the built surroundings/land use	The land use pattern is predominantly residential. The site is located within the core of the village and will not be out of keeping with the pattern of development which has existed on the site from the C20	Accords with the character of the area.
Changes to skyline	The proposal given its single storey with attic space scale will not be on the skyline of the site in any views . The mature trees which enclose the site form the backdrop and skyline for the site.	No change
Noise, odour, vibration etc	This is held to be limited to the construction period only.	Short term impact
Changes to public access	There are no changes to the public realm or how the site is accessed from this.	No change
Changes to landscaping	The landscaping is to be retained as far as possible with additional planting proposed if necessary. The site will retain its sylvan setting which reinforces the rural character of the site.	No change

7.4 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time. In this case the plot has been subdivided off from the originally larger site of The Old Rectory with a bungalow formed from the conversion of one of the former outbuildings. The site has therefore been previously developed from at least



the late C19. The development is part of this continuum of change. In heritage impact terms the aim has been to echo the siting of the building with the location of past buildings and retain the built form as low key and subservient to the identified heritage assets whilst seeking to provide a high standard of contemporary design to a vernacular style.

Conclusion on direct and indirect effects

STEP 3 of GPA3 seeks to assess the effects of the proposed development to see if these are beneficial or harmful and whether the impact is direct or indirect.

STEP 4 Explores mitigation measures to minimise harm and maximise the benefits.

7.5 These two steps are considered together in this summary.

7.6 *Harmful direct effects* - The replacement dwelling will not result in any direct harmful impact as there will be no resulting loss of historic fabric relating to either of the identified heritage assets.



View along access to church



7.7 **Positive direct effects** - The replacement of a low-quality design of modern bungalow is held to be beneficial in enabling a higher quality design of building more in keeping with the rural location to be built. The new dwelling responds to the sense of place of the site including the landscape character.

7.8 **Harmful indirect impact** – It is argued the mitigating measures reduce the potential for indirect harm to a very low level. The scale, form, location, palette of materials and design ensure the new dwelling will be visually subservient and not intrusive in the views down Church Lane or from the entrance to the churchyard. In the views across the site from the public realm to the rear elements of The Old Rectory and along the moat will be retained.

7.9 **Beneficial or neutral indirect effects** - It is maintained that the replacement dwelling can be built on the site without significantly harming the rural character and sylvan appearance of the site. The design of the new building being contemporary vernacular is held to offer a higher quality of design which responds to the local distinctiveness.



View south from Church Lane to trees on the eastern end of the site with St Martin's Close bungalows to foreground



7.10 *Mitigation measures to minimise harm and maximise benefits* – The location and form of the proposed replacement dwelling seeks to ensure the structure is not visually intrusive or prominent in the public realm. It will not compete with the views and appreciation of the identified heritage assets.

The wider context

7.11 The potential impact the proposals would have on the pattern of development in the locality is held to result in no harm. The authorised use of the site is for residential use. The predominant land use pattern in the locality is residential . The location of the dwelling will not intrude on Church Lane or the spur leading to the church. The proposals would accord with the character and appearance of the hamlet in its design, scale, and form.

Compliance with Local Plan Policy

7.12 The proposals are assessed to fully comply with the relevant parts of Policies ENV2 and GEN2 of the Local Plan 2005. Within the emerging Local Plan, the equivalent policies are Core Policy 62 the historic environment and 52 Good design outcomes and process. It is held the proposals also accord with the relevant elements of these draft policies.

7.13 The development is held to be in keeping with the scale, character and surroundings and not be more visually dominant than the previous built form on the site, The location, form, and materials of the development in conjunction with the retention of the landscaping on the site will ensure that it will not adversely affect the setting of the identified heritage assets located near to the site.

7.14 The provisions of GEN2 seek to secure a high standard of design which is compatible with the surroundings of the building. The more up to date national guidance of the NPPF (Dec 2023) seeks the creation of high quality, beautiful and sustainable buildings and it is maintained the proposals offer a good design which echoes the rural character of the village.

