

# Unrestricted Document Pack

APOLOGIES Committee Services  
Tel. 01621 875791

Council Chamber 01621 859677

HEAD OF PAID SERVICE'S OFFICE  
HEAD OF PAID SERVICE  
Richard Holmes

29 May 2019

Dear Councillor

You are summoned to attend the meeting of the;

## **PLANNING AND LICENSING COMMITTEE**

on **THURSDAY 6 JUNE 2019** at **7.30 pm.**

in the Council Chamber. Maldon District Council Offices, Princes Road, Maldon.

A copy of the agenda is attached.

Yours faithfully



Head of Paid Service

COMMITTEE MEMBERSHIP	CHAIRMAN	Councillor Mrs P A Channer, CC
	VICE-CHAIRMAN	Councillor Mrs M E Thompson
	COUNCILLORS	B S Beale MBE R G Boyce MBE M F L Durham, CC M R Edwards Mrs J L Fleming A S Fluker C Mayes W Stamp
	EX-OFFICIO NON- VOTING MEMBER	Councillor M S Heard

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**AGENDA**  
**PLANNING AND LICENSING COMMITTEE**  
**THURSDAY 6 JUNE 2019**

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1. **Chairman's notices (please see overleaf)**

2. **Apologies for Absence**

3. **Minutes of the last meeting** (Pages 5 - 8)

To confirm the Minutes of the meeting of the Committee held on 11 April 2019 (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-8 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **Public Participation**

To receive the views of members of the public on items of business to be considered by the Committee (please see below):

1. A period of ten minutes will be set aside.
2. An individual may speak for no more than two minutes and will not be allowed to distribute or display papers, plans, photographs or other materials.
3. Anyone wishing to speak must notify the Committee Clerk between 7.00pm and 7.20pm prior to the start of the meeting.

6. **Review of Performance 2018 / 19** (Pages 9 - 32)

To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).

7. **Approval to Adopt the Lists of Local Heritage Assets for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries** (Pages 33 - 104)

To consider the report of the Director of Strategy, Performance and Governance, (copy enclosed).

8. **Approval to Consult on the Draft Lists of Local Heritage Assets for the Parishes of Heybridge, Maldon and Southminster** (Pages 105 - 174)  
  
To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).
9. **Amendment to Affordable Housing and Viability Supplementary Planning Document** (Pages 175 - 178)  
  
To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).
10. **Update on Appeal Decisions (October 2018 - March 2019)** (Pages 179 - 182)  
  
To consider the report of the Director of Strategy, Performance and Governance, (copy enclosed).
11. **Green Essex Strategy Consultation** (Pages 183 - 188)  
  
To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).
12. **Appointment of Representatives on Liaison Committees / Panels** (Pages 189 - 190)  
  
To consider the report of the Director of Strategy, Performance and Governance, (copy enclosed).
13. **Any other items of business that the Chairman of the Committee decides are urgent**

## **NOTICES**

### **Sound Recording of Meeting**

Please note that the Council will be recording any part of this meeting held in open session for subsequent publication on the Council's website. At the start of the meeting an announcement will be made about the sound recording. Members of the public attending the meeting with a view to speaking are deemed to be giving permission to be included in the recording.

### **Fire**

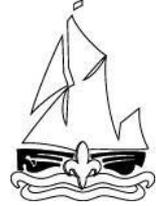
In event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

### **Health and Safety**

Please be advised of the different levels of flooring within the Council Chamber. There are steps behind the main horseshoe as well as to the side of the room.

### **Closed-Circuit Television (CCTV)**

This meeting is being monitored and recorded by CCTV.



**MINUTES of  
PLANNING AND LICENSING COMMITTEE  
11 APRIL 2019**

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**PRESENT**

Chairman	Councillor Mrs P A Channer, CC
Vice-Chairman	Councillor A K M St. Joseph
Councillors	B S Beale MBE, R G Boyce MBE, A S Fluker, R Pratt, CC, S J Savage and Mrs M E Thompson

**2048. CHAIRMAN'S NOTICES**

The Chairman welcomed all to the last Planning and Licensing Committee of this municipal year and said that she wished all well for the future. She then went on to thank all Members and Officers for their support throughout the past four years. She expressed special thanks to Councillor St Joseph, as Vice-Chairman, for his help and the invaluable knowledge he brought to the role.

Councillor Fluker expressed thanks to the Chairman for her exemplary service in chairing the Planning and Licensing Committee.

The Chairman then drew attention to the list of notices published on the back of the agenda.

**2049. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors M F L Durham and M R Pearlman.

**2050. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 7 March 2019 be approved and confirmed.

**2051. DISCLOSURE OF INTEREST**

Councillor R Pratt CC declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily. He also declared a non-pecuniary interest, as a member of Burnham-on-Crouch Town Council, in Agenda Item 7 – Request to Seek Planning Permission, Burnham-on-Crouch.

Cllr Fluker declared a non-pecuniary interest in Agenda Item 7 - Request to Seek Planning Permission, Burnham-on-Crouch, as he owned a property nearby.

Councillor Mrs P A Channer ECC, declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily. She also declared a non-pecuniary interest in Agenda item 7 - Request to Seek Planning Permission, Burnham-on-Crouch, as she sat on the Crouch Harbour Advisory Committee.

She informed the Committee she would leave the Chamber for Agenda Item 7 and that Councillor A K M St. Joseph, as Vice-Chairman, would assume the chair for the remainder of the meeting.

## **2052. PUBLIC PARTICIPATION**

No requests had been received.

## **2053. GREEN INFRASTRUCTURE STRATEGY SUPPLEMENTARY PLANNING DOCUMENT**

The Committee considered the report of the Director of Strategy Performance and Governance covering the final version of the Green Infrastructure Strategy (the Strategy) that outlined the amendments and additions made to the Strategy following public consultation.

Following the Officer's presentation, the Chairman opened the discussion. Councillor Fluker commended the Officer for a very thorough report that covered all salient points previously discussed. He proposed that both the recommendations be agreed. This was duly seconded.

The Chairperson put the recommendations to the Committee and these were agreed.

### **RESOLVED**

- (i) that the proposed amendments made to the Green Infrastructure Strategy Supplementary Planning Document following the public consultation, be approved.

### **RECOMMENDED**

- (ii) that the Green Infrastructure Strategy Supplementary Planning Document (**APPENDICES A and B** attached to these minutes) be adopted.

Councillor Channer, having declared a non-pecuniary interest in Agenda item 7 - Request to Seek Planning Permission, Burnham-on-Crouch, left the Chamber for this item of business and Councillor A K M St. Joseph assumed the chair for the remainder of the meeting.

IN THE CHAIR: COUNCILLOR A K M ST. JOSEPH

#### **2054. REQUEST TO SEEK PLANNING PERMISSION, BURNHAM-ON-CROUCH**

The Committee considered the report, and associated appendices, of the Director of Service Delivery, to seek approval from Members to submit a planning application for the creation of three residential houseboat berths in Burnham-on-Crouch and consent for a mooring pontoon to allow access to the houseboats.

The Chairman introduced the item and the Director of Performance, Governance and Strategy took the Committee through the report. He informed the Committee that with planning permission for residential use, the void space provided by the removal of the *Lys Helig* could accommodate three houseboat moorings in a desirable location, for which Maldon District Council would receive a commercial income.

A debate ensued where concerns were raised regarding the number of houseboat berths contained in the recommendation; the professional fee cited and responsibility for the reclamation work involved. In response it was noted that four houseboats could be accommodated, the professional fee amount was an approximation and reclamation work was the shared responsibility of the owner, contractor and the Marine Management. The application in front of the Committee covers the period after reclamation.

Councillor Pratt felt that the Council should not constrain itself to three berths when there was room for four. Councillor Fluker concurred with Councillor Pratt and proposed to amend recommendation (i) to include '*and provision of up to four houseboat berths, subject to there being no planning constraints, otherwise revert to three*'. This was duly seconded.

The Chairman put the amended recommendation (i) to the Committee and this was agreed.

Councillor Thompson then proposed that recommendation (ii) be revised to include '*mooring for up to four houseboats*' and this was seconded.

The Chairman put the amended recommendation(ii) to the Committee and this was agreed.

#### **RESOLVED**

- (i) that the change of use for an area of the foreshore at Burnham-on-Crouch and provision of up to four houseboat berths, subject to there being no planning constraints otherwise revert to three, together with associated pontoon, offering new housing opportunities be agreed;

- (ii) That the Director of Service Delivery be authorised to submit a planning application for the construction of a pontoon and change of use to mooring up to four houseboats permanently for residential purposes.

Councillor A K M St. Joseph closed the meeting by thanking the Planning staff for their help and support over the past four years.

There being no further items of business the Chairman closed the meeting at Time Not Specified.

MRS P A CHANNER, CC  
CHAIRMAN



**REPORT of  
DIRECTOR OF STRATEGY AND PERFORMANCE AND GOVERNANCE**

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to  
**PLANNING AND LICENSING COMMITTEE  
6 JUNE 2019**

**REVIEW OF PERFORMANCE 2018 / 19**

**1. PURPOSE OF THE REPORT**

- 1.2 The purpose of this report is to supply Members with details of performance against targets set for 2018 / 19 and to ensure that progress is being achieved towards the corporate goals and the objectives detailed in the Corporate Plan 2015-19 adopted by the Council in February 2015 (Minute No. 828 refers) with the 2018-19 annual update approved by the Council in February 2018.
- 1.3 Where performance or progress is behind schedule or at risk, the reasons why need to be fully understood and decisions taken on what, if any, action is required to bring performance back on track.
- 1.4 Quarterly reviews of performance are undertaken by the Overview and Scrutiny Committee and the position as at the year-end was reviewed at the meeting on 5 June. An annual performance report will also be submitted to the Council on 27 June.
- 1.5 All of the performance information contained within this report is recorded on the Council's Performance and Risk Management system (TEN) to which all Members have access.

**2. RECOMMENDATION**

That Members review and comment on the information as set out in this report and **APPENDIX 1**.

**3. SUMMARY OF KEY ISSUES**

- 3.1 As reported to and agreed by the Council in February 2018:
  - (i) For 2018 / 19 the Corporate Leadership Team (CLT), in liaison with the service managers, identified and proposed the Key Corporate Activities (KCAs) that would contribute to the achievement of the corporate goals and objectives. These KCAs are the “flagship” activities under each goal that the Council is committed to progressing or achieving in the year and would provide a focus for the Council in delivering its priorities.

- (ii) For 2018 / 19, activities that are either central to our corporate goals, but delivery of which is more dependent on partnership working or have particular organisational significance for the year, were differentiated from the KCAs. These were designated as “service priorities”.

3.2 The format of the half yearly performance reports to this Committee is on an “exception” basis i.e. only those activities and indicators that are behind schedule, at risk or where targets have not been achieved are included. This will ensure the focus is on those areas requiring attention and assisting Members to challenge performance or allocation of resources where the Council’s corporate goals may not be achieved.

3.3 **APPENDIX 1** to this report details for each of the corporate goals:

- The KCAs and Service Priorities which are assessed as being “behind schedule” or “at risk of not being achieved”
- Indicators which have not achieved the end of year target.

3.4 The activities / indicators aligned with this Committee have been marked  to provide easy identification by Members.

### 3.4 **Complaints Received**

3.4.1 27 complaints and 19 compliments about services that report to this Committee were received between 1 April 2018 and 31 March 2019.

Service Area	Total complaints 16/17	Total complaints 17/18	Total complaints 18/19	Total compliments 16/17	Total compliments 17/18	Total compliments 18/19
Environment Services	7	51*	5	2	4	0
Housing	1	4	4	7	4	4
Planning	25	77*	18	6	12	15
<b>Total</b>	<b>33</b>	<b>132</b>	<b>27</b>	<b>15</b>	<b>20</b>	<b>19</b>

\* 50 of the complaints received for Environmental Services and Planning related to one specific planning enforcement issue.

3.4.2 All complaints received are investigated and action taken to improve service delivery where learnings are identified.

### 3.5 **Corporate Plan 2019 - 23**

3.5.1 The Council approved the Corporate Plan 2019 - 23 at its meeting on 14 February 2019. The new Corporate Plan has moved from an activity-based focus and adopted an impact and outcome focussed approach, where long and medium term consequences the Council is striving to secure are outlined at the highest level.

3.5.2 Three strategic themes have been identified – Place, Community and Prosperity - and following approval of the Corporate Plan, thematic strategies are being drafted for each theme which will be submitted to the Council in July for adoption.

- 3.8 Once the strategies have been agreed, the key activities and priority measures to be monitored at a corporate level will be determined, together with the format for reporting. It is anticipated that the new performance reporting arrangements will be introduced from Quarter 2 2019 / 20 which will coincide with the implementation of Phase 2 of the Future Model and the new Committee structure.

#### **4. CONCLUSION**

- 4.2 Good progress has been made on a number of activities which will contribute to the Council's corporate goals and objectives. Where key corporate activities are at risk/behind schedule and end of year performance indicator targets not achieved, the reasons why need to be fully understood and decisions taken on what, if any, action is required.

#### **5. IMPACT ON STRATEGIC THEMES**

- 5.1 The purpose of this report is to supply Members with details of performance against targets set for 2018 / 19 and to ensure progress was achieved towards the overall corporate goals and objectives detailed in the Corporate Plan 2015 - 19.
- 5.2 The Services agreed actions (Key Corporate Activities and Service Priorities) to take forward in 2018 / 19 to contribute to the achievement of these objectives. Performance indicators and measures were also established to monitor the impact of these actions and to provide evidence of achievements.
- 5.3 Given that this report relates to 2018 / 19 performance it is based on the Corporate Plan 2015 - 19 rather than the strategic themes included in the newly adopted Corporate Plan 2019 - 23.
- 5.4 Notwithstanding this, to ensure that Maldon District Council progresses towards or achieves its stated goals / outcomes, it is important that performance is monitored and managed effectively against targets and milestones.
- 5.5 As the Council is accountable to the community, it is also important that it is able to demonstrate it is monitoring and managing performance effectively.

#### **6. IMPLICATIONS**

- (i) **Impact on Customers** – Performance Management is about agreeing and achieving objectives and priorities, monitoring our performance against agreed targets and timescales, identifying opportunities for improvement, making necessary changes and ultimately delivering quality public services.
- (ii) **Impact on Equalities** – For the Council “Equalities” means understanding our staff and customers and making sure that our policies and services are designed to meet their needs and implemented appropriately.

Maldon District Council is committed to providing equal opportunity of access to services, and level of service provided, and to work towards developing communities that are free from discrimination.

- (iii) **Impact on Risk** – If performance is not managed effectively by the Council at both Committee and management level, there is a risk that the Council will not achieve its stated priorities and outcomes.
- (iv) **Impact on Resources (financial and human)** – If action is needed to bring key activities or indicators back on track to meet the targets set, a reallocation of resources may be required to ensure that objectives and priorities are achieved.
- (v) **Impact on the Environment** – None.

Background Papers: None.

Enquiries to:

Paul Dodson, Director of Strategy, Performance and Governance (Tel: 01621 875756).

Review of Performance 2018-19



PLANNING AND LICENSING COMMITTEE

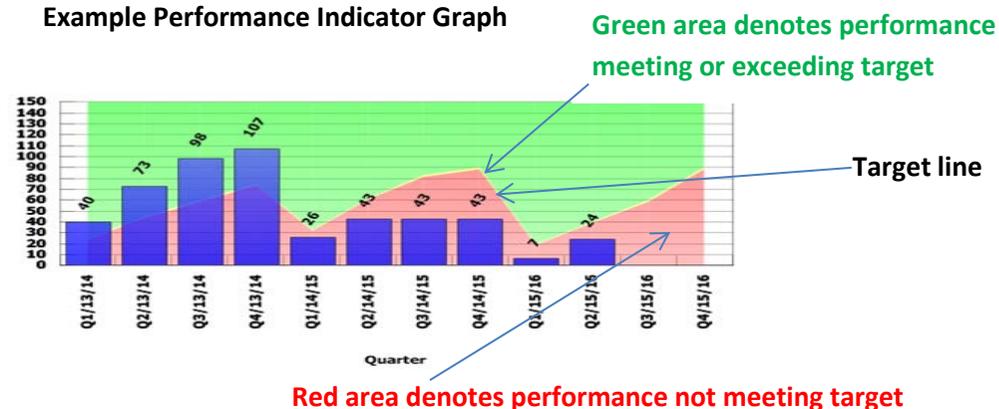
REVIEW OF PERFORMANCE 2018-19

The performance reports are produced on an “exception” basis; full details will only be included for those activities and indicators which are behind schedule, at risk or not on target

Status Definitions for Key Corporate Activities

At Risk	There are issues which could impact the completion/ achievement of the Key Corporate Activity in the future
Behind Schedule	Target date for completion of the Key Corporate Activity , or milestones upon which activity depends, have not been met
On Track	Work progressing satisfactorily, milestones upon which the activity depends are being met and overall target for completion should be achieved
Completed	Key Corporate Activity completed – no further work required

Example Performance Indicator Graph



Review of Performance 2018-19

**Corporate Goal - Strengthening communities to be safe, active and healthy**

Key Corporate Activities contributing to this goal - 1			
At Risk	Behind Schedule	On Track	Completed
			1

Service Priorities contributing to this goal - 2			
At Risk	Behind Schedule	On Track	Completed
		2	

Review of Performance 2018-19

Corporate Goal - Protecting and shaping the District

Key Corporate Activities contributing to this goal – 8				
Activity not being taken forward	At Risk	Behind Schedule	On Track	Completed
1	1	2	3	1

Service Priorities contributing to this goal - 1				
Not started	At Risk	Behind Schedule	On Track	Completed
1				

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
<p>➔ Delivery of the strategic sites as set out in the adopted Local Development Plan (LDP) for the Maldon District</p>	<p>Strategic Sites have varying timescales as set out in the adopted LDP</p>	<p>At Risk</p>	<p>The benchmark timetable for the delivery of the LDP Strategic Sites is the Housing Trajectory set out in Figure 4 (page 24) of the approved LDP.</p> <p>Overall the status is considered at risk.</p> <p>The following sets out the status of each site:</p> <p><b>Site 2a - South of Limebrook Way</b> Development has commenced on Phase 1 Eastern Parcel (Taylor Wimpey) - 200 dwellings. Phase 2 Eastern Parcel (Taylor Wimpey) 406 dwellings has been refused 21 March 2019 at the extraordinary meeting of the Council. A Full Application for an additional 33 dwellings was also refused.</p> <p><b>Site S2b - North of Wycke Hill</b> The S106 is nearing completion. As a land promoter led scheme the site will be marketed to a house builder prior to the submission of</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p>reserved matters. LDP anticipated the first homes to be delivered in 2019/20.</p> <p><b>Site S2c - South of Wycke Hill</b> Development progressing well. This site is on schedule to be completed within the 5 year Housing Land Supply period.</p> <p><b>Site S2d - North Heybridge.</b> The amended plans were refused by Ex. Council at February meeting.</p> <p><b>Site S2e - Holloway Road</b> Development progressing well. This site is on schedule to be completed within the 5 year Housing Land Supply period.</p> <p><b>Site Sf - West of Broad Street Green Road</b> Development progressing well. The development is to be completed within the 5 year Housing Land Supply period.</p> <p><b>Site S2g Park Drive</b> Development of 131 units is now complete.</p> <p><b>Site S2h Heybridge Swifts</b> This site is stalled. Its trajectory is outside of the 5-Year housing supply monitoring period so not critical at this point.</p> <p><b>Site S2i West of Burnham-on-Crouch</b> Development commenced. This site is behind schedule as the LDP anticipated a start in 2017/18 nevertheless it is expected to be completed in the 5 year Housing Land Supply period.</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p><b>Site S2j North of Burnham-on-Crouch West</b> Development progressing well. The development is to be completed within the 5 year Housing Land Supply period.</p> <p><b>Site S2k North of Burnham-on-Crouch East</b> Pre-app meetings taking place with Taylor Wimpey to progress site.</p>
<p>➔ Influence and co-ordinate partners to prioritise and deliver flood relief projects for identified surface and coastal flooding risk areas in District</p>	<p>March 2019</p>	<p>North Heybridge Flood Alleviation Scheme <b>Behind schedule</b></p> <p>CDA 2 Scheme Brickhouse Farm <b>Behind schedule</b></p> <p>CDA1 West Maldon <b>Not being taken forward</b></p> <p>CDA3 and Masterplan Area <b>On track</b></p> <p>Wickham Bishops Flood Scheme <b>On track</b></p>	<p><b>North Heybridge Flood Alleviation Scheme</b> The original scheme for North Heybridge has been withdrawn.</p> <p>The Environment Agency (EA) has halted the optioneering whilst they are reviewing their framework and are looking at reappointing consultants to continue with costings. We are awaiting a new date for a stakeholder meeting to discuss and look at a preferred option. This project is shown as behind schedule when assessed against the original timescales. However, new timescales for the replacement scheme will be determined in due course.</p> <p><b>Brickhouse Farm Scheme (CSA2)</b> This is an Essex County Council (ECC) scheme. Ecology works have been completed and we are now awaiting a start date. The status of this project is behind schedule.</p> <p><b>West Maldon (CDA1)</b> ECC have now formally noted that due to inadequate cost / benefit the scheme is unlikely to attract government funding and will not go ahead. The Council will continue to seek funding opportunities as they arrive.</p>

**Review of Performance 2018-19**

Service Priorities	Target Date	Status as at end of Q4	Comments for Service Priorities "At Risk" or "Behind Schedule"
<p><b>Establish management plans with community groups re management /maintenance of open spaces at Prom Park</b></p>	<p><b>March 2019</b></p>	<p><b>Not started</b></p>	<p>The Council has delayed the delivery of this work as it links to two other areas of Council activity. The first area relates to the Central Area Masterplan which is considering the possibility of a central hub facility in Promenade Park, the other relates to considerations being taken forward as part of the Future Model asset review. It is anticipated this work will re-start by Quarter 2 (Q2) in 2019 / 20 when properly informed through the outcomes of the linked activities. In the meantime, the existing sites continue to be maintained and supported as required through extension of existing plans.</p>

Review of Performance 2018-19

Indicators - For comparison purposes, where available, the figures for the previous year, for the same period in the previous year and the previous quarter are provided.

