

Pledgdon Green Conservation Area Character Appraisal and Management Plan



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1.Introduction

1.1.Summary of Special Interest

Pledgdon Green is a small, distinct rural settlement which has seen relatively little modern intervention. It is focused on a historic area of Common land (the Green) through which runs Brick End Lane, a protected lane leading north from the village of Brick End, Broxted.¹ The presence of Common land and the development of dwellings around it is representative of past ways of living and farming land in an open field system prior to the parliamentary Acts of Enclosure. The Conservation Area is characterised by the historic farmhouse and associated buildings of Pledgdon Green Farm on the west side of the Green, as well as the detached dwellings in garden plots mostly arranged around the Green, the majority of which are historic, as shown by their inclusion on the Chapman and André map of 1777, and of architectural interest. The historic buildings are of a rural vernacular style, of timber frame construction and traditional materials including plaster (render), clay tile and timber weatherboard. The verdant Green, verges, mature trees and hedgerows of the Conservation Area also contribute to its character and appearance.

¹ The term 'Common land' does not mean that it is land that is commonly owned or has no owner. Common land has an owner, but others have rights to use the land, for example to graze animals.

The hamlet has a historic connection with Pledgdon Hall located to the north-west. The historic manor house gives its name to the hamlet and historically owned much of the surrounding agricultural land. The outlying historic farmsteads of Palegates Farm and Wood Farm form part of the agrarian landscape setting of the Conservation Area.

1.2.Purpose of the Appraisal

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the Conservation Area and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how the area developed, and its building styles, forms, materials, scale, density, roads, footpaths, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of the Pledgdon Green Conservation Area. This assessment is based on information derived from documentary research and on-site analysis of the area.

This appraisal will enhance understanding of the Pledgdon Green Conservation Area and its development, informing future design. Applications that demonstrate an understanding of the character of a conservation area are more likely to produce appropriate design and positive outcomes for agents and their clients.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography (Section 8).

1.3.Location

Pledgdon Green is a small rural settlement located to the west of Broxton, to the east of Elsenham, and to the south-east of Henham. The Conservation Area is located to the north of Brick End, Broxton and is bisected by Brick End Lane, which runs north to south and connects with the B1051 a short distance to the north, at a point between Chickney to the east and Elsenham to the west.

The heart of the Conservation Area is the Green on the west side of Brick End Lane. At the northern end of the Conservation Area, a public right of way (PROW) leaves Brick End Lane on the west side and skirts the Conservation Area boundary, connecting with footpaths leading north-west (emerging on a lane just to the east of Pledgdon Hall), south-west, and south to the rear of Pledgdon Green Farm. Another PROW leaves Brick End Lane on the east side and runs east and south, with branches connecting to Brick End Lane further south (to the north of Wood Farm) and south-east across farmland to Broxton Hall.



Figure 1 Pledgdon Green Conservation Area in its agrarian landscape setting

The terrain of the Conservation Area comprises the Green, which is flat, set within gently rolling hills. The Conservation Area is immediately surrounded by land including fields in agrarian use, with an area of woodland located to the rear of the properties on the east side of Brick End Lane.

2. Legislative and Policy Context

2.1. Legislation

The national legislative framework for the conservation and enhancement of conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular, Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as conservation areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

2.2. Planning Policy and Guidance

National Policy

National Planning Policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework, or NPPF (Ministry of Housing, Communities & Local Government, December 2024). The NPPF highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, along with the appreciation of the immediate and larger character of the area in which new development is sited.

Local Policy

Local planning policy is set out in the Uttlesford Local Plan, adopted 2005. Uttlesford is currently working towards a new Local Plan. Saved policies which are relevant to the historic environment include:

- ENV1 – Design of Development within Conservation Areas
- ENV2 – Development affecting Listed Buildings
- ENV3 – Open Spaces and Trees
- ENV4 – Ancient Monuments and Sites of Archaeological Importance
- ENV9 – Historic Landscapes
- GEN2 – Design.

The new Uttlesford Local Plan 2021-2044 was submitted for Examination in December 2024. The following policies are therefore relevant:

- Core Policy 61: The Historic Environment
- Core Policy 62: Listed Buildings
- Core Policy 63: Conservation Areas
- Core Policy 64: Archaeological Assets
- Core Policy 65: Non-Designated Heritage Assets of Local Importance.

2.3.Designation of the Conservation Area

This document, once adopted, establishes the first Conservation Area designation for Pledgdon Green. A Character Assessment for Pledgdon Green was commissioned by Broxted Parish Council and Henham Parish Council and completed by Place Services in 2024. This document highlighted the potential to designate Pledgdon Green as a Conservation Area. The boundary of the Conservation Area has been determined as part of the work to carry out this Conservation Area Character Appraisal and Management Plan.

The following sections describe the architectural and historic interest of the area which make it worthy of designation. Good practice guidance, outlined in the bibliography, has been followed in this assessment.

No Article 4 Directions have been proposed as part of this appraisal.

It is recommended that this appraisal be updated every 5-10 years, or when significant change has occurred.

3. Heritage Assets

3.1. Designated Heritage Assets

There are two designated heritage assets within the Pledgdon Green Conservation Area boundary, both of which are residential properties:

- Pledgdon Green Farmhouse, Grade II listed (List entry ID: 1230098)
- Elm Cottage, Grade II listed (List entry ID: 1230893)

These buildings and structures have been listed due to their special historic and architectural interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection will extend to any building or structure attached to the listed building as well as any within its curtilage that meet published criteria.² Further information about the listing process can be found on the Historic England [website](https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/).

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It is possible to alter, extend or demolish a listed building, but this requires listed building consent and sometimes planning permission. More details on applying for listed building consent are included in Section 7.1 of this document.

² Please refer to <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/>

A full list of all the designated assets within the Conservation Area is included in Appendix 8.3. The listed buildings are also highlighted in the character analysis for the Conservation Area.

3.2. Non-Designated Heritage Assets

All buildings, features and planned landscapes within a conservation area make a contribution to its significance. These can be measured on a sliding scale of positive, to neutral, to negative contributors.

Heritage assets are defined in Planning Policy Legislation as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’

Not all heritage assets are designated, yet although a building may not be included on the list, this does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its general appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. Uttlesford has compiled a Local

List, which sets out the criteria for listing within the document dated 2018 (updated 2021). Non-designated heritage assets may also be identified as part of the decision-making process on planning applications or following archaeological investigations.³

There are no buildings or structures in the Pledgdon Green Conservation Area which currently feature on the Uttlesford Local List. As part of the appraisal of the Conservation Area, this document has identified heritage assets which make a positive contribution to the Conservation Area and should be considered for local listing in the future. These are identified below and a full description of each is given in Section 5:

- Tudor Hall
- White Thorn Cottage
- The village pump (located on the north side of the Green)

The current Uttlesford Local List 2018 and the list as updated in 2021 are available [on the Council's website](#).

Brick End Lane is, for the most part, a Protected Lane. This is considered a non-designated heritage asset. The Essex Design Guide provides a description of protected lanes as follows:

“The greater part of the road network in the Essex countryside derives from at least as far back as the medieval period. Much of it undoubtedly existed in Saxon times and it is likely that many roads and lanes were formed long before that. These lanes are part of what was once an immense mileage of minor roads and track-ways connecting villages, hamlets and scattered farms and cottages. Many were used for agricultural purposes, linking

settlements to arable fields, grazing on pasture, heaths and greens; and other resources such as woodland and coastal marsh. Generally these roads were not deliberately designed and constructed; written records of the establishment of roads during the medieval period are rare (Rackham, 1986, 264). Instead they would have started life as track-ways without a bearing surface, although often with defined boundaries including hedgerows, ditches and banks.”

Brick End Lane is included in the Uttlesford Protected Lane Assessment as UTTLANE98.