Level of harm

7.15 The national guidance of the NPPF para 205 requires that great importance and weight must be given to the conservation of a heritage asset. It has been shown that there will be no direct harm resulting from the proposals. In terms of the potential impact on the setting of the heritage asset this has been analysed using the GPA3 methodology has been demonstrated to result in minimal harm.



7.16 There will be minimal change in character to the immediate landscape setting the site and how the site is viewed from the public realm. The scale form and materials employed on the new building and its contemporary vernacular style design will ensure that it is in keeping with the locality.

7.17 On this basis it is held the development will result in a very low level of less than substantial harm to the heritage significance of the heritage assets and their setting.

Heritage Benefits

7.18 Where less than substantial harm is identified paragraph 208 of the NPPF (Dec 23) allows for this harm to be weighed against the public benefits flowing from the proposal which includes heritage benefits:

- The proposals seek to replace a low-quality design of modern bungalow with a higher quality building of a more sympathetic form and design for the location which will preserve the sylvan character of the site and enhance the visual appearance of the built form on the site. The sustaining and/or enhancement of the setting of a heritage asset is identified in paragraph 20 the NPPG Historic Environment as a heritage benefit.

7.19 The low level of harm to the identified heritage assets when weighed against the heritage benefit identified is held to tip the balance in favour of the proposals before any other public benefits are considered. The consideration of any other public benefits resulting the development is set out in the Planning Statement.



8 Conclusions

8.1 This resubmission scheme has aimed to address all the previous reasons for refusal. This statement and assessment of the potential impact on the heritage assets and their setting in the locality is held to address the previous heritage reason for refusal.

8.2 The proposals have been assessed as resulting in no direct impact on any identified heritage assets. The assessment of the potential impact on the setting of the Grade II* church and Grade II former rectory has followed the methodology set out by Historic England. A very low level of indirect harm is identified which, when the mitigation measures proposed are considered, is held to result in a very low-level harm. This would fall into the category of less than substantial harm to the significance or setting of the heritage assets. The proposals are also held to be appropriate and in keeping with the distinctive character of the village.

8.3 The proposals have been identified as resulting in a heritage benefit of the sustaining and enhancement of the visual appearance of the site and how it contributes to the setting of the identified heritage assets. This is held to tip the balance in favour of the development.

8.4 The proposals have been demonstrated to accord with the relevant design and heritage policies of the adopted Uttlesford Local Plan 2005 and the equivalent policies in the emerging Local Plan currently at draft Reg 18 stage.

8.5 On this basis it is maintained that there are no heritage grounds to resist this proposal.



References

- [An Inventory of the Historical Monuments in Essex, Volume 2, Central and Southwest.](#) Originally published by His Majesty's Stationery Office, London, 1921
- [White Roding](http://hundredparishes.org.uk) (hundredparishes.org.uk)
- [Digital Map of Essex 1777 by John Chapman & Peter André](http://map-of-essex.uk) (map-of-essex.uk)



Appendix 1

**List descriptions of Parish Church, tomb in the churchyard and
The Old Rectory**

CHURCH OF ST MARTIN

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1322680**

Date first listed: **20-Feb-1967**

List Entry Name: **CHURCH OF ST MARTIN**

Statutory Address 1: **CHURCH OF ST MARTIN, CHURCH ROAD**

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/>)

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

Location

Statutory Address: **CHURCH OF ST MARTIN, CHURCH ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **White Roothing**