Indicator	17/18 Actual	18/19 Target	Q4 17/18	Q3 18/19	Q4 18/19	Cumulative For the Year 18/19	Annual target achieved												
Total household waste arising per household	824 kgs. per household	750 kgs. per household	Monitored on an annual basis				825.8kgs. (provisional)	No											
<p><small>Low performance figure is good</small></p> <p><b>Comment on current performance</b></p> <p>The provisional figure for this indicator is very similar to that reported for 2017/18, but the Council has no control over the amount of waste produced. The target for the coming year will be reviewed and work undertaken with our contractor on an education programme to impact this going forward.</p>			<table border="1"> <caption>Household Waste Production Data</caption> <thead> <tr> <th>Year</th> <th>Waste (kgs.)</th> </tr> </thead> <tbody> <tr> <td>2014/2015</td> <td>842.0</td> </tr> <tr> <td>2015/2016</td> <td>838.0</td> </tr> <tr> <td>2016/2017</td> <td>818.0</td> </tr> <tr> <td>2017/2018</td> <td>824.0</td> </tr> <tr> <td>2018/2019</td> <td>825.8</td> </tr> </tbody> </table>					Year	Waste (kgs.)	2014/2015	842.0	2015/2016	838.0	2016/2017	818.0	2017/2018	824.0	2018/2019	825.8
Year	Waste (kgs.)																		
2014/2015	842.0																		
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2017/2018	824.0																		
2018/2019	825.8																		

Review of Performance 2018-19

Indicator	17/18 Actual	18/19 Target	Q4 17/18	Q3 18/19	Q4 18/19	Cumulative For the Year 18/19	Annual target achieved																															
<p>Percentage of household waste sent for reuse, recycling and composting (including separate green waste)</p> <p>High performance figure is good</p>	58.93%	59%	52.3%	56.85%	52.9% (provisional)	58.8% (provisional)	No (by 0.2%)																															
<p><b>Comment on current performance</b></p> <p>2018/19 recycling rate is similar to that reported for 2017/18. Performance was slightly lower than the target set. However, we were unable to increase garden waste subscriptions from August onwards due to vehicle capacity issues; this additional tonnage would have boosted the performance figure.</p>			<table border="1"> <caption>Quarterly Recycling Rates (%)</caption> <thead> <tr> <th>Quarter</th> <th>Rate (%)</th> </tr> </thead> <tbody> <tr><td>Q1/16/17</td><td>57.42%</td></tr> <tr><td>Q2/16/17</td><td>60.13%</td></tr> <tr><td>Q3/16/17</td><td>58.77%</td></tr> <tr><td>Q4/16/17</td><td>57.76%</td></tr> <tr><td>Q1/17/18</td><td>63.67%</td></tr> <tr><td>Q2/17/18</td><td>63.10%</td></tr> <tr><td>Q3/17/18</td><td>61.53%</td></tr> <tr><td>Q4/17/18</td><td>58.90%</td></tr> <tr><td>Q1/18/19</td><td>63.93%</td></tr> <tr><td>Q2/18/19</td><td>62.10%</td></tr> <tr><td>Q3/18/19</td><td>60.51%</td></tr> <tr><td>Q4/18/19</td><td>58.80%</td></tr> <tr><td>Q1/19/20</td><td>-</td></tr> <tr><td>Q2/19/20</td><td>-</td></tr> </tbody> </table>					Quarter	Rate (%)	Q1/16/17	57.42%	Q2/16/17	60.13%	Q3/16/17	58.77%	Q4/16/17	57.76%	Q1/17/18	63.67%	Q2/17/18	63.10%	Q3/17/18	61.53%	Q4/17/18	58.90%	Q1/18/19	63.93%	Q2/18/19	62.10%	Q3/18/19	60.51%	Q4/18/19	58.80%	Q1/19/20	-	Q2/19/20	-	
Quarter	Rate (%)																																					
Q1/16/17	57.42%																																					
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Q1/18/19	63.93%																																					
Q2/18/19	62.10%																																					
Q3/18/19	60.51%																																					
Q4/18/19	58.80%																																					
Q1/19/20	-																																					
Q2/19/20	-																																					
<p>Average number of justified missed collections per collection day</p> <p>Low performance figure is good</p>	10.22	<10 per collection day	12.46	13.32	12.07	13.00	No																															

Review of Performance 2018-19

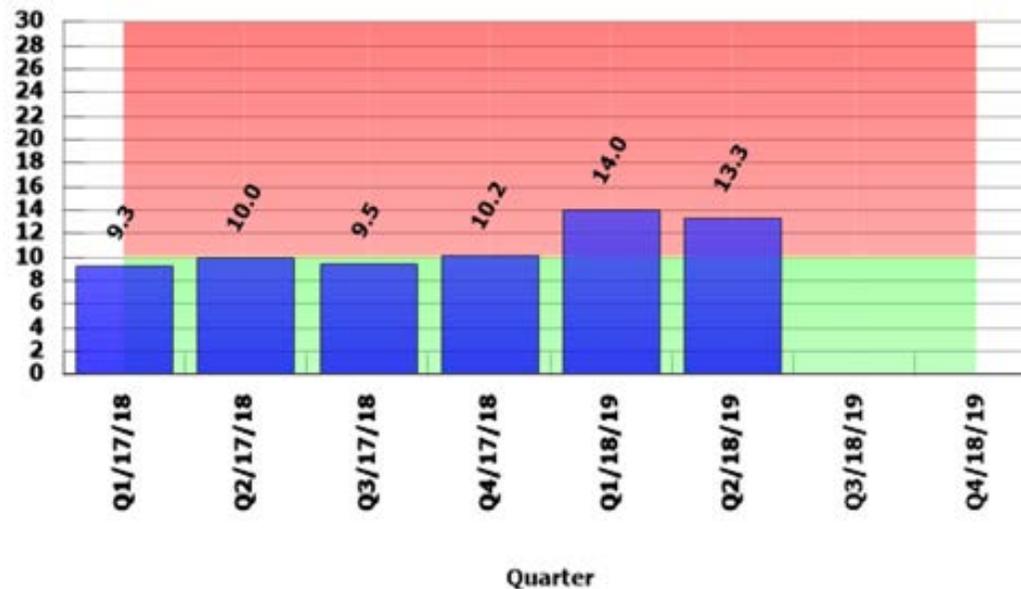
Comment on current performance

Whilst the average number of justified missed collections per collection day for Quarter 4 (Q4) (12.07) and cumulatively for the year (13.0) is over the target of 10, performance has to be viewed against the total number of 16,613 collections per day - 99.9% of collections are deemed to be successfully collected.

The contract is closely monitored by the Waste Team with peaks and troughs in performance analysed and discussed with the contractors and monthly contract meetings held.

As reported previously to the Community Services Committee, many authorities do not report on missed waste collections, or only consider it to be a missed collection if it has failed to be picked up the following day or alternatively report the number of successful collections.

It is proposed, therefore, that if this indicator is retained for 2019 / 20, that the target should be reviewed and set at a more realistic figure.



Review of Performance 2018-19

**Corporate Goal - CREATING OPPORTUNITIES FOR ECONOMIC GROWTH AND PROSPERITY**

Key Corporate Activities contributing to this goal - 12				
Not started	At Risk	Behind Schedule	On Track	Completed
5		4	3	

Service Priorities contributing to this goal - 2			
At Risk	Behind Schedule	On Track	Completed
		1	1

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
<p>➔ Work with local businesses and agencies to prepare for/implement projects for the following Central Area Masterplan sites:</p> <ul style="list-style-type: none"> <li>a) Lower High Street (LHS)</li> <li>b) Butt Lane Car Park</li> <li>c) Hythe Quay</li> <li>d) Maldon Riverside Path</li> <li>e) The Causeway Corridor</li> <li>f) North Quay Regeneration (inc. Heybridge Creek improvements and Heybridge Creek Connection)</li> <li>g) Former Wyndeham Heron premises</li> <li>h) Destination Hub – Promenade Park/Hythe Quay</li> <li>i) Promenade Park</li> </ul>	<p>March 2019</p>	a) Behind schedule	<p>A review is being undertaken on the delivery timescales for the various Central Area Master Plan projects some of which have been impacted by external factors such as the Air Quality Management Area on Market Hill.</p> <p><b>a) Lower High Street (LHS)</b> Engagement with the High Street businesses took place at a workshop on 27 February 2019 to gauge the appetite for change and investment from the private sector to progress the LHS project objective to improve the retail offer, enhance the public realm and increase footfall at the Lower High Street. Stakeholders, businesses and landowners contributed their ideas, commitment and investment (time resource at this stage) to realise an 'area strategy' for the Lower High Street.</p> <p>A Gateway Review of Project 2 is in April 2019 through the Masterplan Delivery Group and will consider the scope of</p>
		j) Behind schedule	
		k) Not started	
		l) Not started	
		m) Not started	
		n) On track	
		o) Not started	
		p) Behind schedule	
		q) Not started	

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p>Project 2 in terms of the Future High Streets funding opportunity, the challenges of the Air Quality Management Area on Market Hill and its implications on traffic management in and around the town centre and other dependent projects in the Masterplan Programme.</p> <p>The Government launched the 'Future High Streets Fund' in January 2019 since the last update with funding for 'physical change' to meet the challenges and aspirations for sustainable high streets in the future. Letters of support for the funding were received from the Maldon Business Hub representing High Street businesses at the workshop, South East Local Enterprise Partnership (SELEP), Carrs Flour Mill and Essex County Council (ECC) Highways.</p> <p>Target dates will be revised due to Future Model and other Town Centre challenges including Air Quality Management Area (AQMA) declaration on Market Hill and the FHS funding opportunity.</p> <p><b>b) Butt Lane Car Park</b> Retention of the market at Butt Lane on Thursdays and Saturdays on a permanent basis has been approved.</p> <p>Butt Lane Car Park is a key arrival point in the town. The wayfinding signage required from this key arrival point to wider town centre retail areas, activities and events has been included in the Expression of Interest to the Future High Streets Fund - decision for funding is expected in Summer 2019.</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p>The car park enhancements required also cross over with other Council strategies and Supplementary Planning Documents (SPDs): Town Centre Greening Project in the draft Green Infrastructure Strategy and advice in the Maldon District Design Guide SPD.</p> <p>Target dates will need to be revised due to Future Model and other Town Centre challenges and FHS funding opportunity.</p> <p><b>c) Hythe Quay</b>                      A main business on Hythe Quay, Maldon Little Ship Club, have met with Leader and Deputy Leader of the Council, Director and Officers twice since the last update to progress their development proposals to become more prominent on Hythe Quay in terms of frontage activity and association with the water. This could include taking on vacant Council owned buildings for cadet training and boat storage and opening to the wider public in terms of a food and drink offer.</p> <p>As part of the Business Engagement for CAMP Project 2 Lower High Street businesses are keen to link up with events and activities at Hythe Quay / Prom Park to promote the offer at the LHS (retail and food and drink) via 'visit Maldon' website and event/activity publicity.</p> <p>Hythe Quay Improvement Initiative is an element of the Expression of Interest application to the Future High Street Fund to link the activity at Hythe Quay and parking at Prom</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p>Park (Parking Strategy in Masterplan) to a gateway entrance to the LHS.</p> <p><b>d) Maldon Riverside Path</b>                      This project has been included in an Expression of Interest application to the Future High Streets Fund as an alternative connecting partly off road route linking the out of centre retail area on the Causeway to Hythe Quay and the middle and lower sections of the High Street via Downs Road/Butt Lane and North Street. Conversely, it is an attractive walking and cycling route from Promenade Park car park (park and stride and park and ride) to Hythe Quay activities and onwards to the Lower High Street or the out of centre retail. Expression of Interest decision for revenue funding expected Summer 2019.</p> <p><b>e) Causeway Corridor</b>                      The hotel developer (Aquila) submitted a Non Material Amendment planning application in January 2019 to address technical issues with approved materials. This has held up commencement of the construction of the hotel, but it is expected to commence in April 2019. This will trigger production of the Landscape Strategy for the Causeway Corridor prior to first occupation of the hotel.</p> <p><b>g) Former Wyndeham Heron premises</b>                      The premises have recently been let on a short term lease to a local business - the Commodity Centre at Little Braxted. Officers will engage with the new tenants and owners of the site in 2019 to help produce a long term strategy for the site.</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			<p>As a vacant site when the Masterplan was prepared and adopted, the site remains an 'opportunity site' in the Masterplan Development Framework for mixed use development in accordance with Policy S5, LDP.</p> <p><b>h) Destination Hub - Promenade Park / Hythe Quay</b>                      The Council is developing a feasibility study which will look at the optimum future use of and within Promenade Park for a central hub building. Specialist advice is being sought to inform the study. The timescale of this work is not yet defined.</p> <p><b>i) Promenade (Prom) Park</b>                      The Parking Strategy in the Masterplan sets out how Promenade Park can become a car park serving the town centre (by formalising and regularising the existing car park) and increase activity and footfall towards the Lower High Street that will become a gateway to the middle and upper sections of the High Street. It is a short walk from the Prom Park car park to Hythe Quay and the Lower High Street. The Parking Strategy includes 'park and stride' and 'park and ride' to and from the Prom Park car park and utilising the existing free bus route from Tesco to the Leisure Quarter. This has all been included in an Expression of Interest (EoI) to the Future High Streets Fund (FHSF EoI) submitted 22 March 2019 to alleviate the challenges of the Air Quality Management Area Action Plan (due December 2019), the management of traffic and the capacity issues at existing town centre car parks and</p>

Review of Performance 2018-19

Key Corporate Activities (KCAs)	Target Date	Status as at end of Q4	Comments for KCAs “At Risk” or “Behind Schedule”
			the physical infrastructure required. FHSF EoI decision by Summer 2019.
<p>➔ Co-ordinate the delivery of an Enterprise Centre for the District</p>	<p>TBA once business model defined</p>	<p><b>Behind schedule</b></p>	<p>Enterprise Centre options being reassessed and future business model proposals to be redefined.</p>

Review of Performance 2018-19

**Corporate Goal - Delivering good quality, cost effective and valued services**

Key Corporate Activities contributing to this goal - 6			
At Risk	Behind Schedule	On Track	Completed
		4	2

Service Priorities contributing to this goal - 3			
At Risk	Behind Schedule	On Track	Completed
			3

Review of Performance 2018-19

Indicators

For comparison purposes, where available, the figures for the previous year, for the same period in the previous year and the previous quarter are provided.

Indicator	17/18 Actual	18/19 Target	Q4 17/18	Q3 18/19	Q4 18/19	Cumulative For the Year 18/19	Annual target achieved																										
Average rate of return on Treasury investments <i>High performance figure is good</i>	New indicator 18/19	1.5%	Monitored on an annual basis			1.80%	Yes																										
Time taken to process Housing Benefit/Council Tax Support new claims <i>Low performance figure is good</i>	10.72 days	15 days	6.19 days	20.5 days	24.13 days	28.63 days	No																										
<p><u>Comment on current performance</u></p> <p>The figure for Q4 is higher than the previous quarter, but the number of days available to work in this were reduced due to a period when core systems were unavailable in order that end of year processes could be completed.</p> <p>Given the measures that have been put in place the average number of days for the year has reduced, but the original target has not been achieved in view of the additional demands that the service faces as we embed significant service transformation. There has also been some impact as a result of the Universal Credit roll out as, in some circumstances, additional checks, the timescales for which are largely out of our control, are required to establish whether a claim is new or should be Universal Credit.</p> <p>The situation is being monitored closely.</p>			<table border="1"> <caption>Days taken to process Housing Benefit/Council Tax Support new claims</caption> <thead> <tr> <th>Quarter</th> <th>Days</th> </tr> </thead> <tbody> <tr><td>Q1/16/17</td><td>12.1</td></tr> <tr><td>Q2/16/17</td><td>13.3</td></tr> <tr><td>Q3/16/17</td><td>14.3</td></tr> <tr><td>Q4/16/17</td><td>14.8</td></tr> <tr><td>Q1/17/18</td><td>15.9</td></tr> <tr><td>Q2/17/18</td><td>14.6</td></tr> <tr><td>Q3/17/18</td><td>13.9</td></tr> <tr><td>Q4/17/18</td><td>10.7</td></tr> <tr><td>Q1/18/19</td><td>35.2</td></tr> <tr><td>Q2/18/19</td><td>33.9</td></tr> <tr><td>Q3/18/19</td><td>29.8</td></tr> <tr><td>Q4/18/19</td><td>28.6</td></tr> </tbody> </table>					Quarter	Days	Q1/16/17	12.1	Q2/16/17	13.3	Q3/16/17	14.3	Q4/16/17	14.8	Q1/17/18	15.9	Q2/17/18	14.6	Q3/17/18	13.9	Q4/17/18	10.7	Q1/18/19	35.2	Q2/18/19	33.9	Q3/18/19	29.8	Q4/18/19	28.6
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Q4/18/19	28.6																																

Review of Performance 2018-19

Indicator	17/18 Actual	18/19 Target	Q4 17/18	Q3 18/19	Q4 18/19	Cumulative For the Year 18/19	Annual target achieved
<b>% Business Rates collected</b>  <a href="#">High performance figure is good</a>	98.8%	98%	7.15%	26.49%	8.71%	97.95%	No (by 0.05%)
<b>Comment on current performance</b> The collection rate is marginally below target primarily due to a change in occupier of one of our larger rate assessments, and a dispute with the occupier resulting in non-payment. We are currently taking action to recover the debt.  Work continues to identify businesses which might be operating without our knowledge and we have had some successful outcomes from our pan Essex data matching arrangements, enabling us to remove discounts that had been claimed but where there was no entitlement.							
<b>➔ % of major planning applications acknowledged within 10 working days</b>  <a href="#">High performance figure is good</a>	91.23%	95%	100%	100%	75%	94.34%	No
<b>➔ % of minor planning applications acknowledged within 5 working days</b> <a href="#">High performance figure is good</a>	75%	95%	87.88%	81.48%	64.63%	76.47%	No

## Review of Performance 2018-19

Indicator	17/18 Actual	18/19 Target	Q4 17/18	Q3 18/19	Q4 18/19	Cumulative For the Year 18/19	Annual target achieved
<p>→ % of other planning applications acknowledged within 5 working days</p> <p>High performance figure is good</p>	70.76 %	95%	85.52%	88.28%	80.42%	85.29%	No

[Comment on current performance](#)

These indicators were introduced in 2016/17 at a time when there were issues within Planning and concerns raised by Members with the time taken to validate/acknowledge applications. Since then there has been a significant improvement in performance as follows:

	2016/17	2018/19
% of major planning applications acknowledged within 10 working days	89.47%	94.34%
% of minor planning applications acknowledged within 5 working days	54.57%	76.47%
% of other planning applications acknowledged within 5 working days	55.75%	85.29%

However, performance for minor and other applications is still below the target set of 95%. Government guidance (Development Management – Good Practice Guide) in relation to validation suggests targets of:

- 85% of applications validated within 6 working days and
- 95% of applications validated within 10 working days of receipt of the application.

The Planning and Licensing Committee agreed that that these indicators and targets should be amended to align with the Government guidance with effect from 2019/20.