3.3.Archaeological Potential

Within the Conservation Area, there is potential for the preservation of archaeological remains dating from the pre-historic to post-medieval period. The settlement of Pledgdon Green has Anglo-Saxon origins; it is recorded in the Domesday Book of 1086 as ‘*Plicedana*’. Over time the name has had many spellings, with the current day Pledgdon first recorded in 1560. The name is thought to originate from Old English and is a contraction of ‘*Plyccean-deanu*’, meaning “Plycca’s Valley”. Who Plycca was is uncertain, but the name is derived from the old English word ‘*plycce*’ meaning to pluck, pull or snatch.

The majority of the archaeological remains within the Conservation Area are likely to comprise medieval and post-medieval features, structures and finds related to the establishment and growth of the village around the historic green.

³ NPPG. Paragraph: 40 Reference ID:18a-040-20190723. July 2019

As well as this, the landscape surrounding the Conservation Area was extensively exploited throughout the Iron Age and Roman periods. Nearby archaeological work related to quarrying and infrastructure projects has uncovered multi-period remains, including pre-historic and Roman enclosures, settlement evidence, and cremations to both the east and west of the Conservation Area. Medieval features have also been uncovered to the immediate north-west. It is very likely that some, or all, of this archaeological activity extends into the Conservation Area.

Medieval and later settlement evidence is likely to be sited along the street frontage and surrounding the historic green, although garden areas may also contain evidence for ancillary activity, such as wells, cesspits, yards and middens, as well as small-scale industrial activity.

The Conservation Area sits on a bedrock of London Clay, overlain with a superficial deposit of chalky till with a high flint content, together with outwash sands, gravels, silts and clays. Artefacts such as ceramics, bone, building materials and metal would be expected to survive well in chalky and clayey soils, but would have a lower rate of survival in a sandy matrix. Within clayey soils, waterlogged deposits can survive and should be anticipated in deeper features such as wells and cesspits. Environmental remains could be preserved in deeper features and provide information on the wider landscape, as well as evidence for food and cereal production.

3.4. Heritage at Risk

Historic England publishes a yearly list of Heritage at Risk. To be included on the list, buildings must be Grade II* listed or above, with the exception of Grade II listed places of worship and Grade II listed buildings in London.

Other designated heritage assets can also be included on Historic England's register, including Conservation Areas, Scheduled Monuments and Wreck Sites. Non-designated heritage assets are not considered by Historic England for inclusion on the Heritage at Risk Register.

Uttlesford District Council maintains a Local Buildings at Risk register, which may be found [on their website](#).

At the time of assessment there were no assets within the Conservation Area on any At Risk register.



4. Historical Development

The following section provides an overview of the history of Pledgdon Green Conservation Area and the surrounding area.

Pre-history (-500000 BCE – 43 AD)

The landscape surrounding the Conservation Area has been utilised for settlement since at least the Bronze Age. A number of cropmarks have been identified in the vicinity relating to pre-historic burial sites and probable pre-historic settlement enclosures. Extensive archaeological work relating to large infrastructure projects in the vicinity (including pipelines and work at Stansted Airport) has identified extensive areas of pre-historic occupation, including field systems and settlements. Iron Age features are particularly prevalent.

Roman (43 – 410 AD)

Roman occupation has been identified surrounding the Conservation Area, including burials and settlement activity. To the west of the Conservation Area, at Elsenham Quarry, a small settlement was uncovered that had evidence for occupation throughout the Roman period. Available evidence suggests the landscape was being widely exploited during this period.

Anglo-Saxon (411 – 1065 AD)

Pledgdon Green is recorded in the Domesday Book of 1086 as '*Plicedana*'. Over time the name has had many spellings, with the current day Pledgdon first recorded in 1560. The name is thought to originate from Old English and is a contraction of '*Plyccean-*

deanu', meaning "*Plycca's Valley*". Who Plycca was is uncertain, but the name is derived from the old English word '*plycce*' meaning to pluck, pull or snatch.

Archaeological evidence of Anglo-Saxon activity within and nearby the Conservation Area is limited, although some horseshoes possibly dating to this period have been recovered from a field immediately to the east of Tudor Hall.

Medieval (1066 – 1540 AD)

The Domesday Survey (1086) records Pledgdon Green as having six villagers and 19 smallholders, held predominantly by Eudo the Steward.

The evidence for occupation during the medieval period surrounding the Conservation Area is widespread, including the field patterns, moated sites and greens.

Pledgdon Hall, to the north-west of Pledgdon Green, is a medieval hall house and was the manorial seat for this area, set within a moated site. In the eighteenth century, the Hall was sometimes referred to as Prison Hall, as shown on the 1777 Chapman and André Map of Essex.

Cropmark evidence in the surrounding area attests to the survival of belowground features, including tofts and crofts, further moated sites, and field boundaries.

Post-Medieval (1541 – 1901 AD)

The 1777 Chapman and André Map of Essex is the earliest map available which clearly marks Pledgdon Green, depicting the existing B1051 and the route of Brick End Lane. Comparison between this map and the current day position shows very little change, with the route of Brick End Lane accurately illustrated on the 1777 map.

Pale Gate Farm, Pledgedon Green, Wood Farm and Broxted Hall are marked on the 1777 Chapman and André map and still exist. Several of the surviving dwellings around the Green are likely to have originated in the earlier part of the post-medieval period. Pledgdon Green Farmhouse, for example, is a Grade II listed timber-framed building that has been dated to the sixteenth to seventeenth century, whilst the Grade II listed timber-framed Elm Cottage has been dated to the eighteenth century.

The 1777 Chapman and André map shows a small cluster of buildings at Pledgedon Green, arranged around a roughly square area of open land in a wider rural landscape, which is largely representative of the present day arrangement of dwellings in the Conservation Area, with some additions. However, the paths shown on this map extending north and west from the Green are no longer present.



Figure 3 Extract from the Chapman and André Map of Essex, 1777

Another notable difference is at the north-west corner of the Green, which the 1777 map shows as more built up than it is today. A cottage and garden⁴ was still shown at the north-west corner of the Green by the time of the 1840 Tithe Map and continued to be shown on the Enclosure Map of Henham of 1850,⁵ but this is no longer depicted by the time of the 1876 25-inch (First Edition) Ordnance Survey (OS) map.

The Green was Common land, likely used by the occupants of surrounding houses either for grazing livestock or growing crops. The Tithe apportionment of 1840 supports this, with no landowner or occupier noted for this field, nor is an owner shown on the 1850 Enclosure Map.⁶

⁴ Item 587 in the Tithe apportionment of 1840.

⁵ Essex Record Office document Reference D/DWv/ P16.

⁶ Common land had (and will still have) a legal owner but the rights of others to use the land is reflected by no owner or occupier being shown.

The 1840 Tithe apportionment shows that much of the land in and around the Conservation Area to the east, west, south and north was in the ownership of William Charles Smith Esquire, who was the landowner of what was then known as Prison Hall (later Pledgdon Hall). Prison Hall was occupied by John Mumford, who was also the occupier of Prison Green Farm and farmed the land owned by William Charles Smith. A small number of other individuals are named as the owners and/or occupiers of the cottages to the north, south and east of the Green.



Figure 4 Extract from the 1840 Tithe Map

Other than the loss of the dwelling at the north-west corner of the Green and some additional outbuildings at Pledgdon Green Farm, the First Edition OS map shows little changed during the nineteenth century.

Modern (1902-Present)

There has been little new development within the Conservation Area since the 25-inch OS map of 1919. In the mid- and latter twentieth century, three new detached dwellings (The Paddocks, The Wick and Coppins) were constructed off Brick End Lane to the south of the Green (and to the south of Tarbert Hatch, the dwelling on the south side of the Green) and to the north of Wood Farm. The Paddocks is on the west side of Brick End Lane and The Wick and Coppins are on the east side of the lane.

The historic buildings at Pledgdon Green Farm on the western edge of the Green were converted for residential use in the late twentieth century and the site now comprises four separate addresses: The Barn, Pledgdon Green Farmhouse, The Old Coach House, and The Old Stables.