National Grid Reference: **TL 56175 13351**

Details

TL51SE WHITE RODING CHURCH ROAD

8/140 Church of St Martin 20.2.67 II*

Church comprising West Tower, Nave and Chancel, north vestry and south porch. The walls of flint rubble, clunch and Roman brick with plain red tile roof. The C16 restored West Tower, with C14 work, is 12ft. x 11 1/2 ft. of 3 successively diminished stages, with diagonal buttresses, splayed plinth and crenellated parapet. There is a C19 west window, second stage has square headed, 2 light windows with trefoiled heads to south and west, and much restored windows to each wall of bell chamber. Small rectangular windows to bell chamber stairs. Tower Arch is two centred as is the stair doorway. The Nave, 43ft. x 25ft. has angled quoins of Roman brick and stone. Of the 2 north wall windows, the Eastern is C14 and the western C11. Below this is the blocked C11 North doorway with semi-circular head, plain jamb and chamfered imposts. The plastered tympanum rests on the oak lintel. In a recess to the East are the former rood loft stone stairs. Of the 4 south wall windows, the eastern and western are C19 with C14 work, the centre two are C11 round headed with external arches of Roman brick with some jamb stones pierced as if for bars. Under the 3rd window, uniform with North doorway is the South doorway with jamb morticed to receive a bar. The Early English door is of four planks the joints between covered with iron strips and with ironwork of the same date. The Nave roof late C13 with trait-de-jupiter scarf, scissored couples some of which were replaced with double collars at a later date, double wall plates and 4 braced crown posts 2 to centre purlin and 2 to tie beam. There is a Piscina in the south wall with cinquefoil drain and square head. The Chancel 21st. square has C13/C14 work in C19 restored or renewed windows. C19 South door. C11 Chancel arch with semi-circular head. The C14 roof has an octagonal Crown drain post with moulded base and capital and moulded tie beam supported by stone corbels with carved grotesques. Piscina has a sexfoil under a cinquefoil ogee arch. There is a recessed trefoil arch with moulded jamb in west wall south of Chancel Arch. The square Norman Font is of Purbeck Marble moulded and carved with rough zig-zag pattern. The top with incised concentric circles in the spandrels, circular stem on square chamfered base. Timber framed South Porch of C14 rebuilt C16 with 2 centre arch, the open sides with turned balusters. Cusped barge boards to gable. (RCHM 2)

Listing NGR: TL5617513351

Legacy

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

Legacy System number: **120597**

Legacy System: **LBS**

Sources

Books and journals

An Inventory of Essex Central and South West, (1921)

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

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End of official list entry



TOMB IN CHURCH YARD APPROXIMATELY 15 FEET SOUTH EAST OF CHURCH OF ST MARTINS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1111981**

Date first listed: **13-Jun-1983**

List Entry Name: **TOMB IN CHURCH YARD APPROXIMATELY 15 FEET SOUTH EAST OF CHURCH OF ST MARTINS**

Statutory Address 1: **TOMB IN CHURCH YARD APPROXIMATELY 15 FEET SOUTH EAST OF CHURCH OF ST
MARTINS, CHURCH ROAD**

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: **TOMB IN CHURCH YARD APPROXIMATELY 15 FEET SOUTH EAST OF CHURCH OF ST MARTINS,
CHURCH ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **White Roothing**

National Grid Reference: **TL 56181 13337**

Details

TL51SE WHITE RODING CHURCH ROAD

8/141 Tomb in Church Yard approx 15 ft SE of Church of St Martins

II

Double table Tomb of the Parris family from 1789-1900. Two identical adjoining square tombs, with flat stone plinths, 4 inscribed stone slab walls, with heavy step edged and slightly cambered tops. Fluted Tuscan columns to each corner. The whole set on a plain stone base.

Listing NGR: TL5618113337

Legacy

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Legacy System number: **120598**

Legacy System: **LBS**

Legal

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THE OLD RECTORY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1111985**

Date first listed: **13-Jun-1983**

List Entry Name: **THE OLD RECTORY**

Statutory Address 1: **THE OLD RECTORY, CHURCH ROAD**

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/>)

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

Location

Statutory Address: **THE OLD RECTORY, CHURCH ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **White Roothing**

National Grid Reference: **TL 56305 13336**

Details

TL51SE WHITE RODING CHURCH ROAD

8/147 The Old Rectory

II

House, C16 or earlier with C17, C18 alterations and L.C17 service block and EC19 addition. 2 storey timber framed and plastered with pegtile roofs and hipped slate roof over E.C19 extension. Complex plan, generally with casement windows, some with old cast iron. W elevation has semi-circular headed fanlight door-case, with symmetrical sashes. Interior has timber framing and c.1500 fire-place. Moated site.

Listing NGR: TL5630513336

Legacy

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Legacy System number: **120608**

Legacy System: **LBS**

Legal

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End of official list entry