Review of Performance 2018-19





**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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to  
**PLANNING AND LICENSING COMMITTEE**  
**6 JUNE 2019**

**APPROVAL TO ADOPT THE LISTS OF LOCAL HERITAGE ASSETS FOR THE  
PARISHES OF ALTHORNE, COLD NORTON, NORTH FAMBRIDGE, PURLEIGH  
AND STOW MARIES**

**1. PURPOSE OF THE REPORT**

- 1.1 This report seeks the Planning and Licensing Committee's approval to adopt the Lists of Local Heritage Assets for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries (**APPENDIX 1**).

**2. RECOMMENDATION**

That the Draft Lists of Local Heritage Assets for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries are approved for formal adoption.

**3. SUMMARY OF KEY ISSUES**

- 3.1 The Maldon District contains over a thousand nationally listed buildings, which are protected by law. In addition to this there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. The National Planning Policy Framework (NPPF) and Policy D3 of the Maldon Local Development Plan (LDP) refer to such buildings as 'non-designated heritage assets'. These assets are defined in Planning Practice Guidance as those 'identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets'. Planning Practice Guidance encourages Local Planning Authorities to identify 'non-designated heritage assets' against consistent criteria and notes that adding them to a 'local list' is a positive way of improving the 'predictability of the potential for sustainable development'.
- 3.2 While addition of a building to a local list will not of itself result in additional planning controls, it does mean that the building's conservation as a heritage asset becomes a material consideration when determining the outcome of a planning application. Paragraph 197 of the NPPF states:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement*

*will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 3.3 Policy D3 of the Maldon LDP requires that applications affecting non-designated heritage assets both 1) preserve or enhance the asset's special character, appearance, setting and special features, and 2) be supported by a heritage statement which describes the asset's significance.
- 3.4 Individual lists are currently being drafted for each parish by the Council's Conservation Officer, with assistance from local historians. Due to the considerable amount of work involved, a phased approach is planned for the survey of the whole District. The District's parishes have been divided into seven groups of between two and six parishes which are to be tackled as seven distinct phases. A timetable for the development of the register of local heritage assets is produced as **APPENDIX 2**. The target for completion of the final phase is March 2021.
- 3.5 Draft lists for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries were approved for public consultation on 24 January 2019. The total number of buildings included in this phase was 39. Copies of the documents were published on the Council's website and sent to every affected resident and the relevant Parish Councils. A table summarising the consultation responses is reproduced as **APPENDIX 3**. A total of 19 consultation responses were received. The responses were mostly positive. Some respondents complemented the quality and interest of the lists, while others provided additional photographs which have been incorporated.
- 3.6 Five objections were received in relation to five of the proposed list entries, specifically to the Gilder Drake Almshouses in Althorne; the former cattle barn at New Hall in Purleigh; the former farm buildings at Great Hayes Farm in Stow Maries; Morris Farm in Stow Maries; and All Saints in Stow Maries. The degree to which these buildings meet the selection criteria has been carefully reconsidered in light of the objections received. It is proposed to omit from the list the farm buildings at Great Hayes Farm, the farmhouse at Morris Farm and All Saints, but to keep the other two entries in the adopted lists. The following paragraphs consider the objections received and provide reasons for the proposed amendments.
- 3.6.1 The Gilder Drake Almshouses, Althorne
- 3.6.1.1 The Gilder Drake Almshouse Charity has objected to the inclusion of the Gilder Drake Almshouses on the Althorne List. The reasons for the objection include the judgment that the local value of the buildings is not so much their heritage significance than it is the facility they provide for older residents. The existing buildings contain steps which are difficult to adapt for wheelchair access. The charity is concerned that inclusion on the list may impede the opportunity to demolish and replace the existing buildings in the future. New almshouses built to modern design standards for older people would provide savings in heating costs etc. The charity argues 'there is no reason to think the architect we eventually involve on the proposed new development can't come up with designs which are equally pleasing in terms of 21st century almshouses'.

3.6.1.2 The list entry for the Gilder Drake Almshouses acknowledges that they have social and communal importance in addition to their architectural interest. Inclusion on the local list would not necessarily mean that the almshouses must be preserved indefinitely. It would simply mean that the buildings' significance must be taken into account in determining any planning applications. In accordance with paragraph 197 of the NPPF, the erosion or loss of an aspect of local heritage would need to be weighed against the merits of the proposal, which may include a high-quality design and public benefits associated with more accessible and user-friendly buildings. It is therefore recommended that the Gilder Drake Almshouses are included on the local on the basis that they meet the selection criteria, as well-preserved early-20<sup>th</sup>-century buildings of good local architectural and historic interest.

### 3.6.2 The Former Cattle Barn at New Hall, Purleigh

3.6.2.1 The Partners of the New Hall Vineyards wrote to 'decline the invitation' to feature on the local list for Purleigh. No information was submitted on why the building does not meet the criteria for local list listing. Having reviewed the merits of this building, it is recommended that it is still included in the local list on the basis that it is a well-preserved example of a High-Victorian cattle barn, designed by a renowned architect.

### 3.6.3 The Former Farm Buildings at Great Hayes Farm, Stow Maries

3.6.3.1 The owner of the Victorian farm buildings at Great Hayes Farm objected to their inclusion on the list for Stow Maries on the basis that there is an extant planning permission for conversion to B1 - B8 uses, due to be implemented soon. No other information was submitted on why the building does not meet the criteria for the local list. It is noted that the approved plans are for the reuse of the existing Victorian buildings and the adaptations have been designed in a way that appears to maintain their essential character. It seems likely that once the works have been implemented the buildings will still meet the selection criteria. However, on the basis of the extant planning permission for conversion, and the stated intention to implement the permission soon, it is proposed to omit these buildings from the local list. Their eligibility for inclusion could be reviewed in the future once the conversion work has been implemented.

### 3.6.4 Morris Farm, Stow Maries

3.6.4.1 The owner of Morris Farm objected to its inclusion on the local list. No information was submitted on why the building does not meet the criteria for the local list. However, further evaluation of the building has been carried out in light of the objection. Although the building retains some fabric attributable to the 18<sup>th</sup> century, the building was substantially altered in the late-19<sup>th</sup>-century. The architectural quality of the building is limited, and following review is judged to fall short of the 'very good architectural interest' required by the selection criteria.

### 3.6.5 All Saints, Stow Maries

3.6.5.1 The owners of All Saints in Stow Maries objected on several grounds, which are listed in **APPENDIX 3**. In terms of the degree to which the cottage meets the selection criteria, the owners emphasised how much the building has been altered in recent years. There are substantial side and rear extensions which dominate the

original cottage. The front door position has been changed. Weatherboarding has been replaced with render. Although the building retains a thatched roof, the detailing of the thatch is quite different to that shown in old photographs. The eligibility of this building has therefore been reviewed, and on account of the considerable degree of late-20<sup>th</sup> century alteration it is considered that the building fails to meet the selection criteria. It is recommended that this building be omitted from the parish list for Stow Maries.

3.6.6 One of the respondents to the consultation reported that the K6 telephone kiosk on Chelmsford Road, Purleigh, has been removed by BT. This feature has therefore been omitted for the updated version of the list.

3.7 The draft lists produced as **APPENDIX 1** have been amended to reflect these recommendations. Following adoption, the approved lists will be published on the council's website, the location of each local heritage asset will be mapped on the Council's GIS system, and each relevant Parish Council, resident and Ward Member will be informed.

## **4. CONCLUSION**

4.1 Maldon District Council has a commitment to protect and improve the environment of the District which includes built heritage. Policy D3 of the Maldon District Local Development Plan sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. Up-to-date Parish Lists of Local Heritage Assets, which highlight and promote locally important historic buildings in each parish, will be a useful tool in meeting these objectives.

## **5. IMPACT ON STRAGIC THEMES**

5.1 The recommendations of this report will support the Strategic Theme for Place by encouraging the protection and improvement of built heritage, which is a valuable component of the local environment.

## **6. IMPLICATIONS**

- (i) **Impact on Customers** – The goal of the Lists of Local Heritage Assets is to highlight and promote the significance of local heritage, reinforcing a sense of local identity and distinctiveness in the historic environment. Engagement with local residents and interest groups through public consultation, and the opportunity to submit further nominations, will enable locals to help identify and celebrate aspects of local heritage. Proactive identification of the buildings which should be regarded as 'non-designated heritage assets' will allow greater certainty of the issues to be considered as part of the planning process.
- (ii) **Impact on Equalities** – None.

- (iii) **Impact on Risk** – The Parish Lists of Local Heritage Assets will identify instances where heritage significance and conservation should be a material consideration in the planning process, thereby reducing the risk that local heritage assets are harmed or lost unnecessarily or without justification.
- (iv) **Impact on Resources (financial)** – The Lists of Local Heritage Assets will be maintained within existing budgets.
- (v) **Impact on Resources (human)** – The Lists of Local Heritage Assets will be maintained within existing resources.
- (vi) **Impact on the Environment** – Positive, due to the way in which the Lists will encourage the conservation of locally valuable historic buildings.
- (vii) **Impact on Strengthening Communities** – Positive, due to the way in which the local lists encourage pride in local built heritage and distinctiveness.

Background Papers: None.

Enquiries to: Tim Howson, Conservation Officer (Tel: 01621 875725).

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# List of Local Heritage Assets in Althorne



May 2019

Planning Policy

01621 854 477

[policy@maldon.gov.uk](mailto:policy@maldon.gov.uk)



## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

### 1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Althorne which have been identified as meeting the above criteria.



### **Burnham Road, The Old Forge**

*Left-hand photograph taken May 2015*

*Right-hand photograph taken early-20th century, reproduced with permission from Kevin Bruce.*

### **Description**

Three timber-framed cottages and the fragmentary remnants of a forge, built in the late-18th or early-19th century, now a single dwelling. First developed as a pair of cottages with a half-hipped roof, to which a third cottage with a gambrel roof was added at the east end shortly after. Old maps illustrate that the cottages were developed on roadside waste of the manor. The west single-storey element of the present house represents a fragment of the smithy which originally continued further west.

### **Significance**

This is an attractive and reasonably well-preserved group of vernacular Georgian cottages.



### **Burnham Road, Barn Cottage and the Old Post Cottage**

*Left-hand photograph taken May 2018*

*Right-hand photograph taken early-20th century, reproduced with permission from Kevin Bruce.*

### **Description**

A pair of early-19th-century cottages, constructed of brick now mostly painted or rendered, 1 ½ storeys in height with a tiled gambrel roof. One of the cottages was formerly the village post office. The single-storey flat-roofed projection to the front of the Old Post Cottage represents the much altered remnants of a late-19th-century shop.

### **Significance**

An attractive and reasonably well-preserved pair of vernacular Georgian cottages. The houses have a positive presence in the street-scene, complementing the setting of the grade II listed Black Lion Cottages to the north, which are of a similar type and date.



**Fambridge Road, K6 Telephone Kiosk** (approved by P & L Committee)

*Photograph taken February 2010*

**Description**

A red K6 telephone kiosk. Manufactured by Carron Co. MK1 model, (pre-1939)

**Significance**

A valuable local feature in long views of the Crouch Estuary from Fambridge Road



### **Fambridge Road, The Old Vicarage**

*Photograph taken January 2015*

#### **Description**

This house was built as the vicarage probably around 1861, when the Rev. Henry Mawson Milligan was appointed vicar for Althorne. Apparently Milligan was himself responsible for the design of the Vicarage, 'being his own architect' (Fairman, p. 46). The house is constructed of yellow stock brick with red brick dressing and a hipped slate-covered roof. The front elevation is a symmetrical composition featuring a central front door, with an arched brick surround and fanlight. The front door is flanked by a pair of large canted bay windows and there is a row of three sash windows at first-floor level.

#### **Significance**

This property has significance as a reasonably well preserved Victorian vicarage. It displays quality materials, detailing and workmanship.



### **Fambridge Road, Gilder Lodge**

*Left-hand photograph taken late-19th or early-20th century, reproduced with permission from Kevin Bruce. Right-hand photograph taken May 2018*

#### **Description**

This is a two-storey, timber-framed and weatherboarded house with a hipped clay-tiled roof. It has a striking principal elevation featuring oriel and bay windows. Above these windows is a central feature-gable with a circular window. At first-floor level the walls are clad in horizontal weatherboarding, and at ground floor the walls are clad in diagonal boarding. At ground-floor level there is a cast-iron veranda with a glazed roof to the front and flank elevations. The house occupies an elevated position overlooking the Crouch estuary.

Anecdotally, the house is thought to have been built in the late-19th century by H. Gilder Drake, a prominent local landowner, who also built the Gilder Drake Almshouses on Summerhill. Gilder Lodge is thought to have been the house he built for himself. He was the occupier in 1914 (Fairman, p. 26). Allegedly he also built King's Lodge on Summerhill – which is of a very similar design.

#### **Significance**

This late-19th century house is of a very distinctive and high quality design, deploying good materials, detailing and workmanship. Externally it appears very little altered. Its association with Gilder Drake, a local figure who was responsible for other notable buildings in the village, amplifies the building's local interest.



### **Fambridge Road, War Memorial**

*Photograph taken May 2018*

#### **Description**

A war memorial in the style of a lychgate. Framed in oak with a pitched roof covered with clay tiles. A metal plaque bears the names of those men from the parish who lost their lives in the first and second world wars.

#### **Significance**

This is a structure of social and communal importance. It is also a well built and attractive feature in the streetscene and landscape.



### **Summerhill, King's Lodge**

*Photograph taken May 2018*

#### **Description**

This is a two-storey, timber-framed and weatherboarded house with a hipped concrete-tiled roof. It has a striking principal centred upon a feature gable containing a circular window and a central first-floor oriel window. At first-floor level the walls are clad in horizontal weatherboarding, and at ground floor the walls are clad in diagonal boarding. At ground-floor level there is a cast-iron veranda roofed with concrete tiles to the front and flank elevations.

Anecdotally, the house is thought to have been built in the late-19th century by H. Gilder Drake, a prominent local landowner, who also built the Gilder Drake Almshouses on Summerhill. Gilder Drake lived at Guilders Lodge on Lower Burnham Road.

#### **Significance**

This late-19th century house is of a very distinctive and high quality design, deploying good materials, detailing and workmanship. The roof tiles and some of the windows are later replacements, but the house is otherwise well preserved. Its association with Gilder Drake, a local figure who was responsible for other notable buildings in the village, amplifies the building's local interest.



### **Summerhill, Gilder Drake Almshouses**

*Photograph taken May 2018*

#### **Description**

This estate of almshouses of c.1930 is named after the local benefactor, Henry Gilder Drake. The eight houses are arranged in four pairs set back from the edge of Summerhill. They are single-storied, constructed of red brick and roofed in clay tiles. Each pair of houses presents two gables flanking an un-gabled central section. Over the main window in each of the gabled wings there is a decorative feature comprising an arch filled with a herringbone pattern.

Adjoining the pavement in front of the almshouses is a brick plaque which reads: "GILDER DRAKE ESTATE [ ] FOUNDED A.D. 1930 BY H.G.DRAKE [ ] IN REMEMBRANCE OF HIS PARENTS".

#### **Significance**

These almshouses are of communal and social value. They are well-designed and attractive buildings, deploying quality materials, detailing and workmanship. Apart from replacement windows and doors they are well preserved. The association with Gilder Drake, a local figure who was responsible for other notable buildings in the village (c.f. Gilder Lodge and Kings Lodge), amplifies the estate's local interest.



### **Summerhill, St Andrew's Church Hall**

*Photograph taken January 2015*

#### **Description**

A church hall of c.1905 (Fairman, p. 46). Built of red brick with a clay-tiled roof. The window and doors openings have segmental-arched heads. There are pilasters formed in the brickwork at the corners of the building and along the flank elevations.

#### **Significance**

This is a building of social and communal value. Apart from some replacement windows it is well preserved, deploying quality materials and detailing. Occupying a prominent position at the junction of Summerhill and Fambridge Road, it makes a valuable contribution to the streetscene.

## Sources

Althorne Village Design Statement (2014)

Fairman, R.: *The Crouch Valley Parishes* (1980)

# List of Local Heritage Assets in Cold Norton



May 2019

Planning Policy

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## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

### 1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Cold Norton which have been identified as meeting the above criteria.



### **Kitt's hill, Floodlight**

*Photograph taken 2013*

### **Description**

The remains of a floodlight, dating from the 1930s, intended to help defend against German bombers. It is the only one of around 50 floodlights to survive in Essex. The use of floodlights in this way was not a success, as the light reflected off the clouds and lit up the countryside to the aid of the bombers.

### **Significance**

This is a rare, possibly unique, survival of an experimental type of WWII defence infrastructure. As such, the monument possesses considerable architectural, archaeological and historic interest (Nash 2010).



### **St Stephen's Road, St Stephen's Church**

*Photograph taken May 2018*

#### **Description**

Parish church built in 1855 to designs by the architect G. E. Pritchett. The reconstruction of the church was funded entirely by the Rev. William Holland. The church consists of a nave and chancel, constructed of Kentish ragstone with Caen stone dressings and slate-covered roof. The church is built in the decorated gothic style. Timber-framed south porch with clay tiled roof. Internally, the highlight of this church is a remarkable roof structure with wall posts resting on corbels carved as crouching figures of the Apostles. Along the southern boundary of the churchyard is a fine stone rubble wall.

#### **Significance**

This is a good Victorian church, deploying high quality materials, detailing and workmanship. It has an important relationship with the adjacent grade II listed manor house, Norton Hall. It occupies an attractive hilltop setting. It has considerable social and communal value.

## Sources

Bettley, J. and Pevsner, N.: *The Buildings of England: Essex* (Yale, 2007)

Nash, F.: *Survey of World War Two Defences in the District of Maldon* (ECC & MDC: 2010)

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# Draft List of Local Heritage Assets in North Fambridge

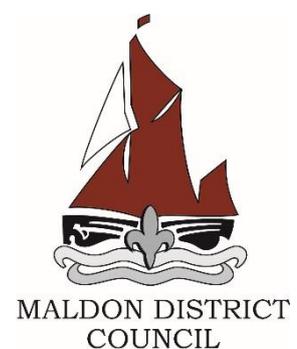


May 2019

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- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

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- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of North Fambridge which have been identified as meeting the above criteria.



### **Church Road, Parish Church of Holy Trinity**

*Photograph taken October 2018*

#### **Description**

This simple and modestly scaled parish church dates from the mid-18th century, probably replacing a medieval church on the same site. In 1768 Philip Morant described the church as 'new-built with brick and tyled'. It is constructed of red bricks laid in English bond, has arched windows and a clay tiled roof. A small bellcote with a shingled spire crowns the west end of the roof. The half-timbered, lean-to narthex and vestry at the west end was designed by Chancellor and Son in 1912.

#### **Significance**

This is a relatively well-preserved example of a humble Georgian parish church. It exhibits good quality materials and detailing and embodies considerable local historic and communal value.



### **Fambridge Road, Hallwood Cottage**

*Photograph taken February 2019*

#### **Description**

A 2-storey timber-framed and weather-boarded house with clay tiled roofs and red brick chimney stacks, built early in the 19th century as a row of cottages on a roadside verge. The combination of black and white paintwork on the weatherboarding creates quite a distinctive appearance.

#### **Significance**

This is an attractive 19th-century building, retaining good-quality vernacular materials and detailing, and makes a positive contribution to the street scene.



### **Fambridge Road, Smuggler's Cottage**

*Photograph taken in May 2015*

#### **Description**

This cottage, dating from early in the 19th century, has an unusual form, with a wide gable facing the street. It is timber framed and weatherboarded with clay-tiled roofs and ridge-line chimney stacks. The front part is 2 storeys in height and the rear part is 1 ½ storeys. The combination of black and white paint on the weatherboarding creates a distinctive appearance.

#### **Significance**

This charming late-Georgian wayside cottage has interest because of its unusual form. It is also an attractive building in the street scene, retaining good-quality vernacular materials and detailing.



### **Fambridge Road, Village Hall**

*Photograph taken October 2018*

#### **Description**

This hall was built as a school master's house and school in 1875. It is constructed of red brick embellished with yellow brick banding and has clay-tiled roofs. The house is 2 storeys in height and the school room is single storeyed.

#### **Significance**

This is an attractive and well-detailed Victorian building, which makes a positive contribution to the street scene despite the introduction of modern windows and extensions. It also has local communal value.