The most recent development at Pledgdon Green is of three new detached houses located just to the north-east of the Green with front gardens facing onto Brick End Lane, which was nearing completion at the time of writing this appraisal.

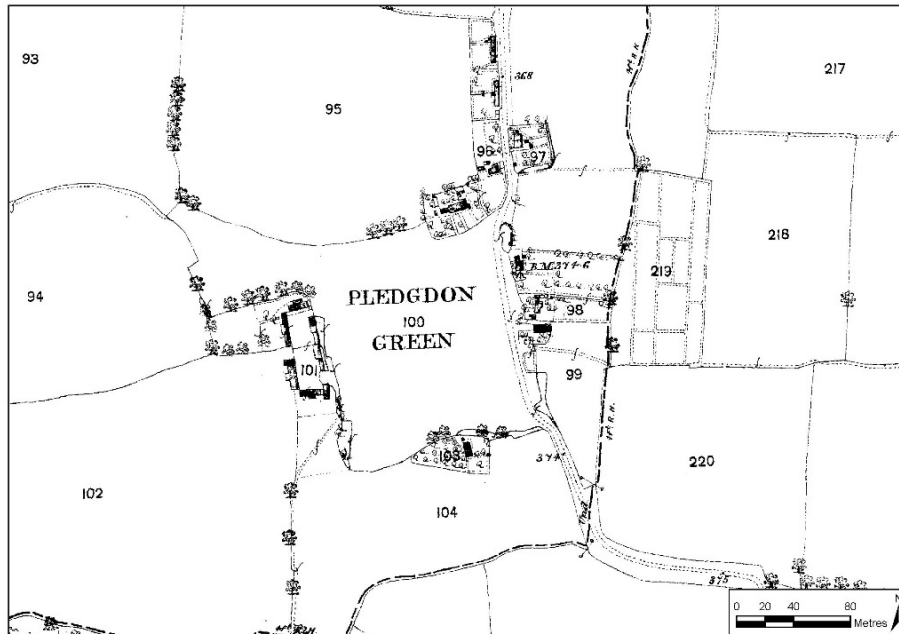


Figure 5 Extract from the 1876 25-inch Ordnance Survey Map

During this period, there were two notable changes within the wider area surrounding Pledgdon Green, which forms the setting of the Conservation Area. To the west of Brick End Lane, separated by fields and an area of woodland, is a sand and gravel quarry which has operated since planning permission was granted in 1989.⁷

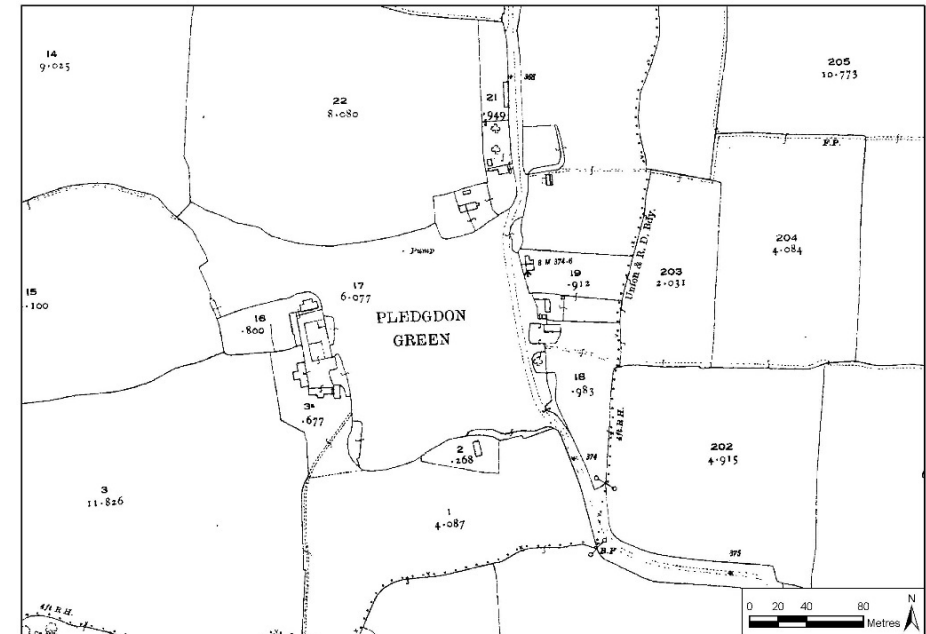


Figure 6 Extract from the 1919 25-inch Ordnance Survey Map

Furnell's Wood, which is shown on the Tithe Map of 1840 and can still be seen on an aerial photograph taken in 1960, was historically located to the north-east of Pledgdon Green but is now in use as agricultural land.

⁷ Planning application reference UTT/2245/88.

5. Assessment of Significance

5.1. Architectural and Historic Interest

Conservation areas are designated due to their special architectural and historic interest.⁸ The level of each may vary, but to be worthy of designation a conservation area must have both architectural *and* historic interest. These values can be summarised as:

- **Architectural interest:** An interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures.
- **Historic interest:** An interest in past lives and events.⁹

Further information regarding how historic and architectural interest is assessed can be found in Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12, published by Historic England, 2019.

Pledgdon Green is a small and distinct rural settlement mainly focused on the Green, an area of historic Common land, which has seen a limited amount of change over the past three hundred years. The presence of Common land and the development of dwellings around it is representative of past ways of living and farming land in an open field system prior to the parliamentary Acts of Enclosure (from the seventeenth century through to the early

twentieth century). These Acts gave legal property rights to land that was previously used communally, resulting in hedged and fenced field boundaries.

Whilst there are only two listed buildings in the Conservation Area, historic maps show that a number of properties date from the eighteenth century or earlier. Many of the field boundaries in the surrounding landscape are still recognisable when compared with the Ordnance Survey map of 1919.

The creation of the quarry on former agricultural land to the west of Pledgdon Green and the loss of Furnell's Wood in the later twentieth century have been two of the most notable changes to the wider setting of the Conservation Area. Its agrarian surroundings are otherwise readily appreciated and contribute to the historic character of the area.

In terms of the architectural interest of the Conservation Area, dwellings are typically built in a rural vernacular style which reflects their age, using traditional materials including clay tile, thatch, plaster (render) and timber weatherboard, and methods of construction such as timber framing. Historically, the dwellings were mostly detached cottages set in garden plots, with the exception of Pledgdon Green Farmhouse which had associated

⁸ 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' Section 197, *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, Dec 2023

⁹ Paragraph 006, ref: 18a-006-20190723, 'Historic Environment', *National Planning Policy Guidance*, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2019.

agricultural buildings. The Tithe map shows that one or two had small outbuildings.

This appraisal has identified two buildings and the village pump which could be considered as non-designated heritage assets due to their age and architectural interest.



Figure 7 View west towards Pledgdon Green Farmhouse and the converted former agricultural buildings of its historic farmstead

5.2.Character Analysis

Summary of Character

Pledgdon Green is a small, rural historic settlement and the character of the Conservation Area derives from its tranquil hamlet-type arrangement, with a loose grain of historic development focused on the Green. The Green is a key feature of the Conservation Area and provides an open, verdant character to the heart of the area. This sense of openness continues along Brick End Lane to the north of the Green. On the approach to the Green from the south, the character is more enclosed, with the trees and hedgerow lining both sides of Brick End Lane providing the three detached twentieth-century dwellings with a more secluded and private character. Whilst there are differences in the character of the Conservation Area between Brick End Lane to the south of the Green, the Green, and the area to the north, due to the small size of the Conservation Area, no separate character areas have been defined.

The significance of the Conservation Area derives from its architectural and historic interest as a small and distinct rural settlement focused on an area of Common land, which has seen little change over time and which retains a high proportion of historic buildings of traditional construction and materials that make a positive contribution to its character and appearance.

Designated buildings or structures which make a notable contribution to the Conservation Area are described in the following sections, however the omission of any buildings from the description does not mean they make no contribution to the significance of the Conservation Area. An assessment of the

significance of each listed building and the contribution it makes to the special interest of the Conservation Area should be made when development or alterations are proposed.

