



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

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-20th-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 18th century, the building was substantially altered in the late-19th-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-20th 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).