### **Riverside Cottages Nos. 1, 2 & 3**

*Top historic photograph reproduced with permission from Kevin Bruce  
Bottom photograph taken July 2017*

### **Description**

This terrace of three timber-framed and weatherboarded cottages (illustrated on the left-hand side of the above photographs) dates from the mid-19th century. Each cottage has a 2-storey bay window on its principal (east) elevation. The weatherboarding on the front elevation is painted white, while that to the rear is painted black. The roof is clad in natural slate and punctuated by two red-brick chimney stacks. The cottages share group value with the adjacent cottages – Nos 4 and 5 Riverside Cottage – the latter being slightly older and grade II listed. The cottages are enclosed in an isolated sea wall of earth faced with slabs.

### **Significance**

These houses are a good example of Vernacular Victorian cottages. They are reasonably well preserved, and appear picturesque in relation to the adjacent cottages, the sea wall and the River Crouch.

## Sources

Bettley, J. and Pevsner, N.: *The Buildings of England: Essex* (Yale, 2007)

Morant, P.: *The History and Antiquities of the County of Essex* (1768)

# List of Local Heritage Assets in Purleigh



May 2019

Planning Policy

01621 854 477

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- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Purleigh which have been identified as meeting the above criteria.



### **Birchwood Road, Bay Cottage**

*Photograph taken 17th July 2018*

#### **Description**

A single-storey timber-framed cottage built in 1833, facing the junction between Birchwood Road and Chimney Lane. The original cottage is that part with the tallest roof. The roof is covered with clay tiles and there is a central ridgeline chimney stack. The building is now rendered but old photographs show that it was formerly clad in weatherboarding. Small rear and side extensions in a similar style were added in the 20th century. The windows are 21st-century uPVC casements. The cottage is known to have been built in 1833, utilising eight elm trees which had been growing on the site (Potter, 1994, p. 33 and Essex Record Office: D/DHh M116, Court Book of Walton's Manor, courts held on 27th May and 10th December 1833).

#### **Significance**

This is a reasonably well-preserved example of an early-19<sup>th</sup>-century roadside cottage. It is a picturesque feature on the road junction. The historical evidence for the date of construction and the number of trees used to build it amplify the cottage's significance.



### **Birchwood Road, Thatched Cottage**

*Photograph taken November 2016*

#### **Description**

An early-19<sup>th</sup>-century, single-storey, timber-framed and rendered cottage with a hipped thatch-covered roof. This is the last survivor of four similar cottages built here on a strip of roadside enclosure between 1832 and 1841 (Essex Record Office: D/P 197/28/4, D/F 21/6 pages 63-64, and D/F 21/9 page 44). A larger house was recently constructed to the rear of the site, with the cottage retained as an annexe.

#### **Significance**

This is a reasonably well-preserved example of an early-19<sup>th</sup>-century, thatched, roadside cottage. It is a picturesque feature on this rural lane. It is relatively rare for such tiny thatched cottages to survive, although Purleigh has two other examples which are grade II listed (Penn Cottage and Fir Tree Cottage, both on Hackman's Lane).



**Birchwood Road, Fingerpost at junction with Chimney Lane**

*Photograph taken 17th July 2018*

**Description**

An early-20th-century cast-iron finger post, painted black and white.

**Significance**

A good quality and attractive example of early street furniture



### **Burnham Road, Round Bush Farm house**

*Photograph taken November 2016*

#### **Description**

A farmhouse built c.1869, of yellow stock bricks with white brick dressings. It has a hipped, slate-covered roof with projecting eaves supported by shaped brackets. It was built for the Governors of Charterhouse. The architect was G E Pritchett, and the contract with the builder, Ebenezer Saunders, is dated 27th March 1869 (London Metropolitan Archives: Acc/1876/MP3/88).

#### **Significance**

This is a good example of a four-square Victorian farmhouse, designed by an architect. It is of a handsome design with quality materials and detailing and is well preserved.



### **Chelmsford Road, Greenvale**

*Photograph taken February 2019*

#### **Description**

A timber-framed, 2-storey house built c.1808 (Essex Record Office: D/DU 377/2, Le Howe manor court rolls, court held 24th November 1808). Its roof is covered with clay peg tiles and at the rear continues down in 'cat-slide' form to a lower eaves level. The house is depicted in old photographs as being rendered but it is now clad in timber weatherboarding painted black. There is a central, ridge-line chimney stack. The front door is placed centrally, opening onto a lobby in front of the stack.

#### **Significance**

This handsome house has been recognised as 'probably the best surviving example (externally) of what was once a very common style of local architecture' (Potter, p. 38).



### **Chelmsford Road, New Hall former cattle building**

*Photograph undated*

#### **Description**

An aisled cattle barn built c.1868, of red brick with stock brick dressings. The principal elevation presents a wide gable with a large arched central entrance flanked by smaller doorways. The interior is understood to be well preserved with much of the timber-framed structure surviving *in-tact*. It was designed by Frederick Chancellor (Bettley and Pevsner, 2008, 630). At the time of writing, it is used as a wedding venue.

#### **Significance**

This is a good and well preserved example of a High-Victorian cattle barn, designed by a renowned architect. Other examples in the Maldon District of this type of building survive at Little Braxted Hall Farm (also designed by Chancellor) and Beckingham Hall Farm, Tolleshunt Major. Chancellor was also responsible for the design of The Old Rectory, Church Hill (1883).



### **Chelmsford Road, Queenside**

*Photograph taken February 2010*

#### **Description**

A timber-framed, 2-storey house, built in the mid-19th century as a pair of cottages, converted into a single dwelling in the 20th century. This house is absent from the 1846 tithe map (Essex Record Office: D/CT 277) but is shown on the 1874 OS map. The builder, Robert Kemp, (whose daughter subsequently owned it) retired and sold his business in 1862 (Chelmsford Chronicle 2nd May 1862, page 1) which narrows the house's construction to 1846 – 1862 (Steven Potter *pers. comm.*). The house is clad in black weatherboarding. Its roof is hipped, has a 'cat-slide' section to the rear and is covered in old clay peg tiles. It has a central ridge-line chimney stack.

#### **Significance**

Despite some alteration, this house preserves its historic form and character, and is an attractive feature in the street-scene.



### **Cold Norton Road, Crofton**

*Photograph taken November 2016*

#### **Description**

A rendered, 2-storey house with a hipped slate roof. It has a 'four-square' plan with large windows and low pitched slated roofs. The chimneys are of stock brick. The house was described as 'newly built' in April 1864, so it was presumably built during 1863-64 (Chelmsford Chronicle 22nd April 1864, page 2). The porch is a recent attachment.

#### **Significance**

This house is a classic and (externally) well-preserved example of a mid-19th-century 'four-square' house.



### **Cold Norton Road, Elmhurst**

*Photograph taken November 2016*

### **Description**

A single-storey, red brick house, designed by Henry Ough, Son and Marshal of London and built in 1903-4 on plot land (Essex Record Office: D/RMa Pb2/263). It has a hipped roof covered with concrete pantiles and a moulded timber eaves cornice. A pair of gabled bay windows flanks the central arched doorway. The windows and doors are modern uPVC replacements.

### **Significance**

Small houses of this type seem to date from the 1890s to the 1930s and are often characteristic of the type built on the plot lands of the period, as Elmhurst was. This is a relatively early example of the type with some high quality detailing.



### **Cold Norton Road, Roselawn**

*Photograph taken November 2016*

### **Description**

A 2-storey house built in 1904-5 on 'plot land'. It is constructed of stock brick with red brick dressings and moulded stone window lintel and front door surround. Canted bay windows flank the central recessed front door. It has hipped slate roofs and flank-wall chimney stacks and timber sash windows.

### **Significance**

Houses built on plot-land sites were normally quite modest, but this is quite a grand and impressive architect-designed house, built as a country retreat by a London builder (Essex Record Office: D/RMa Pb2/314). It is well preserved with good quality materials and detailing.



### **Hackman's Lane, Fox and Hounds Public House**

*Photograph taken November 2016*

#### **Description**

The Fox and Hounds was described as a 'newly erected beer house' in 1863 (Chelmsford Chronicle 3rd April 1863, page 2). The original main part of the building is of 2 storeys, constructed of red brick and a hipped slate-covered roof, punctuated by a symmetrically placed pair of chimney stacks. It has a symmetrical front elevation composed of multi-paned, timber sash windows and a central front door. The modern, single-storey side extensions respect the materials and balanced design of the original.

#### **Significance**

This is a well-preserved example of a purpose-built pub dating from the mid-19th century. It is an attractive community building positioned prominently on a bend in the road.



### **Hackman's Lane, Colony House**

*Photograph taken 17th July 2018*

### **Description**

A 2-storey house built in 1899, of rendered brick walls and clay pantile roofs. The front 2-storey range is original but the bay windows and veranda are later.

### **Significance**

While this house is attractive, its principal interest is historical rather than architectural. It was built in 1899 by members of the 'Purleigh Colony'; 'a religious group of Englishmen and Russians who based their 'back-to-the-land' lifestyle' on the teachings of Tolstoy (Potter, p. 35 and Essex Record Office: D/RMa Pb2/69). The colony remained at the property, where they farmed 10 acres of land, until 1904. One of the colonists described the house as a 'six-roomed brick cottage' which they built from bricks they had fired themselves on the land (Hardy, 1975, p. 189). The Colony also established a printing press at Hill Farm, Mill Hill.



### **Hackman's Lane, Fingerpost**

*Photograph taken November 2001*

#### **Description**

A cast-iron fingerpost dating from the early-20th century

#### **Significance**

An attractive and good-quality example of traditional highway signage



### **Hackman's Lane, Old Whitmans Cottage**

*Photograph taken May 2018*

#### **Description**

A Georgian timber-framed and weatherboarded building, with a half-hipped gambrel roof covered with clay tiles. When this house was assessed for statutory listing in 1985, the listing inspector (John McCann) wrote to Purleigh's local historian (Steven Potter) to say that it represents a converted 18th-century wagon lodge and granary.

#### **Significance**

This is an attractive and well cared for Georgian building, displaying quality materials and detailing.



### **Howe Green Road, Chapel Cottage**

*Photograph taken November 2016*

#### **Description**

Built as congregational chapel in 1852. Charles Clarke, the builder, bought the vacant plot of land on 6th March 1852 (Essex Record Office: D/DU 377/7, Le Howe manor court book, court held 29th October 1853). On 19th April 1852 he insured the chapel (D/F 21/13 page 98, insurance policy). It remained in use as a chapel until 1970, after which it was subsequently converted to a private dwelling (Potter, p. 56). It is a simple timber-framed and weatherboarded building roofed in slate.

#### **Significance**

A decent example of a mid-19th-century, vernacular, weatherboarded chapel, its appearance little altered by its conversion to a house



### **Howe Green Road, Dovecote**

*Photograph taken November 2016*

#### **Description**

A timber-framed, 1 ½ storey cottage built in 1808 (Essex Record Office: D/DU 377/2, Le Howe manor court rolls, court held 24th November 1808). The right-hand end is an extension of 1913. The house has a gambrel roof covered with clay peg tiles and two original red-brick chimney stacks. The walls are partly rendered and partly clad in timber weatherboarding. The windows are mostly modern, of timber with lead glazing. The house was built by a farm labourer called John Sallows, who lived there with his family until the 1850s (Potter, p. 56). The plot is a narrow strip of land adjoining the road, which is highly typical of cottage development on 'manorial waste'.

#### **Significance**

This is a picturesque example of a vernacular Georgian cottage. Its interest is augmented by the historical evidence for the status of the individual who first built and occupied it.



## Howe Green Road, Little Le Howe

*Photograph taken November 2016*



### Description

This house was built in the 17th century as a 1 ½ storey cottage on the edge of Howe Green common. Its original form has been eroded by substantial extensions, but the timber-framed structure of the original house is understood to survive reasonably *in-tact*.

### Significance

Bearing in mind the degree of modern alteration, the significance of this house relates primarily to its 17th-century timber-framed structure.



## **Maldon Road, The Old Police Station and Courthouse**

*Photograph taken May 2018*

### **Description**

Two red-brick houses with hipped slate-covered roofs. One of the houses was built as police station in 1843 (Essex Record Office: Q/SO 38 page 19) and the other as a court house in 1850 (Q/APb 12).

### **Significance**

Although these buildings have been quite altered, their original form and design remains legible. The police station was built in 1843 and is of some historical interest as one of the first Essex police stations built under the 1839 Rural Constabulary Act. When it was built, it served the whole of the Dengie Hundred.



### Mill Hill, Hill Farm

*Photograph taken November 2016*



### **Description**

A modest, 2-storey farmhouse dating from the late-18<sup>th</sup> century. The house is timber framed and rendered, with the roof of the original main part of the building covered with clay peg tiles. It has flank-wall chimney stacks and sash windows. There is a 2-storey rebuild to the rear and a single-storey lean-to addition to the front, both dating from the 20th century.

### **Significance**

This house preserves its essential form as a modest, late 18th-century farmhouse. It is also of some historical interest as in the early-20th century the radical 'Purleigh Colony' established a printing press here, where it published translations of the writings of Tolstoy and copies of an anarchist magazine called *The New Order* (Hardy, p. 190). The Colony was based at Colony House, Hackman's Lane.



**The Glebe, K6 Telephone Kiosk** (approved by P & L Committee)

*Photograph taken May 2012*

**Description**

A mid-20th-century, red K6 telephone kiosk.

**Significance**

An important local feature within view of the Purleigh Conservation Area



## Roundbush Road, Lower Barn Farm, Barn and adjoining Shelter Shed

*Photograph taken 2010*

### Description

This threshing barn and adjoining shelter shed was built in the third quarter of the 19th century of red brick. The brickwork of both buildings is corbeled out just below the eaves. The barn is embellished with simple pilasters. The barn has a hipped roof covered with slates. The shelter shed has a hipped roof covered with clay pantiles. A barn was constructed on the site between 1792 and 1797 (ERO: D/DHh M114 and D/DHn T23/5). The barn was described in 1866 as “lately rebuilt” and it is possible that the replacement barn reused bricks from the earlier barn (ERO: D/DHn T23/13).

### Significance

These buildings are reasonably complete Victorian farm buildings of good architectural character, deploying quality materials and detailing. The buildings are a prominent and positive feature on a bend in the road.

## Sources

Bettley, J. and Pevsner, N.: *The Buildings of England: Essex* (Yale, 2007)

Essex Record Office

Hardy, D.: *Alternative Communities in Nineteenth Century England* (1979)

Potter, S.: *Purleigh's Past in Old Photographs* (Purleigh Parish Council, 1994)

***Preparation of the Register of local heritage assets for Purleigh has been greatly assisted by the input of Steven Potter, local historian.***

# List of Local Heritage Assets in Stow Maries



May 2019

Planning Policy

01621 854 477

[policy@maldon.gov.uk](mailto:policy@maldon.gov.uk)



## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

### 1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Stow Maries which have been identified as meeting the above criteria.



### **Church Lane, The Old School House**

*Photograph taken May 2015*

#### **Description**

This former teacher's house and adjoining schoolroom was built in 1871 as a National (Church of England) School. It was opened in 1872, with room for 68 children in one schoolroom. It was replaced by a new school in 1927 and became a private house. It is constructed of red brick with steeply-pitched roofs covered with clay tiles. The building has a picturesque character, as a result of the asymmetrical composition of the different ranges.

#### **Significance**

This is a well-preserved example of a Victorian National School. It shares group value with the adjacent grade II\* listed parish church and Smythe Hall. Although humble in scale, it is an attractive building, of good quality materials, detailing and composition.



### **Church Lane, Smythe Hall**

*Photograph taken 20 February 2019*

#### **Description**

This is a single-storey, timber-framed and rendered building, with some mock-Tudor-style decorative framing on the eastern gable. The roof is covered by natural slate. The windows are all 21st century uPVC replacements. This hall was built as the new Church of England School in 1927 following the closure of the adjacent 1871 school. It was founded by the Rector at the time, G. F. Smythe. It remained in use as a school until 1940, when it was requisitioned by the army. The building is now the church hall, named in honour of its founder.

#### **Significance**

This little building has value because of its local historical associations and its communal importance.



### **Woodham Road, Scarr Cottage**

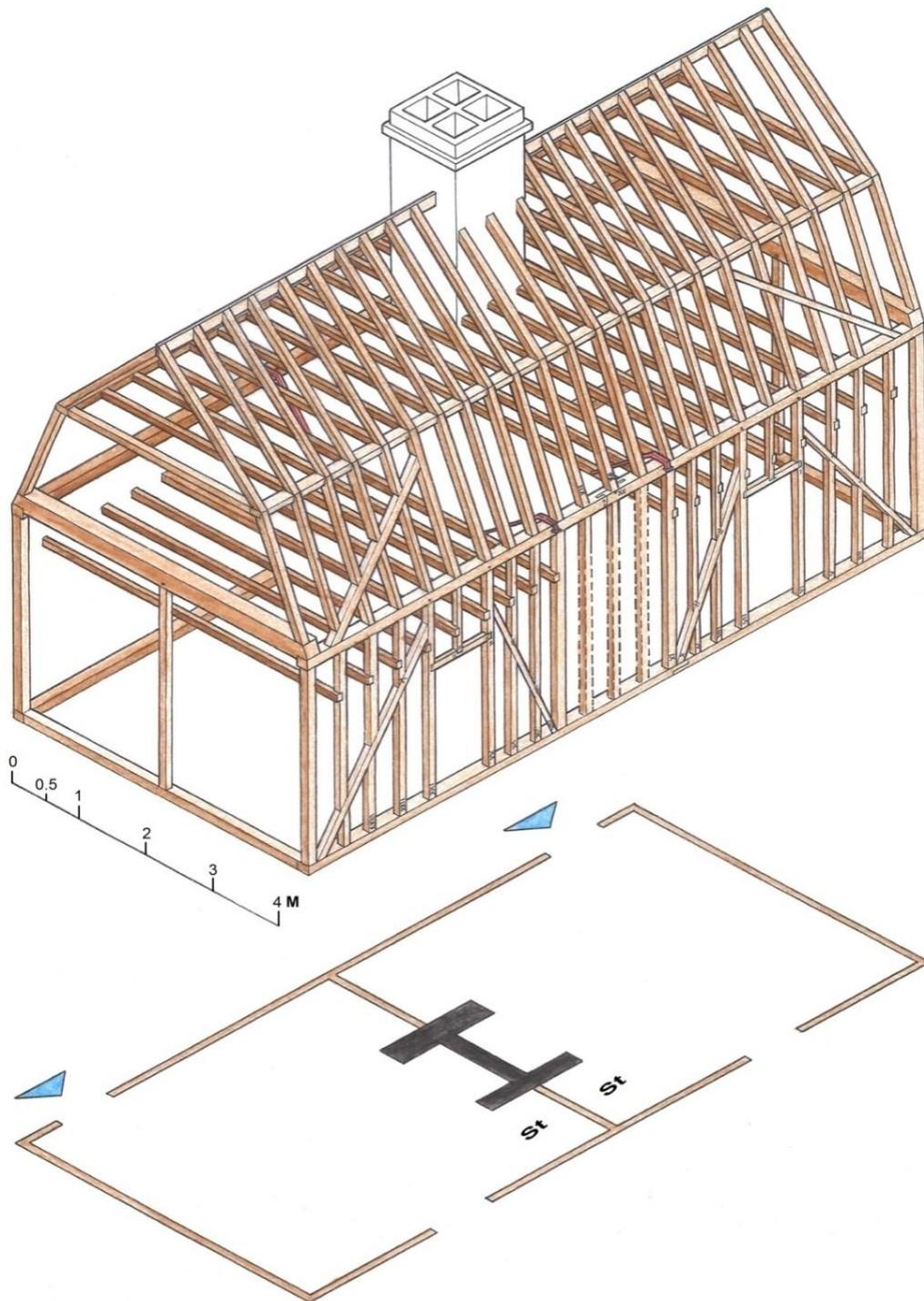
*Photograph taken May 2018*

#### **Description**

This house was built towards the end of the 18th century as a pair of semi-detached cottages (Essex Record Office: D/AER 35/265). The builder was John Burchill, the farmer at Morris Farm, and the intention was probably to house his labourers. It is a 1 ½ storey timber-framed and weather-boarded building, with a gambrel roof clad in clay tiles and a central, ridge-line chimney stack. The house has a good quality timber-framed structure (illustrated in an isometric drawing reproduced on the following page) and original fireplaces.

#### **Significance**

This is a well-preserved example of a pair of vernacular Georgian cottages. Modern alterations and extension have been carried out in a sympathetic manner and do not detract from the special character of the building.