Non-designated buildings or features deemed to reflect and enhance the special interest of the Conservation Area are also identified in the following description.

Key views have been identified within the Conservation Area, and views from outside the Conservation Area from which its special interest can be recognised are also highlighted where appropriate. There may, nevertheless, be other views of significance within or beyond the Conservation Area's boundary which contribute to how it is appreciated and understood. Any proposals for development within the Conservation Area or its environs should thus not only consider the views identified within this document, but also any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

Layout and Land Usage

The Pledgdon Green Conservation Area is entirely residential in use, with the exception of the Green which forms the majority of the public realm within the Conservation Area. Brick End Lane runs through the Conservation Area from north to south, and there are tracks on the north and south sides of the Green providing access to Pledgdon Green Farmhouse and its neighbours, and Tarbert Hatch respectively. Development is of a loose grain and either follows the line of Brick End Lane or is located with a focus on the Green.

The layout of the Conservation Area has been subject to little change over time, being reflective of the historic pattern of

development around the Green and beyond it to the north. Infill development has been limited to date, the most recent examples of which are the three new detached houses to the north and east of the Green (the redevelopment of a site with existing outbuildings). Houses and cottages are mostly located within verdant garden plots, the greater extent of which tend to be to the rear of the buildings.

Access to the agricultural land to the north and west of the Conservation Area is gained from the north-west corner of the Green, which reinforces the historic connection of the settlement to its agrarian context. Various public footpaths provide connectivity to the landscape setting and outlying buildings, including Pledgdon Hall and Broxted Hall.

Landscaping, Open Spaces and Public Realm

The Green is the key area of open green space and public realm within the Conservation Area. The Green is designated as a Local Wildlife Site. It has the appearance of a meadow in the warmer months and its lush green grass is kept mown at other times of the year.

The track on the north side of the Green is tarmacked, while that on the south side features loose gravel. Brick End Lane is tarmacked without pavements and there are wide grassed verges on the east side of Brick End Lane directly opposite the Green. The limited road markings and street lighting contributes positively to the historic rural character and appearance of the Conservation Area.

Mature trees and hedgerows along Brick End Lane, including on the approach to the Green from the north and south, are a key

feature of this historic rural route, which is a Protected Lane, and they make a notable positive contribution to the Conservation Area. Trees and hedgerows on the edges of the Green itself also positively contribute to the rural character and appearance of the Conservation Area.



Figure 8 Grade II listed Elm Cottage



Figure 9 Grade II listed Pledgdon Green Farmhouse from the north

Landmark and Key Buildings

Designated

There are two Grade II listed buildings in the Conservation Area:

Elm Cottage, which is located to the east of the Green, has been dated to the eighteenth century and is a timber-framed and plastered cottage of one storey and attics. The historic core of the listed building has an L-shaped plan form and has been extended to the rear. The dwelling has a plain clay-tiled hipped roof and a single-pitched roofed dormer to the front of the building.

Pledgdon Green Farmhouse is located to the west of the Green and has been dated to the sixteenth century. It is a timber-framed and plastered two-storey house, and the upper storey is jettied on the north side with exposed joists, curved brackets and a bressummer. The jetty on the north side suggests that this may historically have been the principal entrance elevation. The farmhouse now adjoins (via a link) a two-storey late-twentieth-century extension with a large external chimney stack on the north gable end, which, along with the single-storey former coach house to the west of the farmhouse, now comprises a separate dwelling. The farmhouse has a plain clay-tiled hipped roof with a gablet at the eastern end (which is indicative of its origins as a house with a hall once open to the roof structure) and a prominent central chimney stack with attached rectangular shafts.

Non-designated

The following non-designated heritage assets are considered to make a positive contribution to the character and appearance of the Conservation Area:

Tudor Hall is a timber-framed and plastered dwelling of one storey plus attics. It does not appear to be shown on the Chapman and André map of 1777; however, the accuracy of the map cannot be entirely relied upon. The 1840 Tithe Map shows a dwelling here with the long elevation at 90 degrees to the lane. Today Tudor Hall has a plain clay-tiled hipped roof and a projection on the south elevation which is jettied and underbuilt on three sides, with timber framing and glazed panels.



Figure 10 Tudor Hall

White Thorn Cottage is a timber-framed and plastered two-storey cottage with a plain clay-tiled pitched roof and a central oriel window, also with a pitched tiled roof, at first floor level. The long elevation of the dwelling faces towards the Green. The building appears to be shown on the Chapman and André map of 1777 to the east of the Green and north of Elm Cottage.



Figure 11 White Thorn Cottage

The Village Pump, comprising a metal shaft and handle, is made of cast iron with a timber support and is located on the north side of the Green. It is first marked on the 25-inch Ordnance Survey map published in 1896 and is representative of a simple form of nineteenth-century village pump. The Public Health (Water) Act of 1878 conferred a responsibility on each parish to ensure that occupied dwellings were within a reasonable distance of a 'supply

of wholesome water’ and thus many such pumps were installed in the period following the Act.¹⁰

Building Materials

Traditional building materials prevail in the Pledgdon Green Conservation Area, which is consistent with, and appropriate to, the age and traditional construction of the majority of buildings.

Roofs

Rough Apple, located at the north-eastern corner of the Green, is the only thatch-roofed property in the Conservation Area; however, its roof form has been reconstructed following a fire. The traditional method of thatching in Uttlesford employs long straw, which has a distinctive ‘shaggy’ appearance when compared with other materials such as water reed.

The majority of other historic dwellings and their outbuildings in the Conservation Area are roofed with plain clay tiles, or pantiles, and natural slate. Clay tiles are a traditional material that historically would have been sourced locally. Slate (mostly from North Wales and Cumbria) became more commonly used on roofs from the nineteenth century onwards, when rail transport provided suppliers with a ready means of nationwide distribution. Red brick chimney breasts and external brick stacks are attractive historic features of roofs and gable ends in the Conservation Area, which contribute to its character and appearance.

So far there are limited examples of solar panel installations to prominent roof slopes within the Conservation Area, including those on the modern cart lodge adjacent to Rough Apple. Due to their materials and reflectivity, solar panels can be a jarring feature and detract from the material quality and appearance of traditional roof slopes.



Figure 12 The nineteenth-century village pump

¹⁰ <https://englandspuzzle.com/english-village-pumps/>

Walls

Render (plaster) and timber weatherboard are the prevailing external finishes to walls in the Conservation Area. **Tudor Hall** is the only house in the Conservation Area with exposed timber framing, and the timber-framed former agricultural buildings at **Pledgdon Green Farm** are distinguished by their traditional black painted timber weatherboarding.



Figure 13 Traditional clay tile, slate and timber weatherboard on the converted former agricultural buildings of Pledgdon Green Farm

Windows and Doors

There are fortunately few examples of uPVC windows and doors in the Conservation Area, and timber or aluminium casement windows with glazing bars currently prevail. Where traditionally

detailed windows have been replaced with uPVC, this detracts from the material and architectural quality of buildings and makes a negative contribution to the character of the area.



Figure 14 Rough Apple, with its thatched roof, rendered walls and red brick external chimney stack

Boundary Treatments

Native species hedging is the predominant form of boundary treatment in the Conservation Area and contributes to the green, rural character of Pledgdon Green. Traditional timber post and rail fencing encloses the boundary of the former farm buildings at Pledgdon Green Farm, and there are one or two examples of timber picket fencing (of limited extent). Gates are largely traditional timber farm gates or made of metal. The introduction of tall close-boarded fencing on the northern boundary of the development of three new houses where it abuts the public footpath is regrettable in this sensitive historic, rural context.

Strengths and Weaknesses

Strengths and weaknesses within the Conservation Area are highlighted in the following table. These elements have been identified to help guide future development and are discussed in further detail within Section 6: Opportunities for Enhancement and Section 7: Management Proposals of this document.