*Isometric reconstruction illustrating the timber-framed structure and original ground-floor layout of Scarr Cottage. The view is from the rear. The doorways in the rear wall probably led into rear lean-tos which no longer survive. Drawing by Tim Howson, 2015.*

## Sources

Board, B.: “A Venture of Faith’, the building of a school in Stow Maries”, *Essex Archaeology and History*, Volume 32 (2001), pp. 228-236

Board, B.: Exhibition on the history of Stow Maries, displayed in the parish church in 2015

Padfield, A.: “Stow Maries, Great Hayes Farm”, *Essex Archaeology and History*, Volume 35 (2004), pp. 183-4

***Preparation of the Register of local heritage assets for Stow Maries was greatly assisted by the input of the late Beryl Board, local historian.***

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**Appendix 2- Timetable for the development of Lists of Local Heritage Assets in the Maldon District**

	2019												2020																
	Jan-19	Feb-19	Mar-19	Apr-19	#####	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	#####	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21		
<b>Phase 1:</b> Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries	24 Jan P&L					6 June P&L																							
<b>Phase 2:</b> Heybridge, Maldon and Southminster						6 June P&L			5 Sept P&L																				
<b>Phase 3:</b> Bradwell, Burnham, Dengie and Tillingham									5 Sept P&L				23 Jan P&L																
<b>Phase 4:</b> Asheldham, Latchingdon, Mayland, Mundon, St Lawrence and Steeple													23 Jan P&L			8 April P&L													
<b>Phase 5:</b> Hazeleigh, Langford, Ulting, Woodham Mortimer and Woodham Walter															8 April P&L				July P&L										
<b>Phase 6:</b> Great Braxted, Great Totham, Little Braxted, Little Totham and Wickham Bishops																			July P&L										
<b>Phase 7:</b> Goldhanger, Tollesbury, Tolleshunt D'Arcy, Tolleshunt Knights and Tolleshunt Major																								Sept P&L					March P&L

**All committee reports need to be with the director 19 days before the committee**

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**Summary of responses to public consultation on the Draft Local Lists for  
Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries**

**Althorne**

<b>Date and source of comments</b>	<b>Summary of comments</b>	<b>Response</b>
<p>19/2/2019 Mr and Mrs Keeble, of The Old Forge</p>	<p>Agreed that the selected buildings meet the criteria.</p> <p>Questioned why St Croix on Summerhill was not included</p> <p>Questioned the basis of the dating of The Old Forge</p>	<p>Noted</p> <p>This property was considered but discounted because of the degree of modern alteration.</p> <p>Dated by comparison with firmly-dated examples of the same type of cottage.</p>
<p>19/2/2019 Michael Siggs on behalf of the Henry Gilder Drake Almshouse Charity</p>	<p>Expressed the opinion of the almshouse charity that 'the almshouses are an asset to the village but not so much in terms of their architectural integrity but the principle of providing accommodation as a community asset for older people in the village. As such they should not be included in the Register'.</p> <p>The existing buildings contain steps which are difficult to adapt for wheelchair access. The charity is concerned that inclusion on the list may impede the opportunity to demolish and replace the existing buildings in the future.</p> <p>Stated that 'New almshouses built to modern design standards for older people would provide savings in heating costs etc. [...] There is no reason to think the architect we eventually involve on the proposed new development can't come up with designs which are equally pleasing in terms of 21st century almshouses'.</p>	<p>The entry in the draft list recognises that the buildings have architectural value in addition to their social and communal importance.</p> <p>Inclusion on the local list would not necessarily mean that the almshouses must be preserved indefinitely. It would simply mean that the buildings' significance must be taken into account in determining any planning applications. The loss of an aspect of local heritage would need to be weighed against the merits of the proposal, which may include a high-quality design and public benefits associated with more accessible and user-friendly buildings.</p> <p>I am therefore minded to maintain the recommendation to Planning and Licensing Committee that the buildings are included in the draft list, because in my judgement the buildings do meet the selection criteria. However, the planning and licensing committee may disagree with me, and decide to exclude the almshouses, on the basis of your comments which I will report to them.</p>

Date and source of comments	Summary of comments	Response
28/2/2019 Althorne Parish Council	Supported the inclusion of the war memorial on the list	Noted
7/3/2019 Dr Collins of Gilder Lodge	<p>Questioned how the list was compiled.</p> <p>Questioned why some older buildings in the parish have not been included</p> <p>Questioned whether inclusion on the list is optional</p> <p>Questioned whether the designation would affect development within the setting of the building.</p> <p>Questioned whether the designation would affect the ability to install solar panels</p> <p>Expressed concern about data protection issues and questioned where the list will be held</p> <p>Recommended the book <i>Crouch Valley Parishes</i> by the late Ron Fairman of Althorne as a goldmine of information on old properties in Althorne.</p>	<p>Based on surveys of the parish using the approved selection criteria</p> <p>The age of a building is an important factor in the selection process, but has to be balanced by other considerations such as architectural quality and the degree of later alteration</p> <p>A building will not be included or excluded from the local list just because the owner wants it to be, although they may make the case that it does or doesn't meet the criteria</p> <p>The NPPF advises that the significance of a heritage asset may be affected by development within its setting</p> <p>Being on the local list does not affect permitted development rights, which include the right to install solar panels on an independent dwelling house without the need for permission.</p> <p>The local list will be a public document and will be available on the Council's website. The Council's data protection specialist advises that this does not conflict with the GDPR. Data protection relates to a person's personal data and does not apply to buildings.</p> <p>Noted</p>

Date and source of comments	Summary of comments	Response
<p>11/3/2019 Ian Drinkwater, of The Vicarage</p>	<p>Questioned whether the list is a new concept.</p> <p>Questioned how and when it is envisaged this document being used as a reference point.</p> <p>Questioned where and how the information will be held.</p> <p>Questioned how historical information will be substantiated in terms of sources and referencing.</p> <p>Questioned whether the list considers trees and hedges as assets.</p>	<p>In 2012 Maldon District Council's (MDC's) Planning and Licensing Committee adopted criteria for identification of buildings worthy of local listing. A provisional list of 26 buildings was formally adopted at that stage.</p> <p>When planning applications are submitted which affect a locally listed building or its setting.</p> <p>A document similar to the draft local list will be publicly available via the MDC website.</p> <p>I have tried to reference sources where they exist. I have now incorporated reference to Ron Fairman's book in support of the dating of the Vicarage.</p> <p>The local list only concerns buildings.</p>

**Cold Norton**

Date and source of comments	Summary of comments	Response
<p>9/3/2019 Revd. Canon Sandra Manley</p>	<p>Stated that the Parochial Church Council for St Stephen's, Cold Norton was pleased for the church to be included on the list, on the understanding that planning regulations will not be changed.</p>	<p>Noted.</p>
<p>10/3/2019 Maria Dyer, Clerk to Cold Norton Parish Council</p>	<p>Commented that the parish council has no objections to the draft list.</p> <p>Questioned why Norton Hall and its stables are not included on the list.</p>	<p>Noted.</p> <p>Norton Hall is grade II listed and the stables are protected since they fall within the curtilage of Norton Hall</p>

## North Fambridge

Date and source of comments	Summary of comments	Response
10/2/2019 Richard Edwards, no address provided	Pointed out that the village church is located on Church Road and not The Avenue as stated in the draft document.	Document corrected accordingly.
14/2/2019 Paul Boyce of Hallwood Cottage	Provided some more recent photographs showing new windows.	Photographs incorporated.
19/2/2019 Sandra Nunn, Chair of North Fambridge Parish Council	<p>Questioned why the Ferry Boat Inn is not included.</p> <p>Holy Trinity Church is believed to date from 11th or 12th century. There are entries at the Public Record Office (R283-025, R285-025,D/P206/1) that confirm that there was a church on the site on or before 1296. The stone church was clad in brickwork in the 17th or 18th century and restored in 1889.</p>	<p>The Ferry Boat Inn is a grade II listed building.</p> <p>Thank you very much for the documentary reference. Although there was evidently a medieval church on this site, this appears to have been completely replaced. In 1768 Philip Morant described the church as 'new-built with brick and tyled'.</p> <p>Is there any evidence that the existing 18th century brick walls enclosed the stone walls of an earlier church? If this was the case, I would expect the walls to be much thicker than they appear to be.</p>
9/3/2019 Revd. Canon Sandra Manley	Stated that the Parochial Church Council for Holy Trinity, North Fambridge, was pleased for the church to be included on the list, on the understanding that planning regulations will not be changed.	Noted.

## Purleigh

Date and source of comments	Summary of comments	Response
11/2/2019 Christine Cook of Greenvale Cottage	Provided a more up-to-date photograph of the property, following recent renovation.'	Thank you.
13/2/2019 Lucy Winward on behalf of New Hall Vineyards	Stated: 'The Partners would like to decline the invitation to feature on this Local List, but thank you for your invitation'.	It is proposed to include the building on the local list due to its local architectural and historic interest.

Date and source of comments	Summary of comments	Response
16/3/2019 Jane Potter, Clerk to Purleigh Parish Council	Expressed the Parish Council's thanks for the 'initiative and hard work in producing this valuable and informative document, which if adopted by the Local Planning Authority as a material consideration in the planning process can only, it appears have a beneficial effect on future development in the parish'.	Noted.
15/2/2019 Alex Macfadzean	Commented that the draft list is very interesting and offered to provide additional historical information.	Noted.

### Stow Maries

Date and source of comments	Summary of comments	Response
7/2/2019 Kym Marshall, no address provided	Suggested that The Old Vicarage and associated Coach House ought to be included on the list/	This building is actually on the statutory list of buildings of special architectural and historic interest, at grade II.
7/2/2019 Simon Hollington of Great Hayes	<p>Pointed out that there is an existing planning permission for B1 – B8 on the farm buildings at Great Hayes, due to be implemented soon.</p> <p>Acknowledged that Great Hayes Farm Buildings are of interest but suggested that as they are in the process of being re-developed it is inappropriate for them to be included on the list.</p> <p>Also suggested that 'the same applies to Morris Farm', which also belongs to the family.</p>	<p>In light of the impending works to the farm buildings it is recommended that this building is omitted from the list, with the option reviewing the eligibility of the building following the work.</p> <p>Re-evaluated this building and concluded that it lacks sufficient architectural interest.</p>
25/2/2019 Pat Stratton on behalf of the Smythe Hall Management Committee	<p>The Committee agreed that Smythe Hall meets the selection criteria.</p> <p>A more recent photograph of the hall was submitted, illustrating the results of recent refurbishment.</p>	Noted and thank you.

Date and source of comments	Summary of comments	Response
<p>7/3/2019 Mr and Mrs Vickery of All Saints</p>	<p>Objected to inclusion of All Saints on the list.</p> <p>Stated that they are unhappy that photographs were taken and published of their property without their consent. Concerned that a decision was taken to include their property on the draft list without consulting them.</p> <p>Upset that the consultation letter was not addressed to them by name.</p> <p>Concerned about the restrictions the designation will impose, and how these might affect the saleability of the property in the future.</p> <p>Argued that the building does not possess architectural or historic interest, unlike the Prince of Wales PH which is absent from the list. All Saints has undergone 'extensive refurbishment' over the years and is 'nothing like its former self'.</p>	<p>Apologised for lack of earlier consultation, and for the distress this has caused.</p> <p>The Prince of Wales Public House is a grade II listed building, so it is not eligible for local listing.</p> <p>Taken on board your comments about the degree to which the building has been altered. Having reviewed the situation and carefully re-considered the merits of building in relation to the criteria, it is accepted that actually the building falls short of the selection criteria.</p>



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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to  
**PLANNING AND LICENSING COMMITTEE**  
**6 JUNE 2019**

**APPROVAL TO CONSULT ON THE DRAFT LISTS OF LOCAL HERITAGE  
ASSETS FOR THE PARISHES OF HEYBRIDGE, MALDON AND SOUTHMINSTER**

**1. PURPOSE OF THE REPORT**

- 1.1 This report seeks the Planning and Licensing Committee's approval to consult on the Draft Lists of Local Heritage Assets for the Parishes of Heybridge, Maldon and Southminster (**APPENDIX 1**).

**2. RECOMMENDATION**

That the Draft Lists of Local Heritage Assets for the Parishes of Heybridge, Maldon and Southminster are approved for public consultation.

**3. SUMMARY OF KEY ISSUES**

- 3.1 The Maldon District contains over a thousand nationally listed buildings, which are protected by law. In addition to this there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. The National Planning Policy Framework (NPPF) and Policy D3 of the Maldon Local Development Plan (LDP) refer to such buildings as 'non-designated heritage assets'. These assets are defined in Planning Practice Guidance as those 'identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets'. Planning Practice Guidance encourages Local Planning Authorities to identify 'non-designated heritage assets' against consistent criteria and notes that adding them to a 'local list' is a positive way of improving the 'predictability of the potential for sustainable development'.
- 3.2 While addition of a building to a local list will not of itself result in additional planning controls, it does mean that the building's conservation as a heritage asset becomes a material consideration when determining the outcome of a planning application. Paragraph 197 of the NPPF states:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 3.3 Policy D3 of the Maldon LDP requires that applications affecting non-designated heritage assets both 1) preserve or enhance the asset's special character, appearance, setting and special features, and 2) be supported by a heritage statement which describes the asset's significance.
- 3.4 In 2012 the Planning and Licensing Committee adopted criteria for identification of buildings worthy of local listing. A provisional list of 26 buildings was formally adopted at that stage. More thorough lists are now being drafted for each parish by the Council's Conservation Officer, with assistance from local historians. Due to the considerable amount of work involved, a phased approach is planned for the survey of the whole District. The District's parishes are to be divided into seven groups of between two and six parishes which will be tackled as seven distinct phases. The target for completion of the final phase is March 2021.
- 3.5 Following approval for public consultation, the draft lists will be published on the Council's website, and each relevant Parish Council and owner / occupier will be written to. Consultees will be invited to comment on whether or not they agree that the buildings meet the criteria and to supply any relevant additional information. During this period of public consultation there also will be the opportunity for members of the public to submit further nominations. Following the consultation all responses will be collated and the updated draft lists will be presented to the Planning and Licensing Committee for formal adoption. Following adoption, the approved lists will be published on the council's website, the location of each local heritage asset will be mapped on the Council's Geographic Information System (GIS) and each relevant Parish Council and resident will be informed.
- 3.6 Draft lists for the Parishes of Heybridge, Maldon and Southminster are produced as **APPENDIX 1**. Every effort has been made to make the lists interesting, informative and attractively presented documents. Preparation of the list for Maldon was assisted by local historians Stephen Nunn and John Smith. The local historian Kevin Bruce has assisted with the preparation of the draft list for Southminster.

#### **4. CONCLUSION**

- 4.1 Maldon District Council has a commitment to protect and improve the environment of the District which includes built heritage. Policy D3 of the Maldon District Local Development Plan sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. Up-to-date Lists of Local Heritage Assets, which highlight and promote locally important historic buildings in each parish, will be a useful tool in meeting these objectives.

#### **5. IMPACT ON STRATEGIC THEMES**

- 5.1 The recommendations of this report will support the Strategic Theme for Place by encouraging the protection and improvement of built heritage, which is a valuable component of the local environment.

## 6. IMPLICATIONS

- (i) **Impact on Customers** – The goal of the Lists of Local Heritage Assets is to highlight and promote the significance of local heritage, reinforcing a sense of local identity and distinctiveness in the historic environment. Engagement with local residents and interest groups through public consultation, and the opportunity to submit further nominations, will enable locals to help identify and celebrate aspects of local heritage. Proactive identification of the buildings which should be regarded as ‘non-designated heritage assets’ will allow greater certainty of the issues to be considered as part of the planning process.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – The Lists of Local Heritage Assets will identify instances where consideration of heritage significance and conservation should be a material consideration in the planning process, thereby reducing the risk that local heritage assets are harmed or lost unnecessarily or without justification.
- (iv) **Impact on Resources (financial)** – The Lists of Local Heritage Assets will be maintained within existing budgets.
- (v) **Impact on Resources (human)** – The Lists of Local Heritage Assets will be maintained within existing resources.
- (vi) **Impact on the Environment** – Positive, due to the way in which the Lists will encourage the conservation of locally valuable historic buildings.
- (vii) **Impact on Strengthening Communities** – Positive, due to the way in which the local lists encourage pride in local built heritage and distinctiveness.

Background Papers: None.

Enquiries to: Tim Howson, Conservation Officer (Tel: 01621 875725).

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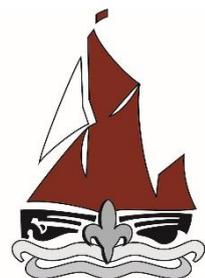
# Draft List of Local Heritage Assets in Heybridge



May 2019

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MALDON DISTRICT  
COUNCIL

## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

### 1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Heybridge which have been identified as meeting the above criteria.



### **Springfield Cottages**

*Photograph taken May 2019*

#### **Description**

This group of 20 semi-detached dwellings was erected on land purchased in 1903 by Bentalls, the local iron foundry and manufacturer of agricultural implements. The houses were built around 1912, in a distinctive Arts and Crafts style. In contrast with other examples of industrial housing in the parish, the superior design, materials and detailing of Springfield Cottages demonstrates that they were specifically tailored for managerial staff. Each 1 ½ storey cottage is brick built, with roughcast rendered elevations and a smooth rendered dado capped by a brick string course. The roofs are covered in plain red clay tiles and are hipped over the main part of the house with forward set asymmetrical gabled crosswings to the end bays and catslide roofs extending down over porched entrances. Imitation timber-framing is applied over some porches and at the apex of some of the crosswings. In the majority of cases the original fenestration has been replaced.

#### **Significance**

This group of early-20<sup>th</sup>-century industrial houses is reasonably complete and of very good local architectural interest. The buildings display high quality materials and detailing. The houses have local historical interest as houses built for the senior employees of Bentalls iron foundry.



### **Colchester Road, Well Terrace**

*Photograph taken May 2019*

#### **Description**

This terrace of eight two-storey yellow-brick cottages was constructed in the mid-late-19<sup>th</sup> century for employees of Bentalls iron foundry. In contrast with other examples of industrial housing in the parish, the increased level of architectural detailing to Well Terrace reflects the heightened status of these cottages and their allocation to supervisor-level employees. This status is manifest in the fabric by the use of good-quality London Stock brick and the contrasting yellow brick voussoirs of the window apertures, decorative relieving arches and half-round rubbed brick arches and glass fanlights of the principal entrances. Most of the windows and doors are modern replacements.

#### **Significance**

This terrace of mid-late-19th-century cottages is reasonably complete and of very good local architectural interest. The buildings display high quality materials and detailing. The houses have local historical interest as houses built for the senior employees of Bentalls iron foundry.



**Goldhanger Road, Heybridge Cemetery Chapel**

*Photograph taken May 2019*

### **Description**

This cemetery chapel was built in 1887 of London Stock bricks with stone dressings and clay-tiled roofs. It was built on a T-shaped plan in the Gothic-Revival style with pointed-arch doorways and traceried windows. The principal gabled elevation features a central circular traceried window, with the date 'A.D. 1887' carved in stone above. Either side of the main arched doorway is a carved inscription at dado level reading 'BLESSED ARE THE DEAD WHICH DIE IN THE LORD'. This is now a non-denominational chapel incorporating no religious symbols so that memorial events for those of various religions, or none, can be commemorated there (Claydon, 178).

### **Significance**

This is substantially complete Victorian cemetery chapel of very good local architectural and historic interest, displaying high quality materials, detailing and workmanship. Because of its function, the building holds considerable social and communal value.



### **Goldhanger Road, Salcote Maltings**

*Photograph taken 26 June 2016*

#### **Description**

This substantial former maltings was designed by the County Architect, Frederick Chancellor in 1893-5. It is constructed of London Stock brick with red-brick dressings, slate roofs and three pyramidal kilns. It originally had three malting floors. The building was converted to housing c.1997, but was done in a way that has preserved the building's essential form and character.

#### **Significance**

This is a good example of a substantial late-Victorian maltings, attributed to a notable architect. Although its architectural interest has been eroded by residential conversion, it remains a locally significant survival of industrial heritage, and is an imposing feature in views from the river.



### **Hall Road, Maltings**

*Photograph taken May 2019*

#### **Description**

This maltings complex is thought to date from the 1860s. It is partly of brick and partly of timber framing clad in black weatherboarding. Each of the main components of the maltings complex has survived though in a considerably altered state. The buildings are arranged in a linear form, running north-east to south-west on the edge of the higher ground adjoining Heybridge Creek and the River Blackwater. At the north east end of the complex is a barley store / office. To the south of barley store is the malthouse, a long painted brick structure built in pier and panel form with cogged bricks at cornice level. To the south of the malthouse is the kiln which has thicker brick walls and an iron fire proof door at first floor height. The pyramidal roof of the kiln has been replaced and the first floor removed. To the south of the kiln and cranked in orientation so that it is parallel to the River Blackwater is the maltstore. There are four blocked arches on the southern ground floor elevation of the maltstore which would have provided access to a former wharf for loading malt onto barges. The buildings have been sympathetically converted into workshops.