The terms are defined as:

Strength: an element of the character area which makes an active and positive contribution to the overall special interest of the conservation area.

Weakness: a detracting element which dilutes or undermines the special interest of the conservation area.

Strengths	Weaknesses
The open, verdant green, the wide grass verges and the abundance of trees and hedges.	The presence of some uPVC windows.
The absence of street lighting, other street furniture and limited road markings.	The (limited) presence of solar panels on roof slopes which are prominent within the Conservation Area.
The prevalence of traditional material finishes including clay tile, slate, thatch, render and timber doors and windows.	The tall close-boarded fencing along the northern boundary of the new development of three detached houses to the north-east of the Green, where it abuts the public footpath.
There has been limited new infill development, which maintains the historic open grain of the Conservation Area.	Car parking on grass verges adjacent to the Green.

5.3.Positive, Neutral or Negative Elements

The map at Figure 15 should be read in conjunction with the key notes below. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation Area. It should be noted that, just because a building is positive, this does not mean it cannot be enhanced. Some positive buildings may have intrusive aspects, but these are more widespread across the Conservation Area (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

Positive: these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whilst identified as positive, there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example for Pledgdon Green Conservation Area would be replacement windows. There are a small number of examples of buildings with uPVC windows, and the upgrade of these items would be beneficial as a general rule.

Positive with opportunity for enhancement: these are buildings which have been highlighted as they are positive contributors, however, they have been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of intrusive or unsympathetic alterations. In the case of Pledgdon Green Conservation Area,

buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and can include buildings with unsympathetic extensions, replacement bay windows, and modern balconies.

Neutral: These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area.

Negative: These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.

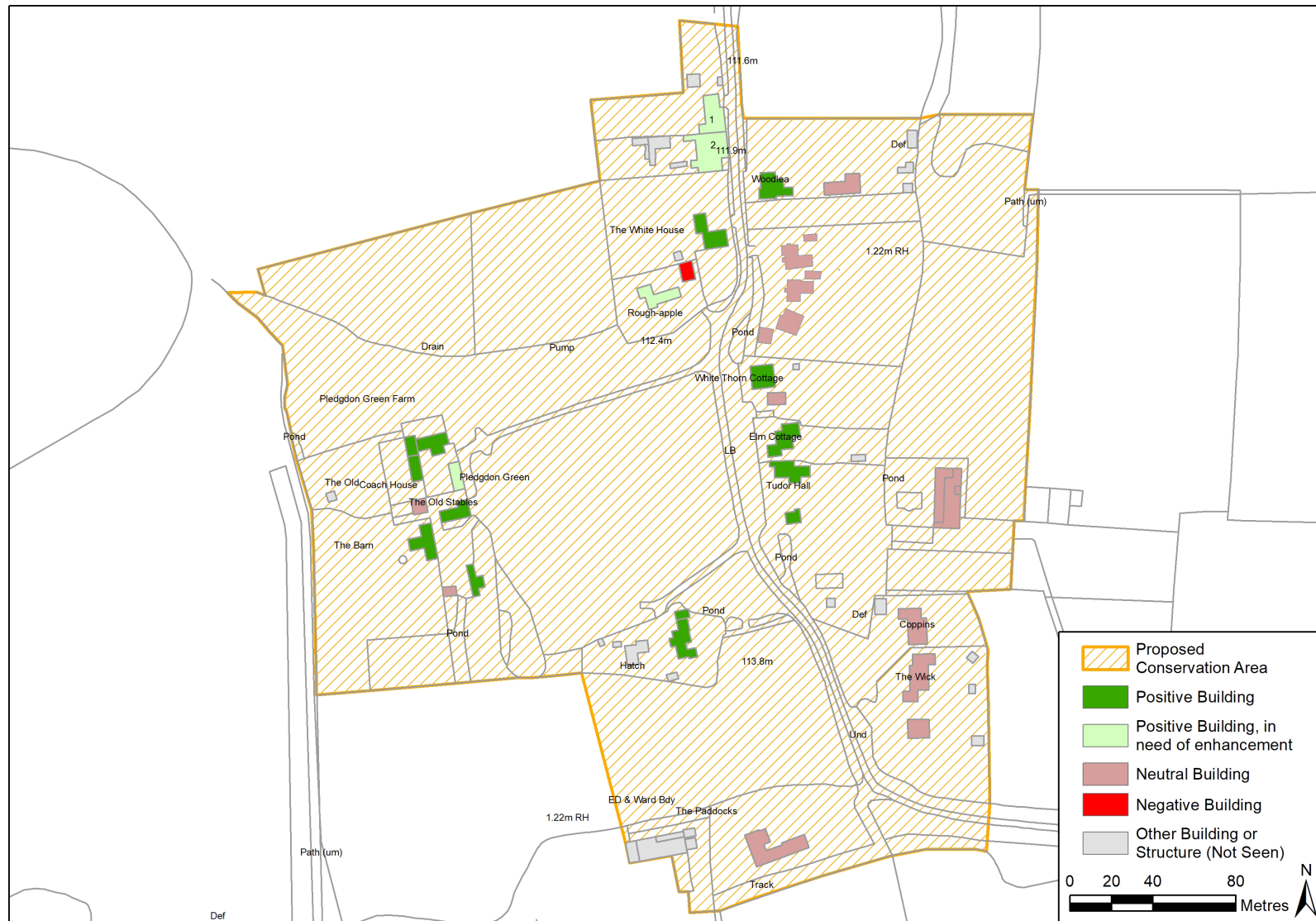


Figure 15 Map showing the contribution of buildings to the character and appearance of Pledgdon Green Conservation Area

5.4.Key Views

Important views within the Conservation Area which contribute to its overall significance, including how it is interpreted and understood, are highlighted on the map at Figure 23 on page 29. The views included are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area or its environs should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

View 1

This view is of the Green looking north on Brick End Lane as the viewer emerges from the lane enclosed by mature hedgerows. The open green space of the Green can be appreciated in the near distance, with trees along the northern boundary and glimpses of the chimney of Pledgdon Green Farmhouse on the left-hand side.

Views 2 and 3

These views look north-west and west across the Green to Pledgdon Green Farmhouse and its historic farm buildings, which have been converted for residential use. The listed farmhouse is clearly distinguished from the former agricultural buildings by its form, including its roofscape and rendered finish.



Figure 16 View 1 looking north towards the Green as the viewer emerges from the lane enclosed by mature hedgerows



Figure 17 View 2 looking north-west across the Green towards Pledgdon Green Farmhouse and its former historic farmstead buildings

Views 4 and 5

View 4 looks south along Brick End Lane from a point just to the north of the Green towards the southern boundary of the Green, with glimpsed views of Tarbert Hatch on the right-hand side and Tudor Hall on the left. View 5 looks directly south across the Green from its northern side near to the village pump. These views illustrate the open grain of historic development around the Green.

View 6

This view looks east across the Green from just in front of Pledgdon Green Farmhouse towards the new development of three detached houses, White Thorn Cottage, Elm Cottage and Tudor Hall. The mature tree line to their rear emphasises the discrete nature of the settlement around the Green.



Figure 18 View 4 looking south along Brick End Lane towards Tarbert Hatch



Figure 19 View 6 looking east across the Green from Pledgdon Green Farmhouse



Figure 20 View 7 looking outwards from the Conservation Area to the agrarian landscape setting to the west

View 7

View 7 looks outwards to the west from the Conservation Area from the north-west corner of the Green towards the surrounding agrarian landscape, which contributes to understanding of the rural context of Pledgdon Green.

View 8

This view looks directly north across the Green from Tarbert Hatch to the northern boundary of the Green, with visibility of the thatched roof and brick chimney of Rough Apple.

View 9

View 9 looks north and east from Brick End Lane near to the northern boundary of the Conservation Area with good visibility of the agrarian landscape setting, which is a contributor to its significance as a historic rural settlement.



Figure 21 View 8 looking north across the Green towards Rough Apple



Figure 22 View 9 looking north-east along Brick End Lane towards the agrarian landscape setting of the Conservation Area

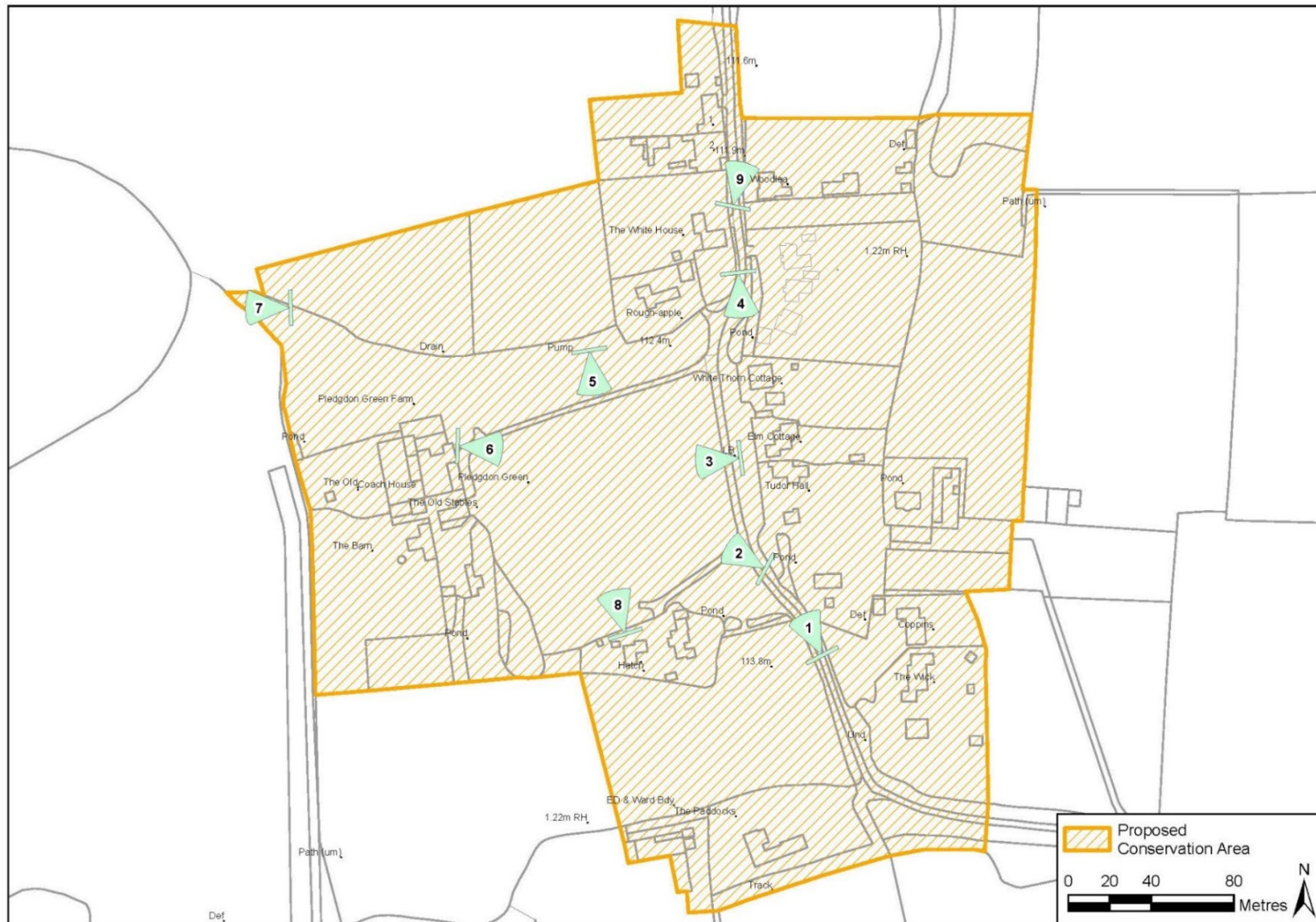


Figure 23 Map showing key viewpoints within the Conservation Area

5.5. The setting of Pledgdon Green Conservation Area

The setting of the Conservation Area contributes to its significance, enhancing how it is understood and appreciated. All heritage assets have a setting, which is defined within the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.¹¹

Example elements of setting which can contribute to the overall significance of a conservation area are:

- the spatial relationship to natural features, such as rivers which encouraged development;
- adjacent or nearby heritage assets;
- distant views of other settlements; and
- open spaces and landmarks which illustrate the area's development.

The setting of Pledgdon Green Conservation Area is largely an open agrarian landscape comprising fields in arable production or meadow/pastureland, with hedged and treed boundaries, with a small belt of woodland to the east of the rear gardens of properties on the eastern side of Brick End Lane. There are also two larger areas of woodland to the southwest of the Conservation Area.

There is a notable transition between Brick End Lane which is enclosed by trees and hedgerow on the approach to the Conservation Area from the south and the wide, open Green which is an important part of how Pledgdon Green is revealed and experienced as a distinct historic rural settlement focused on this area of Common land. To the north of the Green there is good visibility of the agricultural landscape on the east side of Brick End Lane before the lane once again becomes enclosed by trees and hedgerow towards the northern boundary of the Conservation Area.

Much of the surrounding agricultural land was under the same ownership as Pledgdon Hall located to the northwest, and this historic functional relationship between the land and the rural settlement contributes to the significance of the Conservation Area. Views looking out from the Conservation Area to the surrounding landscape help to reveal this relationship and its significance.

The historic relationship between Pledgdon Hall as the medieval manor house and the hamlet of Pledgdon Green contributes to the historic interest and significance of the Conservation Area as part of its setting. The outlying and historically isolated buildings of Palegates Farm and Wood Farm form an important part of the wider setting of the Conservation Area, evidencing the agrarian land use.

¹¹ 'Annex 2: Glossary', *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, December 2024

To the west of Pledgdon Green, separated by fields, is a sand and gravel quarry which has operated since the granting of planning permission in 1989.¹² There is some noise arising from the operation of the quarry; however, this is limited and distant and as such does not affect the overall tranquillity of the Conservation Area.

Pledgdon Green is located under the flight path of Stansted Airport which is located approximately three kilometres to the south of the Conservation Area. As aircraft approach the airport from the north, noise and emissions have an adverse effect on tranquillity. However, this is not the case when aircraft approach the airport from the south and noise is minimal when aircraft are taking off in either direction. As such, the intermittent nature of flights overhead maintains a prevailing sense of tranquillity.

¹² Planning application reference UTT/2245/88.

6. Opportunities for Enhancement

6.1. Overview

The following key issues have been identified as elements of the Conservation Area which could be improved, or which should continue to be maintained. The list is in no way exhaustive, neither are the issues identified unique to Pledgdon Green Conservation Area, as many are shared with other conservation areas across the county.

These aspects are identified to comply with the NPPF and draw upon the strengths and weaknesses described in Section 5 of this report.¹³

6.2. Car Parking

Car parking can have an adverse effect on the character of a conservation area and any historic settlement, in the case of Pledgdon Green impacting how the rural character of the area is experienced. The lane through the Conservation Area is insufficiently wide for parking on the road and there are no formal parking spaces around the Green, which is favourable to preserving its open, rural character. Pressure most likely arises from the provision of car parking for visitors to residential properties, however, parking on the grass verges (or the Green itself) should be avoided if at all possible.

¹³ When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Section 197, *The National Planning Policy*

6.3. Inappropriate and Unsympathetic Alterations

There are few examples of inappropriate or unsympathetic alterations in the Conservation Area and these are largely limited to the loss of historic and traditionally detailed timber windows and their replacement with uPVC windows; however, this is by no means widespread.

Historic England's Traditional Windows: Their Care, Repair and Upgrading (2017) advises that:

'The loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right.... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.'

The loss of historic joinery such as sash and casement windows results in a degree of harm to the significance of an historic building, as does the loss of historic glazing such as crown glass. Historic England's 2017 guidance emphasises that 'Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

Framework, The Ministry of Housing, Communities & Local Government, December 2024.