#### **Significance**

This is a reasonably complete example of a mid-19<sup>th</sup>-century maltings complex. It is a valuable survival of local industrial heritage.



### **Holloway Road, No.**

*Photograph taken May 2019*

### **Description**

This former pair of cottages (now a single dwelling) was built in 1821 according to a date plaque on the front elevation. The building is two storeys in height constructed of red bricks with a slate roof and central chimney stack. It retains 19<sup>th</sup>-century margin-glazed sash windows on its principal elevation.

### **Significance**

This is a well-preserved example of a pair of early 19<sup>th</sup>-century brick cottages. It displays simple but good-quality materials and detailing. It is an attractive presence in the street-scene, featuring at one end of a row of picturesque historic houses on this side of Holloway Road (the other houses being somewhat older, and grade II listed).



### **The Square, Nos 5-13**

*Photograph taken May 2019*

#### **Description**

This was the first range of cottages built by Bentalls, the local manufacturer of agricultural implements, to house its workers early in the 19<sup>th</sup> century. A plaque within a blind window to the central range is dated 1827. The two-storey cottages are built of red brick with slate roofs. Window and door openings are topped by rough brick segmental heads. The terrace lies perpendicular to the street frontage, canting slightly to accommodate the bend in the road. A bay window inserted into No. 7 signifies its later use as a shop. Most windows and doors are modern replacements.

#### **Significance**

While the architectural interest of this terrace is limited by its plain detailing and altered fenestration, it is of notable local historic value as the earliest example of industrial housing in the parish, built by Bentalls.



### **The Street, The Waring Room**

*Photograph taken May 2019*

#### **Description**

This building incorporates a former school at the eastern end built in 1869 in remembrance of the Rev. F. J. Waring. The Waring Room was added to the west of the school in 1888 (Claydon, 125). The buildings are single-storey in height, built of red brick with slate roofs. The part which was the school presents a gabled elevation to the street with a pointed-arched doorway, polychromatic brick decoration and a carved stone band reading 'ST ANDREWS IN MEMORIAM SCHOOLS'.

#### **Significance**

This is a relatively unaltered late-Victorian building of good local architectural and historic interest. It is built of quality materials and the school part incorporated some good decoration. It makes a positive contribution the streetscene, sharing group value with Grade I listed Church of St Andrew opposite. Because of its historic functions, the building is of communal and social value.

## Sources

Claydon, B.: *In and around Heybridge in the nineteenth and twentieth centuries* (2012)

Crosby, Garwood and Corder-Birch: *Industrial Housing in Essex* (Essex County Council, 2006)

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# Draft List of Local Heritage Assets in Maldon



May 2019

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MALDON DISTRICT  
COUNCIL

## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

### 1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parishes of Maldon which have been identified as meeting the above criteria.



### **Butt Lane, Maldon Baptist Church**

*Photograph taken 26 March 2019*

#### **Description**

This Baptist church was constructed in 1896, replacing an earlier 'corrugated iron' chapel on the same site. It was designed by P. M. Beaumont and built by A. Baxter. The foundation stones were laid by Leonard Bentall (Mayor), Thomas and Joseph Sadler, and Revd. Morris (Minister). The church is constructed of yellow stock bricks with red brick bands and arches in the Early-English gothic style. The windows are lancet shaped. The principal Butt-Lane elevation is gabled and has a small gabled porch. A rear schoolroom, designed by William Hayne, was added in 1914. It is built of yellow stock brick to match the church, and has long lead-glazed clerestorey dormer windows. The buildings have had their slate roofs replaced by concrete tiles, but are otherwise little altered. The schoolroom was requisitioned as a military hospital during the Great War.

#### **Significance**

The church of 1896 and the schoolroom of 1914 are well preserved and of very good local architectural and historic interest. High quality materials and detailing have been deployed as part of architect-designed schemes. The buildings possess considerable communal and historic interest due to their historic functions, and associations with notable figures in the town's history.



### **Butt Lane, Nos 19, 21 & 23**

*Photograph taken October 2018*

### **Description**

This row of cottages dates from the late-18<sup>th</sup> or early-19<sup>th</sup> century. The cottages are 2-storeys in height with timber-framed walls partly rendered and partly weatherboarded, and have roofs clad in handmade clay tiles. The front windows are mixture of vertically sliding sash windows and side-hung casements. The right-hand front corner of the building has been rounded-off at ground-floor level.

### **Significance**

This is a reasonably well-preserved example of a row of Georgian cottages, displaying quality traditional materials and detailing. Its irregular form and combination of materials makes it a picturesque feature in the street-scene.



### **Cherry Garden Road, Water Tower**

*Photograph taken October 2018*

#### **Description**

This Modernist-style water tower was built in the 1930s when a ‘bulk metered’ water supply was made available from the Southend Waterworks Company (Williams, 2009). Constructed of white-finished concrete, the tower is cylindrical in shape, its tank supported by an arcade of slender square-section piers and semi-circular arches. Architectural plans for the tower, dated 1931, are held at the Essex Record Office (ref. D/B 3/14/53).

#### **Significance**

Architecturally, this water tower is a striking and elegant landmark, making a valuable contribution to the skyline. It displays quality detailing and appears little altered. It has local historic interest for its place in the history of Maldon’s water supply.



### **Church Street, Nos 23, 25, 27 & 29**

*Photograph taken October 2018*

#### **Description**

This is an early-19<sup>th</sup>-century terrace of four painted-brick cottages. It is 2 storeys in height, with a hipped slate roof and four grey-brick chimney stacks. The front window and door openings have pointed-arched heads, giving the terrace a distinctive appearance.

#### **Significance**

This is a well-preserved example of an early-19<sup>th</sup>-century terrace of cottages with a striking frontage of pointed-arch window and door openings.



### **Coach Lane, Former Tourist Information Centre**

*Photograph taken October 2018*

#### **Description**

This small early-20<sup>th</sup>-century building has had various uses, including public toilets and tourist information centre. It has a pitched roof covered by clay tiles, walls of decorative imitation timber framing, a tall plinth of glazed bricks, and mullion-and-transom windows.

#### **Significance**

This is a well-preserved early-20<sup>th</sup>-century building, of good architectural quality, displaying a high standard of materials and detailing.



### **Cromwell Hill, Cromwell House**

*Photograph taken August 2010*

#### **Description**

This imposing house was built c. 1880 for Arthur Evans, a Maldon Solicitor. It is built of yellow brick with white-painted stone or stucco dressings and slate-covered roofs. Decorative embellishments to window and door surrounds include anthemion and Greek-key motifs.

#### **Significance**

This is a good example of a well preserved and substantial late-19<sup>th</sup> century house. It displays good quality materials, decoration and detailing.



### **Dykes Chase, Hillyfield**

*Photograph taken October 2018*

### **Description**

This timber-framed and slate-roofed house was built in 1925, according to a plaque above the entrance. The plans, which were approved by the Borough Council in September 1924, are held at the Essex Record Office (ref. D/B 3/22/293). The owner and builder was Harvey Hunt. The house is of an unusual form, comprising a central two-storey element topped by a pyramidal roof, surrounded all four sides by ground-floor lean-tos. The timber-framed structure is partly clad in weatherboarding and partly finished with imitation decorative timber framing. Some of the ground-floor openings are topped by small gables. The windows are of a variety of different forms, including some which are lozenge shaped.

### **Significance**

This is a well-preserved early-20<sup>th</sup>-century house, of unusual form, displaying good quality materials and detailing.



**Fambridge Road, Plume School (only the early-20<sup>th</sup>-century parts)**

*Photograph taken May 2019*

### **Description**

The Plume School was built in 1907 to designs by P. M. Beaumont. It is an imposing building of red brick, two storeys in height, with a frontage of twelve bays plus three wider gables and a central clock tower. Extensions, including a hall and library wing, were added in 1932, probably by J. Stuart, County Architect. The central tower had its clock and light added in remembrance of former pupils killed in both world wars.

### **Significance**

The early-20<sup>th</sup>-century parts of the school possess local heritage significance as good-quality architect-designed buildings, displaying quality materials and detailing. The buildings also have communal value for the place they hold in the history of education in Maldon. The later 20<sup>th</sup> and 21<sup>st</sup>-century ranges are of no heritage significance.



## **Fullbridge, Waterside Granary**

*Photograph taken August 2018*

### **Description**

This timber-framed and weatherboarded structure was built as a granary early in the 19<sup>th</sup> century. The hipped roof has a 20<sup>th</sup>-century corrugated-metal covering. An off-centre taking-in door has part of the pulley system remaining. The roof is of queen-post construction with clasped purlins and a ridge plank. Some of the tie beams have bolted knee braces. The first-floor structure has been removed from much of the building.

### **Significance**

Despite significant alterations in the 20<sup>th</sup> century, this building's historic form and character remains legible. It has local architectural and historic interest as part of the industrial townscape of Fullbridge.



### **Gate Street, 1-3**

*Photograph taken October 2018*

### **Description**

This property was developed in the 1840s for a Maldon solicitor. It was completed by 1847 (ERO ref. D/DCF T306). It is a two-storey red-brick building with clay-tiled roofs. It has an 8-bay frontage with a pair of gables at either end and a plat band about half way up the wall. It presents a regular arrangement of multi-paned sash windows and a pair of front entrances with pedimented door-surrounds.

### **Significance**

This is a good example of a purpose-built early-Victorian solicitors' premises. Externally it is well preserved, presenting simple but good-quality materials and detailing.



### **High Street, Police Station**

*Photograph taken August 2017*

### **Description**

This police station was built in 1913 to designs by the County Architect F. Whitmore. It is a two-storey building of complex, asymmetrical plan-form, constructed from brick with stone dressings and clay tiled roofs. In the centre of the frontage is a narrow two-storey projection topped by a shaped gable with scrolled feet. The eaves of the roofs project in the form of deep modillion cornices. At the time of writing the building is redundant, with the windows boarded up.

### **Significance**

The building has considerable architectural interest as a well-preserved early-20<sup>th</sup>-century police station of very good architectural quality. It is a highly attractive landmark building, occupying a prominent position at an entrance to the most historic part of the High Street.



### **High Street, No. 17**

*Photographs taken October 2018*

#### **Description**

This is a late-Victorian townhouse, of three storeys and an attic. It has a well-preserved façade comprising a ground-floor shop front of painted-timber with scrolled brackets, and upper storeys of red brick with embellishments of grey brick and pink ornamental terracotta.

#### **Significance**

This is a well-preserved late-Victorian townhouse with high-quality materials and decorative detailing.



### **High Street, Nos 49-51**

*Photograph taken October 2018*

### **Description**

The previous building on this site was destroyed by the great fire of 1892. After the fire the site lay vacant until the current building was erected c.1907. It was designed by P. M. Beaumont in a Tudor style with imitation timber-framing. It of two storeys with an attic level, the first floor jettied over the ground floor, the attic served by two large front dormer windows. The post office was located here from the time the building was erected until 1980.

### **Significance**

This building is a good example of early-20<sup>th</sup>-century Tudor Revival architecture, attributed to an accomplished Maldon architect. Its local value derives partly from its visual relationship with other buildings along this part of the High Street, which were also built following the fire of 1892 and display an eclectic variety of architectural styles.



### **High Street, No. 61**

*Photograph taken October 2018*

#### **Description**

This property was re-built in 1882 following a fire which destroyed the preceding building. It turns the corner to address the junction between High Street and Market Hill. It is mainly 2-storeys in height but with a gabled wing of 2 ½ storeys at the northern end fronting onto Market Hill. At the corner of the building the wall is canted and the roof is hipped. The building is constructed of brick which is partly plastered and partly exposed, and its roofs are clad in clay tiles with decorative ridge tiles. The ground floor is composed of plastered brick piers with shop display windows in between. There are canted oriel windows on the first floor. The upper part of the wall to the gabled wing is finished with vertical tiling.

#### **Significance**

This is a well-preserved building of c.1882 displaying quality materials, detailing and workmanship. It makes a positive contribution to the character of the street-scene.



### **High Street, Outbuilding to the rear of No. 112**

*Photograph taken October 2018*

#### **Description**

This unusual outbuilding was constructed in the mid-19<sup>th</sup> century using a combination of London Stock bricks and soft red bricks. It is a tall building on a small footprint and has louvered openings near the tops of the walls. It is thought to have been built as food store – most likely to air-dry bacon or to store cheese – for the grocery business then occupying No. 112 High street (Hillman-Crouch, 2018). It has recently been converted to a holiday apartment.

#### **Significance**

This is a reasonably complete mid-19<sup>th</sup>-century food store; a good example of an unusual building type. It is constructed of quality materials. Its tall and narrow proportions lend it a quirky charm.



### **High Street, Nos 127 - 129**

*Photograph taken October 2018*

#### **Description**

This substantial townhouse was built in 1877 according to a plaque on the rear elevation. It is of three storeys and an attic, constructed of London Stock bricks with red brick dressings, and has a hipped roof covered in clay tiles. The front elevation features oriel windows and pairs of sash windows flanked by red brick pilasters. The façade is embellished with several moulded terracotta panels depicting various foliate motifs.

#### **Significance**

This a finely detailed and imposing townhouse of 1877, the principal elevations of which are well preserved.



### **High Street, King George Parade**

*Photograph taken May 2019*

#### **Description**

This long three-storey Modernist-style brick block was designed by David E. Nye in 1934-5. It was built by a local labour force in 1936 under Messrs. Smith of Norwood. The upper storeys of the principal elevation are composed of alternating horizontal bands of red and brown brickwork. Most of the original Crittall windows have been replaced. The building is curved on the junction of High Street and Wantz Road. The building originally included the Embassy Cinema at its east end (demolished in 1985 and replaced by Embassy Court). At the opposite end, on the corner of Wantz Road, the ground floor unit was originally a car showroom.

#### **Significance**

This is an isolated example of early-20<sup>th</sup>-century Modernist-style architecture in Maldon. It is a striking building of good quality materials, and remains of good local architectural interest despite replacement windows and modernised shopfronts.



### **High Street, Maldon Methodist Church**

*Photograph taken October 2018*

#### **Description**

This was built as a Wesleyan church in 1861 by Thomas King of Maldon, to the designs of James Moore of Great Totham. It is a two-storey edifice constructed of London Stock bricks with grey brick dressings. Its principal, gabled elevation has a central two-storey porch under a hipped roof. The windows on the ground floor have segmental arches, whereas those on the first floor have semi-circular arches. There is a circular mosaic panel beneath the apex of the gable. The gable bargeboards are supported by shaped brackets.

#### **Significance**

This is well preserved mid-19<sup>th</sup>-century church and of very good local architectural and historic interest. High quality materials and detailing have been deployed as part of a well-designed scheme. The building possesses considerable communal value.



### **High Street, milestone outside the entrance to Embassy Court**

*Photograph taken October 2018*

#### **Description**

A small, cube-shaped milestone. Maldon 0; London 38 miles. Date unknown, probably 18<sup>th</sup> century or earlier.

#### **Significance**

This little milestone is easily overlooked, but is a valuable historical feature in the street-scene.



## **High Street, No. 149**

*Photograph taken October 2018*

### **Description**

This is a timber-framed crosswing probably dating from the 17th century or earlier. It has rendered walls and a clay-tiled roof.

### **Significance**

The interest of this building resides in its early origins, as a timber-framed crosswing, probably built in the 17<sup>th</sup> century or earlier.



### **High Street, The Warwick**

*Photograph taken October 2018*

### **Description**

This public house was built in the late-19<sup>th</sup>-century. It was originally the Queen Adelaide, and was re-named in 1899 following a visit to Maldon by the Earl of Warwick. It is a two-storey red-brick building with a hipped clay-tiled roof. The corner of the building at the junction of Victoria Road and High Street is canted, with the corner of the roof above cantilevered over and supported by brackets. There is a combination of mullion-and-transom casement windows and sash windows. There are decorative keystones in the centre of each window head on the principal elevations.

### **Significance**

This is a substantially complete late-Victorian public house, displaying good quality materials and detailing.



### **High Street, No. 195**

*Left-hand photograph taken October 2018*

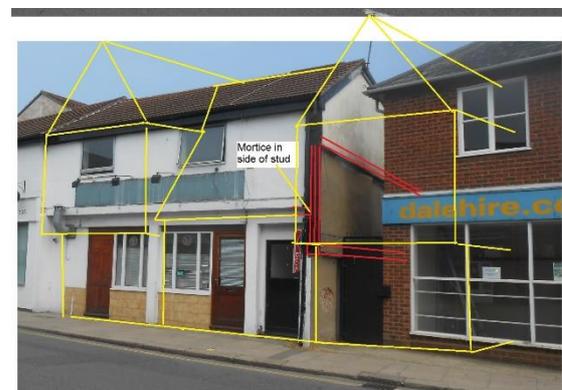
*Right-hand photograph taken August 2016, when part of the medieval timber-framed structure was temporarily exposed.*

### **Description**

Although at a glance No. 195 High Street appears to date from the third quarter of the twentieth century, it actually retains fragments of a much more ancient structure. The south-eastern flank wall incorporates the side wall of a late-medieval timber-framed cross wing.

### **Significance**

The significance of this building is limited to the single wall of a medieval timber-framed crosswing, which is of considerable archaeological interest. The rest of the building possesses no heritage significance.



*Sketch overlay showing the position of the surviving medieval structure in red and the conjectural form of the medieval building in yellow*



### **London Road, Maldon Cemetery Chapel**

*Photograph taken July 2016*

#### **Description**

This chapel is probably contemporary with the opening of The London Road Cemetery in 1855. It was originally one of a pair of chapels. It is built of red brick with grey brick dressing and has a slate roof and gothic arched windows and door openings.

#### **Significance**

This is a reasonably complete mid-19<sup>th</sup>-century building of good local architectural and historic interest. It displays quality materials and detailing. It possesses communal value because of its historic function.



## **London Road, Cemetery Lodge**

*Photograph taken May 2019*

### **Description**

This cottage was designed by P. M. Beaumont in 1892 in the Tudor Revival style. It features imitation timber framing and chimney stacks with lozenge-section shafts.

### **Significance**

This is a good example of Tudor Revival architecture by an accomplished local architect, displaying quality materials and detailing. Recent alterations and extensions have been undertaken in a way that has maintained the building's essential character and design.



**Mill Road, No. 47, Maldon Museum and the gates to Promenade Park**

*Photograph taken October 2018*

**Description**

Originally built for a Park Superintendent in 1915, this building is currently the location of the Maldon District Museum. It is a Tudor-Revival-style building, the lower part of its external walls finished with red brick, and the upper part finished with imitation timber-framing with serpentine braces. Its roofs are clad in clay tiles with decorative ridge tiles. The form and fenestration of the building is deliberately asymmetrical. The iron railings and adjacent park gates are contemporary features.

**Significance**

The museum building is a good example of early-20th-century Tudor Revival architecture. Along with the adjacent gates it makes an important contribution to the setting of the Promenade Park.



### **Promenade Park, Statue of Byrhtnoth, Ealdorman of Essex**

*Photograph taken May 2019*

#### **Description**

This bronze statue by local artist John Doubleday was unveiled in 2006. Byrhtnoth was Ealdorman of Essex. He led the Anglo-Saxon forces against the Vikings in 991 in the Battle of Maldon, the subject of a famous Old English poem. Situated at the end of the promenade, the statue faces the assumed position of the battlefield on the mainland opposite Northey Island. This is a Registered Battlefield, although in the absence of archaeological evidence the precise location remains open to question (Foard, 2003).

#### **Significance**

The statue is of considerable artistic value, and commemorates a highly significant episode in Maldon's history.



### **Spital Road, St Peter's Hospital**

*Photograph taken October 2018*

#### **Description**

This hospital complex was erected as the Maldon Poor Law Union Workhouse in 1873 to designs by Frederick Peck. It was constructed by a local builder, Ebenezer Saunders. It is built from red brick with stock brick bands and arches. It has a symmetrical front of three storeys, punctuated by short projecting gabled wings, with a central clock tower. Several of the original rear ranges also survive.

#### **Significance**

This is a building which is important to the social history of Maldon. It is a late example of a Poor-Law Union Workhouse, most being built in the 1830s. It was built on a corridor plan form which, although common nationally, is the only example of its type in Essex. It is a reasonably complete 1873 building of very good architectural and historic interest.



### **Spital Road, St Peter's Hospital Chapel**

*Photograph taken October 2018*

#### **Description**

This chapel was built in 1873, to designs by Frederick Peck, to serve the Maldon Poor Law Union Workhouse. It is constructed of London Stock bricks with red brick banding and has stone lancet windows and doorways. The roofs are covered in clay tiles. It is composed of a nave and an eastern apse. The building was used as mortuary during World War II.