Whilst not currently a notable issue, the introduction of an inappropriate colour palette and low-quality modern materials (for example, uPVC windows and doors, fibre cement cladding, cementitious render and concrete roof tiles) is also a potential concern within the Conservation Area. By using a palette of modern materials which are out of keeping with the area, buildings can be visually domineering within the streetscene and therefore have an adverse impact on the character and appearance of the area.

Other unsympathetic items which can have a cumulative detrimental impact on the character and appearance of a conservation area and which should be avoided are TV aerials and satellite dishes mounted on chimneys or prominent elevations of buildings, as well as air conditioning units, solar panels on prominent roof slopes, rooflights, extraction flues, meter and alarm boxes, and other modern domestic paraphernalia. New installations should be approached in a manner which seeks to preserve or enhance the character and appearance of the Conservation Area. Care should be taken to ensure that unsympathetic additions do not have an impact on views within the Conservation Area and that the character of groups of historic buildings is preserved.

The agglomeration of structures through additional side developments between detached properties can have a detrimental impact on the historic grain of the village and our appreciation of its development. Pledgdon Green is a historic settlement which has thus far avoided any significant degree of infilling or building on larger gardens and backland sites. It is considered that future development in this way would harm the character of the Conservation Area. The detached properties

within the Conservation Area are enhanced by their reasonably sized and well-proportioned gardens. New outbuildings (for example garages and cartlodes) should be of a clearly ancillary character and subservient to the host dwelling in terms of scale and footprint.

The installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces, and the use of inappropriate railings, walls, and fences causes cumulative harm to the streetscape and character of the area. This has so far mostly been avoided in the Conservation Area.

6.4.Maintenance

Buildings and boundary treatments within the Conservation Area are generally in a good state of repair and regular maintenance is undertaken, including painting, cleaning, and the clearance of unwanted vegetation from building façades and plots. Regular maintenance should be promoted as a key component of preserving the quality of the Conservation Area.

Of prime importance to Pledgdon Green is the continued appropriate maintenance of the Green and the wide grassed verges to a high standard.

6.5.Neutral Contributors

A proportion of buildings make a neutral contribution to the character and appearance of the Conservation Area, as shown on Figure 15. The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. The quality of the Conservation Area and the buildings

within it must not be ‘averaged down’ by the neutral or negative elements of the built environment. Future proposals should seek to enhance the built environment, as outlined in the Management Plan Section 7.2.

6.6. Public Realm

Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

One of the main characteristics of Pledgdon Green is that it has remained uncluttered from street furniture. This is positive as the lack of lampposts, street furniture and other paraphernalia contributes to the rural character of the Conservation Area. Visible modern infrastructure is limited to wooden telegraph poles and overhead lines. Subject to archaeological considerations, it may be beneficial for these to be routed underground if the opportunity arises.

Hard Landscaping

The road surface of Brick End Lane is of tarmac and has limited road markings or paving. This undeveloped road makes a positive contribution to the character and appearance of the Conservation Area and is recognised as a Protected Lane.

Most of the houses in the Conservation Area have loose gravel driveways and parking areas which are favourable to more formal and modern forms of hard landscaping such as block paving, which could have a particularly harmful urbanising impact on the character and appearance of the area.

Open Spaces

The Conservation Area is dominated by the open space of the Green which significantly contributes to the character and appearance of the area. The Green is also designated as a Local Wildlife Site. Any development upon the Green should be resisted and it should remain an informal open, verdant space as it has for many centuries to ensure its contribution is preserved.

Trees and Planting

Mature trees and hedgerows can be observed throughout the Conservation Area, which positively contribute to its rural character. Invasive foreign species should be resisted. Information on the protection of trees in the Conservation Area can be found in Section 7.3.

Appropriate levels of maintenance should continue to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. It will be important to ensure planting takes place to restore the verdant site boundary of the new development of three houses which face the Green once all construction works have been completed.

6.7. Interpretation

The placement of a physical interpretation board highlighting Pledgdon Green’s history and significance could benefit the Conservation Area, perhaps located near to the village pump on the north side of the Green.

7. Management Proposals

There are few issues currently facing Pledgdon Green Conservation Area. This section seeks to recommend management proposals which respond to the opportunities for enhancement which have been identified and can address these issues in both the short and long term. The proposals are divided into themes in the sections below and are in no particular order.

7.1. Development Management Tools

Pre-Application Advice

Early engagement with the Local Planning Authority is recommended for all potential applicants. Uttlesford District Council provides a pre-application consultation advice service, which can be useful for formulating designs and proposals affecting heritage assets. Early advice will reduce the possibility of a refused planning application. The Council can therefore guide development in a positive manner through early engagement. More information on pre-application consultations can be accessed [via the council website](#).

Heritage Statements

In accordance with the NPPF (Paragraph 207), applicants for planning permission and/or listed building consent must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision-making; this includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed any impact upon views and setting should not be validated.

Enforcement

Where the necessary permission has not been sought for alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic works.

Article 4 Directions

An Article 4 Direction removes specified permitted development rights and means that planning permission will be needed for certain works. In granting or refusing planning permission,

consideration will be given to the proposed works to ensure they preserve, or where possible enhance, the special interest of the Conservation Area.

An Article 4 Direction would introduce additional control over the types of development which are potentially the most harmful to the area's significance. It would allow change to be managed to the area's buildings, ensuring any alterations or additions are *appropriate and sympathetic*. Further details on the additional controls within Uttlesford District can be found on the Council's website.

Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements.

Uttlesford has a local list which was last updated in 2021 and is available on the Council's [website](#).

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed from time to time to monitor change and inform management proposals, including amendments to the management plan.

Conservation Area Boundary

The Conservation Area boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

7.2.Managing Future Change

Opportunity Sites

There are no opportunity sites within the Conservation Area or its immediate and adjacent environs for development. The erosion of the surrounding agrarian landscape through development would be harmful to the character of the Conservation Area.

New Development

Any new residential development in the setting of the Conservation Area is likely be challenging with regards to enhancing or better revealing the significance of this designated heritage asset. This is in terms of ensuring the historic pattern and grain of development is maintained, as well as the distinctive character of Pledgdon Green as a rural settlement focused on the Green with outlying farms. Coalescence of Pledgdon Green with Brick End to the south through linear development along Brick End Lane would be harmful to the significance of the Conservation Area. Likewise, development to the north along Brick End Lane between the existing dwellings to the north of Pledgdon Green and Palegates Farm would detract from understanding and appreciating the origins and development pattern of the historic settlement.

It will also be important to ensure that the contribution the agrarian landscape setting makes to the significance of the Conservation Area is not eroded by new development which would be likely to result in a level of less than substantial harm in terms of the NPPF.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths)
- Respect important views
- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings, and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Uttlesford District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the pre-application process to ensure modern development is high quality in design, detail and materials
- Referring medium-large scale development schemes to a Design Review Panel to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure they are appropriate to a conservation area

- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Views and Setting

Redevelopment or alterations to buildings and spaces outside the Conservation Area's boundary must carefully consider any potential impacts on the Conservation Area's character or local distinctiveness, including links and views to the outlying agrarian landscape.

The key views analysed in Section 5.4 of this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees, or highways on key views should be considered by the Local Planning Authority when determining planning applications; this includes development outside the Conservation Area. Where appropriate, views should be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

Energy efficiency

Climate change and renewable energy are growing considerations around change in the built environment. Some forms of renewable energy are less compatible with listed buildings and conservation areas, especially if implemented unsympathetically. Solar panels on prominent roof slopes, alternative heat and energy sources, air conditioning units and electric vehicle charging points installed in prominent locations are likely to be intrusive to the character and appearance of Pledgdon Green Conservation Area.