#### **Significance**

Along with the rest hospital complex, this building is important to the social history of Maldon. It is also a well-preserved and high-quality architect-designed building displaying good quality materials and detailing.



## **Station Road, The Granaries**

*Photograph taken May 2018*

### **Description**

These late-19th-century yellow-brick granaries flanking a dock were converted to flats in the late-20th century. The use of yellow brick and pediment-effect riverside gables, each punctuated by a central circular window, echoes the architectural language of the other Victorian industrial buildings on the waterfront.

### **Significance**

Although the residential conversion has eroded the buildings' interest to some degree, they remain an attractive feature on this part of the river. They are a valuable remnant of the industrial activity which dominated this area in the 19<sup>th</sup> century. They display good quality materials and detailing.



### **Victoria Road, Church of our Lady of Assumption**

*Photograph taken October 2018*

#### **Description**

This Roman Catholic church was designed by Geoffrey Raymond (Scoles & Raymond) in 1924-5. It is constructed of red brickwork with stone dressings. Its doorways and traceried windows are in the Decorated Gothic style. The roof is covered in Roman clay tiles.

#### **Significance**

This is a well-preserved architect-designed early-20<sup>th</sup>-century Roman-Catholic church displaying high-quality materials and detailing. The building possesses considerable communal value.



### **Wantz Road, No. 101**

*Photograph taken May 2019*

#### **Description**

This building opened as 'The Volunteer' public house in the 1860s, under the Coggeshall brewer, William Bright. The pub closed in March 1979 after which it was converted to a residence. It is a simple timber-framed and weatherboarded building, two storeys in height. It retains its original vertically-sliding sash windows. The central front entrance is via a fully-glazed ground-floor projection with a hipped clay-tiled roof.

#### **Significance**

This is a well-preserved example of a Victorian vernacular public house. It displays simple but good quality materials and detailing.

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**Preparation of the list of local heritage assets for Maldon has been greatly assisted by the input of local historians Stephen Nunn and John Smith**

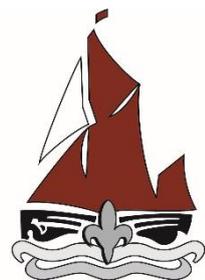
# Draft List of Local Heritage Assets in Southminster



May 2019

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MALDON DISTRICT  
COUNCIL

## Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

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- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

### 3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Southminster which have been identified as meeting the above criteria.



### **Burnham Road, The Former Parish Room**

*Photograph taken 27 February 2019*

#### **Description**

This small mid-19<sup>th</sup>-century building was for many years used as the meeting room for Southminster Parish Council. It is single-storey in height, constructed of red brick with grey brick embellishments. It is roofed with natural slates and has a rear chimney stack. The canted bay window on the principal elevation is a later addition.

#### **Significance**

This modest Victorian building appears to be reasonably complete and of good architectural interest. It is built from quality traditional materials and makes a positive contribution to the street-scene.



### **Cripplegate, No. 21**

*Left-hand photograph taken 27 February 2019*

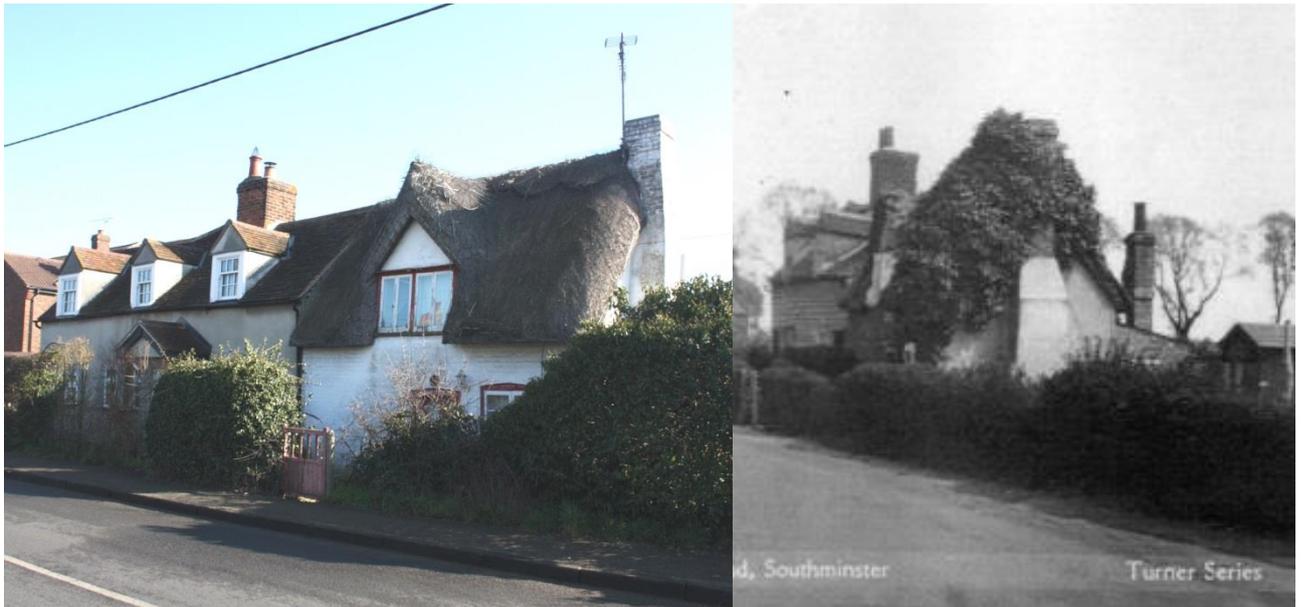
*Right-hand photograph, dating from the early-20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This two-storey house dates from the first half of the 19<sup>th</sup> century. The front range is constructed of red brick laid in Flemish bond and roofed in clay tiles. The rear parallel range is timber-framed, clad partly in weatherboarding and partly in render, and roofed in slate. The house has a near-symmetrical front elevation of four sash windows and a central front door. The painted-timber front windows and door are Victorian. The front door is enclosed by a pretty trellised porch. There are dentilled brick eaves to the front elevation.

### **Significance**

This is a well-preserved early-19<sup>th</sup>-century house, deploying good quality materials and detailing. It is attractively presented and makes a positive contribution to the character of the street-scene.



### **Cripplegate, No. 9**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, dating from early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This property was first developed in the late-18<sup>th</sup> or early-19<sup>th</sup> century as a row of three cottages. The right-hand cottage is of painted brick and has a thatched roof. The other two cottages are timber framed and rendered with a clay-tiled roof. Old photographs show that the timber-framed cottages were in the past clad in weatherboarding.

### **Significance**

This building represents a good example of a row of Georgian wayside cottages. The thatched cottage appears to be particularly unaltered, and it is a picturesque feature in the street-scene.



### **Hall Road, Southminster Hall**

*Left-hand photograph taken 27 February 2019*

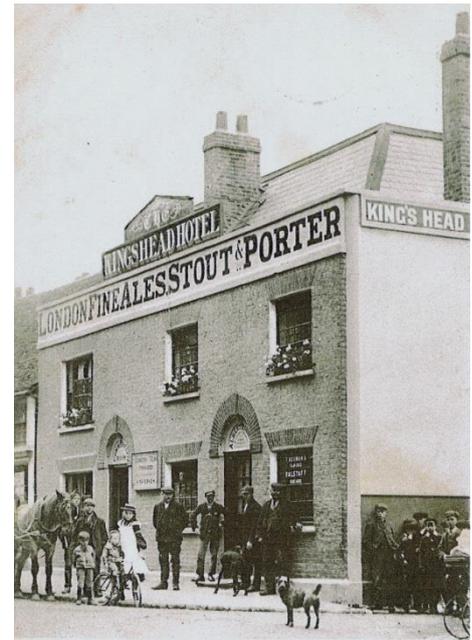
*Right-hand photograph, dating from early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This is a mid-19<sup>th</sup>-century manor house, built in the Neo-Jacobean style. It has the form of a hall house with two crosswings, and has a two-storey porch topped by a crenelated parapet. The red brickwork is embellished with limestone dressings and burnt-header diapering in lozenge and chevron patterns.

### **Significance**

This is a good example of a substantial and high-quality Victorian brick manor house. It appears to be well preserved and is of very good architectural interest, displaying high quality materials and detailing. As the principal manor house in the parish, the building embodies historic value. It has an important relationship with the adjacent farmstead and occupies a partially moated site.



### **High Street, King's Head Public House**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph taken c.1904, reproduced with permission from Kevin Bruce*

### **Description**

This is a purpose-built public house dating from early in the 19<sup>th</sup> century. It is of painted brick, with large sash windows and has a hipped slate roof behind a parapet.

### **Significance**

This early-19th century pub is notably well preserved. Externally, the building has been very little altered since it was first built and it retains a good survival of old sash windows. It makes a very valuable contribution to the special character and appearance of the Southminster Conservation Area in which it is situated.



## **High Street, Southminster Memorial Hall**

*Photograph taken October 2016*

### **Description**

This all was designed in 1933 by the notable Arts and Crafts architect A H Mackmurdo. It is a single-storeyed red-brick building with a simple symmetrical gabled façade. There is simple Regency-style decoration over the front door and windows.

### **Significance**

Mackmurdo was a notable Arts and Crafts architect who lived and worked in the Maldon District. He had a particular interest in social reform and designed a handful of village halls in the District under the auspices of the Rural Community Council for Essex. The Memorial Hall at Southminster is the simplest of his village hall designs. It is the last known building attributed to Mackmurdo, designed and built when he was 82 years old. It makes an important contribution to the character of the Southminster Conservation Area.



### **North End, Nos 20-22**

*Left-hand photograph taken 27 February 2019*

*Right-hand early-20<sup>th</sup>-century photograph reproduced with permission of Kevin Bruce*

### **Description**

This is a pair of mid-19<sup>th</sup>-century, semi-detached houses, built of yellow stock brick with slack-pitched slate roofs. The houses were built immediately to the east of a corn windmill which was demolished in the 20<sup>th</sup> century.

### **Significance**

This building appears to be a reasonably complete example of a pair of semi-detached Victorian houses, built using good quality traditional materials.

## **Old Heath Road, Old Heath Farm**

*Not visible from public highway*

*No photography permitted*

### **Description**

This is a late-17<sup>th</sup>-century house, two-storeys in height, built of red-brick, with a hipped clay-tiled roof. It is of four bays with an off-centre two-storey gabled porch. The brickwork is laid in Flemish bond, mostly with burnt black headers. The brickwork incorporates a plat band at around mid-height up the walls. A plaque in the gable of the porch reads 'Thomas Stace Bilt This Hous In 1697'. The windows are 20th century replacements.

### **Significance**

Although the house has modern windows, the building's historic form appears well preserved. It has considerable architectural interest as a substantial late-17th-century brick house, of which there are very few other examples in the Maldon District. The dated inscription amplifies the building's significance.



### **Queen Street, No. 35**

*Photograph taken 27 February 2019*

#### **Description**

The historic part of this property is an 18<sup>th</sup>-century timber-framed and weatherboarded cottage, of one storey and attic, with a thatched roof.

#### **Significance**

This is a good example of a humble 18<sup>th</sup>-century wayside cottage. Its historic form remains legible despite having been enveloped by 20<sup>th</sup>-century additions. It is a picturesque feature in the street-scene.



## **Queensborough Road, Police Station**

*Photograph taken July 2015*

### **Description**

This complex of brick buildings was built in 1901 as a police station, magistrates court, coach house and a house for a superintendent and a married constable. It was designed by the County Architect F. Whitmore. The buildings are constructed from brick with stone dressings and broad shaped gables. At the time of writing the buildings are redundant.

### **Significance**

This is a particularly well-preserved and attractive early-20<sup>th</sup>-century police station and courthouse. It has architectural interest as a high-quality complex designed by a notable architect. The buildings also embody considerable local historic and communal interest due to their former function as a rural police station.



*Early-20<sup>th</sup>-century photographs of Southminster Police Station, reproduced with permission from Kevin Bruce*





### **Station Road, Nos 5 - 9**

*Photograph taken 27 February 2019*

#### **Description**

This is a mid-19<sup>th</sup>-century terrace of three timber-framed and weatherboarded cottages. The front elevation of each cottage is composed of a first-floor and ground-floor window to one side of the front door. The front windows and doors appear to reflect the original design. The roof is clad in slates and there are three ridge-line chimney stacks.

#### **Significance**

This a particularly well-preserved example of a terrace of Victorian vernacular cottages.



### **Station Road, Stammers Carpentry workshop**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, taken early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This 19<sup>th</sup>-century, 2-storey, timber-framed and weatherboarded structure was purpose-built as a carpentry workshop for the Stammers family who operated as carpenters in the village for over 150 years.

### **Significance**

This is a reasonably well-preserved late-19<sup>th</sup>-century building, with an interesting local history. The tall and narrow proportions of the building make it a distinctive feature in the streetscene.



**Station Road, Tyre Oven to rear of No. 23 (The Old Forge)**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, taken c.1970, reproduced with permission from Kevin Bruce.*

**Description**

A 19<sup>th</sup>-century brick tyre oven.

**Significance**

This is a rare example of a 19<sup>th</sup>-century tyre oven. It is been well cared for and is in good condition.



### **Station Road, Southminster Railway Station**

*Left-hand photograph taken 27 February 2019*

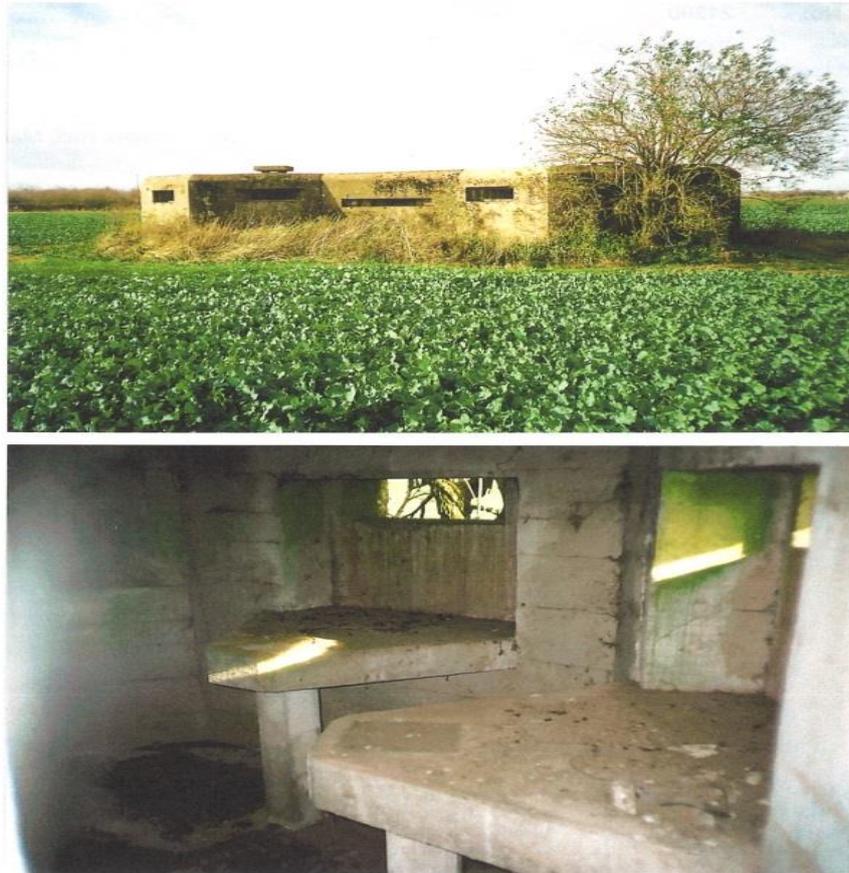
*Right-hand photograph reproduced with permission from Kevin Bruce*

### **Description**

This railway station was built in 1889. It is 2 storeys in height, comprising one gabled range facing west, two smaller gabled ranges facing south, and a single-storey range to the north. Its walls are a combination of brick, render, imitation timber-framing and tile-hanging, and its roofs are covered with clay tiles. Attached to its east elevation is the original platform canopy with a decorative timber apron, supported by cast-iron stanchions.

### **Significance**

This is a reasonably well-preserved example of a late-Victorian rural railway station. It displays good quality materials and detailing. It is significant in that most of the other station buildings on this line have been demolished.



### **The Marshes, Blockhouse, South Wick Farm**

*Photographs reproduced from Nash, 2010*

#### **Description**

This blockhouse has been described as a ‘massive dumb-bell shaped structure, apparently made from two hexagonal pillboxes standing some yards apart, but linked via a central gallery’. The entrance is in the centre of the ‘dumb-bell’, leading directly into an open anti-aircraft machine-gun well. Unlike the vast majority of pillboxes, the building contains four Vickers machine-gun tables set beneath wide loopholes, all facing east, the expected direction of attack.

#### **Significance**

The block house is of considerable importance as the largest pillbox in Essex. (Source Fred Nash: Survey of World War Two Defences in the District of Maldon, 2010).



### **The Marshes, Middlewick Farm and lodging quarters**

*Photograph taken 27 February 2019*

#### **Description**

This is an early-19<sup>th</sup>-century farmhouse with a crosswing wing added in 1850 to serve as lodging quarters for single men working on the remote marshland farms. The house was for the bailiff and his family with the lodgers occupying the tall cross wing added at the eastern, right-hand end in 1850. The building is two storeys in height although the lodging wing is notably taller than the main house. Both ranges are built of red brick and roofed with clay tiles. The original farmhouse has a twin-pitched roof, and a lobby-entrance plan form with a central chimney stack and a central front doorway. The 1850 plans for the lodging quarters, prepared for Charterhouse who were lords of the manor, are held at the London Metropolitan Archives (ref. ACC/1876/MP/03/024). The plans show that the ground floor originally contained the lodgers' mess room, while the upper storey was divided up into 8 sleeping cubicles (Bruce 1999).

#### **Significance**

The lodging quarters represent a rare example of an unusual building type that once accompanied other isolated marsh farms. It reflects a period when some landlords provided improved housing for their workers.

## Sources

Bettley, J. and Pevsner, N.: *The Buildings of England: Essex* (Yale, 2007)

Bruce, K.: "Single on the Marshes", Bulletin of the Burnham History Society (1999)

Nash, F.: Survey of World War Two Defences in the District of Maldon (ECC & MDC: 2010)

Swindale, D.: *Branch Line to Southminster* (1981)

***Preparation of the List of Local Heritage Assets for Southminster has been greatly assisted by the input of Kevin Bruce, local historian.***



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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**to  
PLANNING AND LICENCING COMMITTEE  
6 JUNE 2019**

**AMENDMENT TO AFFORDABLE HOUSING AND VIABILITY  
SUPPLEMENTARY PLANNING DOCUMENT**

**1. PURPOSE OF THE REPORT**

- 1.1 To seek this Committee's approval for public consultation on an amendment to the Affordable Housing and Viability Supplementary Planning Document (SPD).

**2. RECOMMENDATION**

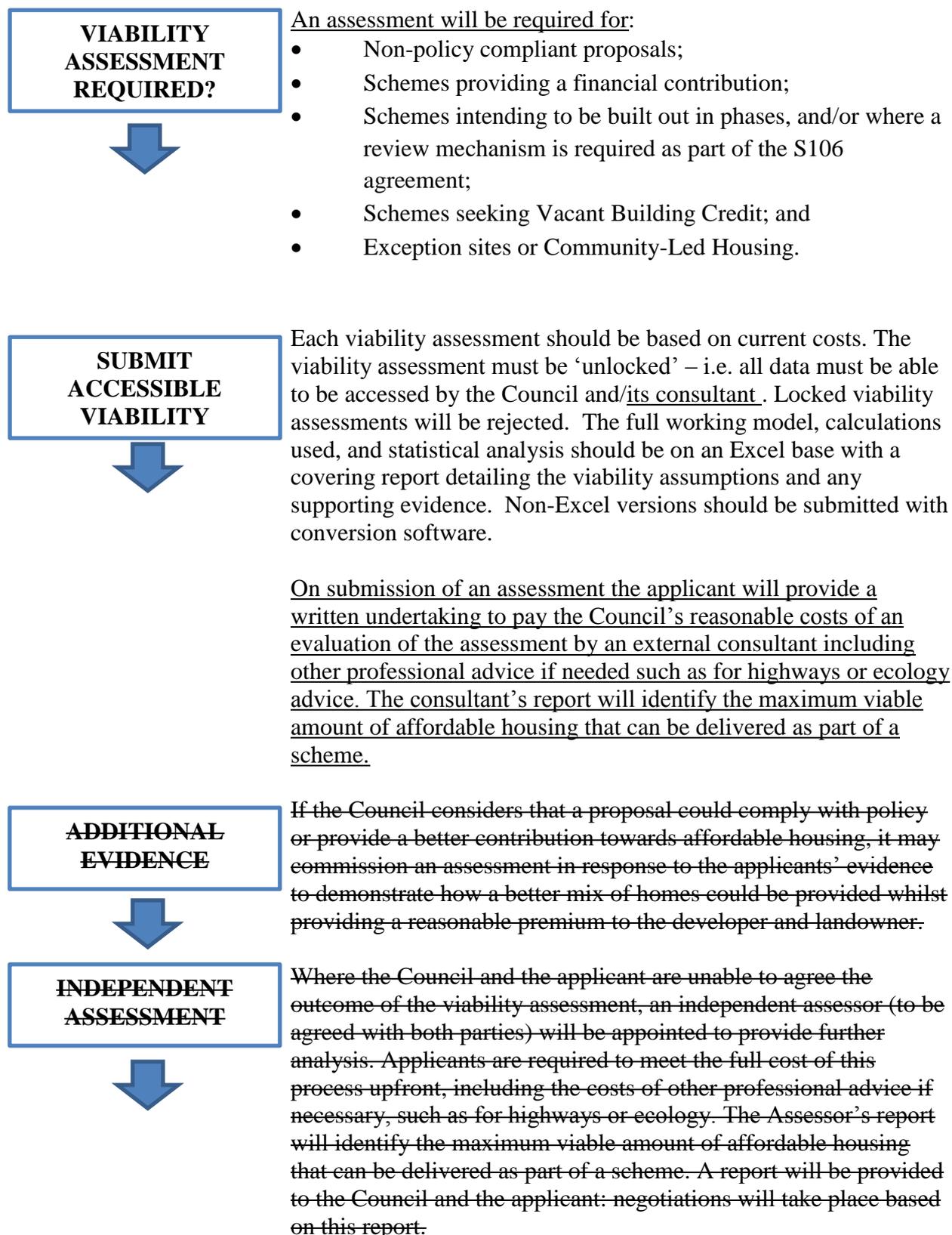
That the proposed amendment to the Affordable Housing and Viability SPD is approved for public consultation.

**3. SUMMARY OF KEY ISSUES**

- 3.1 The Affordable Housing and Viability SPD was adopted by Council on 8 November 2018. In applying the SPD, an issue has arisen about the interpretation of the 'additional evidence' step of the flow chart at Fig 2 on page 38 of the SPD. This step is not necessary for the operation of the process. To improve the SPD's clarity, it is proposed to delete this step from the flow chart, and to expand the 'Submit Accessible viability' step in the flow chart. The proposed amendments are detailed on the next page (additions are underlined; deletions struck through). Furthermore, the 'independent assessment' stage is not considered necessary, bearing in mind that the Council will have had advice from an external consultant under the amended SPD and the applicant will have had the benefit of their own consultant's advice. A third consultant to act as an independent assessor will only prolong and increase the expense to the applicant.
- 3.2 As the SPD is a formal planning document, it is necessary to consult on the proposed change, before the change can be made. The Council's Statement of Community Involvement sets the consultation period for SPDs at six weeks. The consultation will be run as a regular SPD consultation, with additional emphasis on the Housing sector, for example, Registered Providers (such as Housing Associations), other Council's Housing departments, and housing developers. The consultation will be limited to the proposed amendment.
- 3.3 The results of the consultation will be reported to this Committee. The amended SPD will then need to be adopted by the Council.

### 3.4 Proposed Amendment:

Figure 2: Viability Assessment Process



**PLANNING  
APPLICATION  
DETERMINED**



**SIGN S106  
AGREEMENT**

In most cases where viability is an issue, the application will be determined by Planning Committee and not under delegated powers by officers. If planning permission is granted, this will be subject to the completion of a S106 agreement detailing the affordable housing provision (and potentially other matters).

Planning permission may be granted subject to early and late stage reviews. This will be determined on a site-by-site basis (see paragraphs 8.14-8.20). An executive summary of the S106 agreement will also be required. Where considered necessary, any review mechanisms will be set out in the S106 agreement.

#### **4. CONCLUSION**

- 4.1 Amendments to Figure 2: Viability Assessment Process are proposed to remove any uncertainty around how the SPD operates. To implement a change to an SPD, the proposed amendment needs to be subject to public consultation before the SPD can be revised and adopted.

#### **5. IMPACT ON STRATEGIC THEMES**

- 5.1 The SPD supports the Growth and Infrastructure theme and the outcomes within it, these include: maintaining a five year housing land supply, achieving affordable housing targets, and effectively discharging S106 agreements.

#### **6. IMPLICATIONS**

- (i) **Impact on Customers** – The proposed amendment should reduce impact on customers by reducing uncertainty.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – The proposed amendment should reduce risk by reducing uncertainty.
- (iv) **Impact on Resources (financial)** – The proposed amendment should reduce impact on resources by reducing uncertainty.
- (v) **Impact on Resources (human)** – The proposed amendment should reduce officer resources required by reducing uncertainty.
- (vi) **Impact on the Environment** – None.
- (vii) **Impact on Strengthening Communities** – The Affordable Housing and Viability SPD supports strengthening communities by ensuring that the affordable housing that supports the needs of the community is provided.

Background Papers: Affordable Housing and Viability SPD

[https://www.maldon.gov.uk/info/20048/planning\\_policy/8114/other\\_local\\_plan\\_documents/3](https://www.maldon.gov.uk/info/20048/planning_policy/8114/other_local_plan_documents/3)

Enquiries to: Leonie Alpin, Specialist-Local Plan, (Tel: 01621-876278).



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**PLANNING AND LICENSING COMMITTEE**  
**6 JUNE 2019**

**UPDATE ON APPEAL DECISIONS (OCTOBER 2018 - MARCH 2019)**

**1. PURPOSE OF THE REPORT**

1.1 The purpose of this report is to inform the Committee of planning appeal performance on appeal decisions from October 2018 to March 2019.

**2. RECOMMENDATION**

Members are asked to note the content of the report and provide comment on the performance of the Local Planning Authority at appeal.

**3. SUMMARY OF KEY ISSUES**

3.1 This report is for Members' information only but particular attention is drawn to the Council's current performance of all appeals.

3.2 This report provides information by the relevant committee or officer delegated decision, overall performance and performance measured against the Department of Communities and Local Government (DCLG) performance figure for major application appeals.

3.3 Appeal results by application decision type: Quarter 3 and 4 2018 / 19 are as follows:

<b>Application decision type</b>	<b>Allowed by the Planning Inspectorate (PINS) (i.e. the applicant was successful)</b>	<b>Dismissed by PINS (i.e. the Council was successful)</b>
1. Appeals against <b>Officer Delegated</b> decisions	9	17
2a. Appeals against <b>Central Area</b> Planning Committee decisions as per report recommendation	0	2

<b>Application decision type</b>	<b>Allowed by the Planning Inspectorate (PINS)</b> (i.e. the applicant was successful)	<b>Dismissed by PINS</b> (i.e. the Council was successful)
2b. Appeals against <b>Central Area</b> Planning Committee decisions where decision made contrary to the report recommendation i.e. member overturn	0	0
3a. Appeals against <b>South Eastern Area</b> Planning Committee decisions as per report recommendation	0	1
3b. Appeals against <b>South Eastern Area</b> Planning Committee decisions where decision made contrary to the report recommendation i.e. member overturn	0	0
4a. Appeals against <b>North Western Area</b> Planning Committee decisions as per report recommendation	3	1
4b. Appeals against <b>North Western Area</b> Planning Committee decisions where decision made contrary to the report recommendation i.e. member overturn	1	0
5. Appeals against <b>non-determination</b> i.e. where the Council did not make a decision within the statutory time period and the applicant exercised the right of appeal	0	0
6. Appeals against <b>Full Council</b> decisions as per report recommendation	0	0
7. Appeals against <b>Full Council</b> decisions where decision made contrary to the report recommendation i.e. member overturn	0	0
<b>Numbers Total</b>	13	21
<b>Decisions as a %</b>	38%	62%

### 3.4 Appeal by type of appeal

<b>1. Appeal type (Planning applications)</b>	
Fast Track appeals (including Householder appeals)	6
Written Representation	30
Hearing	2
Public Inquiry	1
<b>Total appeals</b>	39

<b>2. Appeal type (Appeals against Enforcement Notices)</b>	
Written Representation	8
Hearing	1
Public Inquiry	0
Appeals withdrawn/Turned Away	0
<b>Total enforcement appeals</b>	<b>9</b>

**3.5 Costs awarded against the Council in October 2018 to March 2019**

3.5.1 None.

**3.6 Costs awarded for the Council in October 2018 to March 2019**

3.6.1 None.

**3.7 Costs paid out by the Council in October 2018 to March 2019**

<b>Site address</b>	<b>Figure paid out</b>	<b>Delegated/Committee decision in accordance with recommendation/ Committee decision overturn recommendation</b>
Land South of Charwood, Stoney Hills	£9,309.26	Committee decision overturn
Land South of Charwood, Stoney Hills	Combined with above	Committee decision overturn

**4. CONCLUSION**

4.1 The general performance at appeal was relatively consistent over the previous two years. However, over the last six months this has continued to grow and it is considered that the adoption of the Local Development Plan put the Council in a stronger position when defending appeals.

4.2 It is considered necessary to continue to monitor the Council's performance at appeal in relation to major appeals. However, it is envisaged that the Council should remain in a strong position in the near future.

**5. IMPACT ON STRATEGIC THEMES**

5.1 Having an effective and planning service contributes to the Strategic Themes of Place, Community and Prosperity.

**6. IMPLICATIONS**

(i) **Impact on Customers** – The Council's resources are being used effectively within the democratic process.

- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – In the context of the increasing tendency to challenge Council decisions, it is necessary to maintain flexibility in how the authority responds to planning appeals. The Council is committed to embedding sound operational, financial and legislative internal controls and to ensuring that good corporate governance arrangements are in place to assist the Council with meeting its aims and objectives.
- (iv) **Impact on Resources (financial)** – Decisions with regard to potential awards of costs can incur the Council in extra expenditure and need to be considered carefully. This has been covered in previous reports to Members. The resourcing levels required to manage appeals requires further review.
- (v) **Impact on Resources (human)** – The number of appeals has grown over the last few years and the resourcing appeals puts additional strain on the existing resources. Public Inquiries also require the assistance of barristers which add to the cost of defending appeals.
- (vi) **Impact on the Environment** – None.

Background Papers: None.

Enquiries to: Matt Leigh, Group Manager - Planning Services, (Tel: 01621 875870).



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**PLANNING AND LICENSING COMMITTEE  
6 JUNE 2019**

**GREEN ESSEX STRATEGY CONSULTATION**

**1. PURPOSE OF THE REPORT**

- 1.1. Essex County Council (ECC) are consulting on the Green Essex Strategy (GES). The consultation is open until June 2019. This report summarises the GES and includes draft comments for this Committee to consider submitting as the Council's response to the consultation.

**2. RECOMMENDATION**

That the draft consultation responses to the Green Essex Strategy, as detailed in paragraph 3.9 of this report, be approved and submitted to Essex County Council.

**3. SUMMARY OF KEY ISSUES**

- 3.1 Essex County Council has produced a draft GES that raises the importance of developing quality green infrastructure and green spaces across Essex to accompany planned growth in the county over the next twenty years.
- 3.2 The purpose of the GES is to take a positive approach to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a county-wide understanding of green infrastructure – its functions and values, and to identify opportunities for implementing green infrastructure. The aim is to guide and shape planning and other services through setting principles that can inform plans and strategies, that will enable a coherent approach and partner collaboration in the delivery of multi-functional natural assets, which will provide environmental, social and economic benefits for Greater Essex.
- 3.3 Green infrastructure is made up of natural and semi-natural assets and habitat types, of green and blue spaces, and of other environmental features that maintain and enhance ecosystem services. It provides multi-functional benefits integral to the health and wellbeing of our communities and to the ecology and economy of the county. Green infrastructure is often referred to as a network of these natural and semi-natural assets and spaces, which are joined together connecting urban and rural areas and are habitually strategically planned.

- 3.4 Green infrastructure for this strategy includes the following assets:
- Parks and gardens;
  - Natural and semi-natural open spaces;
  - Ancient Woodlands;
  - Reservoirs, lakes and ponds;
  - Coastal features;
  - Waterways (watercourses);
  - Greenways (Public Rights of Way, footpaths, cycleways and tracks, byways, bridleways);
  - Outdoor Sport Facilities (Sport pitches);
  - Open spaces and premises (Educational premises open space and sport pitches);
  - Cemeteries and churchyards;
  - Allotments, community gardens and city farms;
  - Agricultural land and meadows;
  - Public realm / civic spaces (urban greening - urban and street trees, road verges, green walls, sustainable urban drainage and natural flood management).
- 3.5 The strategy aims to take a positive approach to enhance, protect and create an integrated network of high-quality green infrastructure in Essex. Just as importantly, it will help ensure funding opportunities are maximised in the delivery of multi-functional natural assets which will provide a range of benefits, including:
- helping mitigate the impact of climate change;
  - improving public parks, play areas and other green spaces;
  - the development of greenways (e.g. Public Rights of Way);
  - enabling active travel and recreational opportunities;
  - contributing to the attractiveness of a place to attract new businesses to the area.
- 3.6 It outlines an approach that requires a change to the way we think about and value our green infrastructure and green spaces.
- 3.7 The Strategy has been prepared by an Essex County Council cross directorate Steering Group and a range of key stakeholders have been engaged at various stages to inform the initial consultation version.
- 3.8 The public consultation is intended to enable the public and stakeholders to provide feedback on the draft GES. Comments will help to finalise the GES, identify priorities and develop the Green Essex action plan, which will be presented to partners and ECC's Cabinet in Winter 2019.

3.9 The GES follows a similar approach to the Maldon District Green Infrastructure Strategy in that it has a comprehensive evidence base, vision, objectives and projects linked to the objectives. Although it has a different emphasis, being written by ECC, it does not conflict with this Council's Green Infrastructure (GI) Strategy. There are however a few areas where the GES could be improved, and these are the focus of the proposed consultation responses given below:

<b>Section</b>	<b>Draft consultation response</b>
Economy objective - Secure funding for new and existing green infrastructure to ensure their sustainability	<p>The objective should be re-named 'Funding', as the aim to secure funding for Green Infrastructure (GI) is not related to 'economy' as a topic.</p> <p>An additional objective related to the title 'Economy' should be considered, to recognise the importance of GI to the wider economy (e.g. tourism).</p>
3.1 Green Infrastructure Assets of Greater Essex, page 11	<p>It is understandable that agricultural land has been illustrated on a separate map to the Green Assets map, as it would mask the distribution of GI across the county, if the two were included on the same map. However, the map of agricultural land should not be relegated to an appendix. Agricultural land forms 68% of the county and the importance of farming to GI, in terms of food production, landscape and biodiversity should be given a higher profile in this strategy. The agricultural land map should be provided on the page after the GI map on page 12.</p>
Page 23 Local and regional policy	<p>Links to the Local Plans, local authority Design Guides and Green Infrastructure Strategies should be provided. This would reflect the approach taken in the Essex Design Guide, which includes a specific section linking to the other Essex local authorities' design guides.</p>
Table 2 Project delivery of the objectives, page 39/102- Objective: Increase use and inclusivity of green infrastructure across all social groups and abilities	<p>The two proposals listed are both aimed at young people. These do not cover all social groups and abilities (e.g. older people, people with disabilities, BAME) as the objective states and therefore the proposals do not meet the stated aim of this objective.</p>
Page 46 – Essex Design Guide section	<p>Links to the local authority Design Guides and Green Infrastructure Strategies should be provided here. This would reflect the approach taken in the Essex Design Guide, which includes a specific section linking to the other Essex local authorities' design guides.</p>
Page 52 – create green infrastructure as part of new developments	<p>3<sup>rd</sup> paragraph – technical correction required: 'All the Local Plans are being reviewed regarding their policies on green infrastructure in line with the NPPF.'</p> <p>Under the National Planning Policy Framework (NPPF) an adopted Local Plan must be reviewed every five years - but not just for GI policies - which this sentence suggests. Only a few Local Plans in Essex have been recently adopted, several are in the final</p>

	<p>stages of preparation.</p> <p>Revise to:</p> <p>Local Plan preparation or review should include policies to support green infrastructure, in line with the NPPF. These policies can provide for biodiversity net gains and off setting, as well as expanding this approach to ....</p>
Section 9.8 Agriculture page 86	The text on environmental and countryside stewardship schemes could be expanded and strengthened to include a map showing the areas of the county being farmed under these schemes (available form Magic Map) and the land area/% of Essex covered by these initiatives.
Throughout – references to the Recreational disturbance Avoidance Mitigation Strategy (RAMS) e.g. pg. 92	References to RAMS need to be reviewed and, where necessary, updated by the Place Services team drafting the RAMS SPD.
Page 100 Action Plan proposal – Develop the Coast Path in Essex	This need to recognise that the recreational impact of the Coast Path on the coastal habitat sites need to be mitigated.
GES Appendices	
Appendix 2 - Map of Productive Spaces and the Agricultural Land Classification page 12	The text downgrades the contribution that agricultural land managed under the environmental and countryside stewardship schemes contribute to Green Infrastructure in the County. Include an additional map showing the areas of land managed under these initiatives (data available from Magic Maps).

#### 4. CONCLUSION

- 4.1 Essex County Council has published the Green Essex Strategy for consultation. The GES aims to strengthen the network of Green Infrastructure in the county. Maldon District Council has the opportunity to make representation to the consultation via this Committee.

#### 5. IMPACT ON STRATEGIC THEMES

- 5.1 The GES supports all three strategic themes: Place, Community and Prosperity.

#### 6. IMPLICATIONS

- (i) **Impact on Customers** – implementation of the GES will help to ensure that residents and visitors will have access to quality urban and rural green spaces.
- (ii) **Impact on Equalities** – The proposed projects will increase access to green spaces to all sectors of the population, with an emphasis on young people.

- (iii) **Impact on Risk** – No impact – this is an ECC strategy.
- (iv) **Impact on Resources (financial)** – No impact – this is an ECC strategy.
- (v) **Impact on Resources (human)** – No impact – this is an ECC strategy.
- (vi) **Impact on the Environment** – Implementation of the GES could improve the quality and access to green spaces in Essex.
- (vii) **Impact on Strengthening Communities** - Implementation of the GES could improve the quality and access to green spaces in Essex.

Background Papers: <https://consultations.essex.gov.uk/rci/green-essex-strategy>

Enquiries to: Leonie Alpin, Specialist – Local Plan, (Tel: 01621 876278).

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**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**PLANNING AND LICENSING COMMITTEE**  
**6 JUNE 2019**

**APPOINTMENT OF REPRESENTATIVES ON LIAISON COMMITTEES / PANELS**

**1. PURPOSE OF THE REPORT**

1.1 The purpose of this report is to remind Members of the existing representatives on Liaison Committees / Panels and for new appointments to be made for 2019 / 20.

**2. RECOMMENDATION**

That the Committee appoints representatives to the bodies detailed below, for the ensuing municipal year.

**3. SUMMARY OF KEY ISSUES**

3.1 Members are asked to nominate representatives to serve on the following Working Groups / Panels for the ensuing municipal year.

<b>Body</b>	<b>2018 / 19 Representative(s)</b>
Blackwater River Member Task and Finish Working Group	Councillors H M Bass, B S Beale MBE, R G Boyce MBE, S J Savage, A K M St. Joseph and Mrs M E Thompson
Bradwell Power Station Working Party (politically balanced)	<p><u>Conservative Group:</u> Councillors R G Boyce MBE, A S Fluker, R Pratt and <i>one vacancy</i>.</p> <p><u>Independent Group:</u> Councillor B S Beale MBE</p> <p>Chairman and Vice-Chairman of the Planning and Licensing Committee and Ward Member for Bradwell-on-Sea</p>
Maldon and Blackwater Estuary Coastal Community Team (Management Team)	<p>Chairman and Vice-Chairman of the Community Services and Planning &amp; Licensing Committees</p> <p><i>Substitutes: Councillors A S Fluker and R Pratt</i></p>

Body	2018 / 19 Representative(s)
Member representative for Heritage and Design	Chairman of the Planning and Licensing Committee (or their substitute)
Place Board (Minute 704 – 17/12/15)	Chairman of the Planning and Licensing Committee
Recreational Avoidance and Mitigation Strategy Member Forum	Councillor A K M St. Joseph
River Crouch Coastal Community Team (Management Team)	Chairman and Vice-Chairman of the Community Services and Planning & Licensing Committees  <i>Substitutes: Councillors A S Fluker and R Pratt</i>

Background Papers: None.

Enquiries to: Tara Bird, Committee Services Officer, (Tel. 01621 875791).