Retrofit of houses within the Conservation Area, for example with triple glazing or external cladding, is likely to be harmful to the significance of the Conservation Area and would not be considered a suitable solution. The Essex Design Guide has been updated (2022) with guidance on Climate Change and the Historic Environment, and can be found on the [website](#).

Historic England are currently undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support decision making including:

- Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency (2024), and
- Historic England, Traditional Windows: their care, repair and upgrading (2017).

These guidance documents should be used and promoted within the Conservation Area, using a holistic, 'whole building' approach when tackling these issues.

Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

Uttlesford District Council must not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers must seek schemes which enhance the built environment where possible and look to conserve and reinstate historic features. It is also considered that poor-quality or unsympathetic schemes should not be allowed, both within the Conservation Area and its setting.

7.3.Public Realm and Highways

Access and Integration

There should be collaboration between the Highways Department and Local Planning Authority to ensure that the maintenance programme for hard surfacing reflects the character and local distinctiveness of the Conservation Area. Excessive street signage and road markings should be avoided along Brick End Lane.

Car Parking

Given the small scale of the Conservation Area, which is dominated by the Green, there is no opportunity for a dedicated parking area which would not have a negative effect on the character and appearance of Pledgdon Green. Parking should be upon existing driveways and the use of the verges or the Green for parking should be resisted.

The control of parking can be undertaken under the Essex Act 1987. This grants specific powers to the Council to prohibit parking on verges using notices, similar to Traffic Regulation Orders but without the same formal process. This would be recommended, subject to the use of discrete signage so as not to clutter the Conservation Area.

Tree Management

In line with the Town and Country Planning Act, all trees in conservation areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled

or lopped unless six weeks' written notice has been given to the Council. Six weeks' notice has to be given to the council under Section 211 of the Act.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the green character of the area is maintained. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

7.4.Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

Section 106 Agreements

Opportunities for funding to preserve or enhance the Conservation Area, including individual elements within its boundary, can be secured via Section 106 Agreements. These are legally binding agreements made between the Local Planning Authority and a developer, the purpose of which is to mitigate the impact of any new development upon the local community and infrastructure.

Generally, S106 Agreements are used to make a proposal acceptable in terms of planning, and are only used where necessary, relevant, and reasonable, meaning they are only used when part of the planning balance.

National Heritage Lottery Fund

The National Heritage Lottery Fund are a large national body who award grants and funds to help preserve and enhance the UK's heritage assets. Their [website](#) provides details of available funding and how to apply.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area.

The partnership scheme in Conservation Areas is subject to review and further guidance and advice should be sought by Historic England.

8. Appendices

8.1. Bibliography

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8.2.Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	Ministry of Housing, Communities & Local Government. National Planning Policy Framework. London: UK Government, December 2024.	Section 16 Annex 2
National Guidance	Ministry of Housing, Communities & Local Government. <i>National Planning Practice Guidance</i> . London: UK Government, 2019.	ID: 18a
Historic England Guidance	<i>Conservation Area Appraisal, Designation and Management Historic England Advice Note 1</i> . Second Edition. Swindon: Historic England, 2019. <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> . Second Edition. Swindon: Historic England, 2017	

8.3.List of All Designated Heritage Assets within the Conservation Area

List Entry Number	Address	Grade	Date of Designation
1231098	Pledgdon Green Farmhouse, Pledgdon Green	II	22-Feb-1980
1230893	Elm Cottage, Pledgdon Green	II	22-Feb-1980

8.4.Frequently Asked Questions

A selection of frequently asked questions are below. If you require further advice, please contact Uttlesford District Council's planning department.

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas.

The National Planning Policy Framework regards conservation areas as 'designated heritage assets'.

The Planning (Listed Buildings and Conservation Areas) Act 1990 specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the local planning authority. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

How can I find out if I live in a conservation area?

Boundary maps of all conservation areas in the district can be found on Uttlesford District Council's website. The council also has an online interactive map search function, which allows you to search for a specific property. Full details, including contact details for the Local Authority, can be accessed [via their website](#).

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be

considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authority's Local Plan also typically includes a specific policy on conservation areas.

Do I need permission to alter a property in a conservation area?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works and alterations are considered 'permitted development' and can be carried out without planning permission. However, some permitted development rights do not apply in conservation areas, and some buildings may not have any permitted development rights at all, such as blocks of flats. Different rules also apply if a building is listed.

Permission is required for any external alterations which involve cladding, rendering, or adding pebble dash, artificial stone or tiles to the exterior of a dwelling within a conservation area. All alterations to the roof of a dwelling within a conservation area also require planning permission.

Extensions to the side of buildings in conservation areas will need planning permission, as will all two-storey rear extensions. Porches, subject to size and relationship to the highway, may need planning permission. In all cases, the Local Planning Authority will be able to provide advice as to how to proceed.

What is an Article 4 Direction?

Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications.

Article 4 Directions are written specifically for the area they apply to and are used to control specific works that could threaten the character of an area. As an example, in some conservation areas, an Article 4 Direction will remove permitted development rights for the replacement of windows and doors, as these are architectural features which contribute positively to the special interest of the conservation area. The loss of these features would be considered harmful, therefore an Article 4 Direction would require that a planning application is required for these works and the proposals considered by the local planning authority and approved before being conducted. Historic England provides information on Article 4 Directions on their [website](#), and the Local Planning Authority will also publish information regarding any Article 4 directions in their district (please see their [website](#)).

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques on a like-for-like basis, it is unlikely that you will need to apply for permission from the Local Authority. However, it is strongly recommended that you contact the Local Planning Authority for clarification before commencing any works. The use of a contractor with the necessary skills and

experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Uttlesford District Council will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition, or the substantial removal of part of a building within a conservation area, will usually require permission from the Local Planning Authority. It is important to speak to them before beginning any demolition works, to clarify if permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the Local Planning Authority must be notified six weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the Conservation Area and, if necessary, create a specific Tree Preservation Order (TPO) to protect it.

The legislation relating to trees is included within Part VIII of the Town and Planning Act 1990 which is supplemented by The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Further information on TPOs and trees in conservation areas can be found on Historic England's [website](#).

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their [website](#).

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

What is Setting?

Setting is defined within the NPPF as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the*

significance of an asset, may affect the ability to appreciate that significance or may be neutral.

All heritage assets have a setting, and all settings will make a contribution to the significance of an asset. This contribution can be positive, it can be negative, or it can have no impact at all. The most important aspect is how the setting influences our understanding and appreciation of the heritage asset.

The appreciation of setting is not purely visual and includes a multitude of sensory and intangible elements. Setting can be expansive or it can be small - size does not matter. Rather, it is how the surroundings of the heritage asset affect an appreciation of its significance and importance.

Planning applications which have the potential to affect the setting of a heritage asset will have to be assessed accordingly, to understand first what the setting of the asset is, whether the setting is sensitive to change, and finally the effects of the proposal. Historic England have produced a guidance note on how to conduct this assessment. A multi-step approach to the assessment of setting, and further guidance on the setting of heritage assets, is included within their document *The Setting of Heritage Assets*, which is available online.

8.5.Glossary

Bressummer – A large timber beam which supports the weight of the walls and floors above it.

Casement window – A window hung vertically, hinged on one side so that it swings inward or outward.

Cross-wing – A wing attached to a main or original house block with its axis at right angles to the original block, often gabled.

Domesday Book – A survey conducted in 1086 following the Norman Conquest, detailing towns and parishes within England.

Dormer - A structural element protruding from the plane of a sloping roof surface. Dormers are used to create usable space in the roof by adding headroom and usually also by enabling the addition of windows.

Façade - An exterior side of a building, usually the front.

Gable - A triangular portion of an end wall between the edges of a sloping roof.

Gablet – A small ornamental gable.

Hipped roof - A type of roof where all sides slope downwards from the ridge to the eaves.

Jettying - A building technique used in medieval timber-framed buildings in which an upper floor projects beyond the dimensions of the floor below.

Sash - The horizontal and vertical frame that encloses the glazing of a window. A sash may be fixed or operable and may be of several different types depending on operation.

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