

Stebbing Green Conservation Area Character Appraisal and Management Plan





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Project Details

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1.Introduction

1.1.Summary of Special Interest

Stebbing Green is a small rural settlement which retains much of its historic arrangement. It is focused around a historic area of Common land.¹ Stebbing Road runs through the centre of the settlement, flanked by the Green with buildings fronting either side. The 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, and mostly detached, buildings which front the length of the Green. Much of the existing building stock is historic, of architectural interest and shown on the Chapman and André map of 1777. The historic buildings are of a rural vernacular style, of timber frame construction and traditional materials including plaster (render). There are also examples of brick and more unusually flint. The composition of the single road, verdant Green, verges, mature trees and hedgerows, and the individual buildings fronting the Green contribute to the character and appearance of this Conservation Area.

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.

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 potential impact future developments may have upon the significance of heritage assets and the character of Stebbing Green Conservation Area. This assessment is based on information derived from documentary research, site survey and analysis of the area.

This appraisal will enhance understanding of the Stebbing Green Conservation Area and its development, informing future change. 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.

1.3.Location

Stebbing Green is a small rural settlement located to the south-east of Stebbing, to the west of Blake End and to the north of the A120. The Conservation Area comprises the historic core of the settlement and is bisected by a road which is aligned north-west to south-east and connects with the B1256 (Stane Street) a short distance to the south. The River Ter rises to the north-west of the Conservation Area and flows south-east through the Conservation Area and Green, on a similar alignment to the road.

In the centre of the Conservation Area is the Green, flanking the road on either side. A public right of way (PROW) leaves the Conservation Area on the west side and connects the Green with Green Farm (historically Stebbing Green Farm) to the west.

The terrain of the Conservation Area comprises the Green, which is flat, set within gently rolling hills. The Conservation Area is surrounded by fields in agrarian use.



Figure 1 Stebbing Green Conservation Area in its agrarian landscape setting

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

2.4. Designation of the Conservation Area

This document, once adopted, establishes the first Conservation Area designation for Stebbing Green. 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 however recommended they could be considered for boundary and surface treatments to residential properties.

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 twelve designated heritage assets (all listed buildings) within the Stebbing Green Conservation Area boundary, all are residential properties:

- Thatch Cottage, Grade II listed (List Entry ID: 1112738)
- Pagents, Grade II listed (List Entry ID: 1168917)
- Manor Cottage, Grade II listed (List Entry ID: 1322303)
- Old Ryes, Grade II listed (List Entry ID: 1112737)
- Home Farmhouse, Grade II listed (List Entry ID: 1306792)
- Tilehouse Farmhouse, Grade II listed (List Entry ID: 1322301)
- Byways Sunnyside, Grade II listed (List Entry ID: 1168880)
- St Judes, Grade II listed, (List Entry ID: 1112735)
- Old Leas, Grade II listed (List Entry ID: 1168887)
- Willow Thatch, Grade II listed (List Entry ID: 1322302)
- Burnthouse Farmhouse, Grade II listed (List Entry ID: 1168893)
- The Thatch, Grade II listed (List Entry ID: 1112736)

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. Further information about the listing process can be found on the Historic England [website](#).

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 may be 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.

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, for example, following archaeological investigations.²

There are no buildings or structures within the Stebbing Green Conservation Area included in 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, however there are no buildings within the Conservation Area recommended for Local Listing. However, the signpost and post box, outside the Conservation Areas to the east at the junction of Porters Hall Road and New Pasture Lane, are recommended for inclusion on the Local List.

The current Uttlesford Local List 2018 and the list as updated in 2021 are available here: <https://www.uttlesford.gov.uk/local-heritage-list>

3.3. Archaeological Potential

Within the Conservation Area there is potential for the preservation of archaeological remains dating from the Roman to post-medieval period.

The settlement of Stebbing has Anglo-Saxon origins; it is recorded in the Domesday Book (1086) as ‘*Stibinga*’ and ‘*Stabinga*’ and contained 104 households (possibly including Stebbing Green). The name Stebbing is thought to originate from the Old English words ‘*stybb*’; a tree stump and ‘*ing*’; a meadow, (suggesting woodland cleared for settlement). There is an alternative

interpretation that ‘*Stybba*’ was an Anglo-Saxon Chief’s name, and that *Stybba-ing* therefore means ‘Stybba’s meadow’.

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.

The landscape surrounding the Conservation Area was utilised in the Roman period. In a field to the immediate east of the Conservation Area significant Roman remains have been uncovered, including tessellated floors, Roman roof tiles, tesserae and underfloor heating tiles. This evidence suggests the location of a Roman villa. A spread of rammed clay was also uncovered, interpreted as being the location of a mill associated with the villa complex.

The moated site of Porter’s Hall was established in the medieval period to the north-west of the Conservation Area. This is recorded to be associated with the family of Henry Le Portir in 1284.

Undated cropmark features, identified from aerial photography, have been identified to the north and west of Stebbing Green. 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

² NPPG. Paragraph: 40 Reference ID:18a-040-20190723. July 2019

as wells, cess-pits, yards and middens, as well as small-scale industrial activity.

The Conservation Area is located in an area of London Clay bedrock, overlain with superficial deposits of alluvium (clay, sandy silt and gravel) and a chalky till with common flint inclusions.

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 cess-pits. 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 an annual 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 maintain their own Buildings at Risk Register. This focuses on Grade II listed buildings and other assets which do not appear on the Historic England register.³

At the time of assessment, there were no assets within the Conservation Area on either At Risk Register.

³ [Buildings at risk - Uttlesford District Council](#)

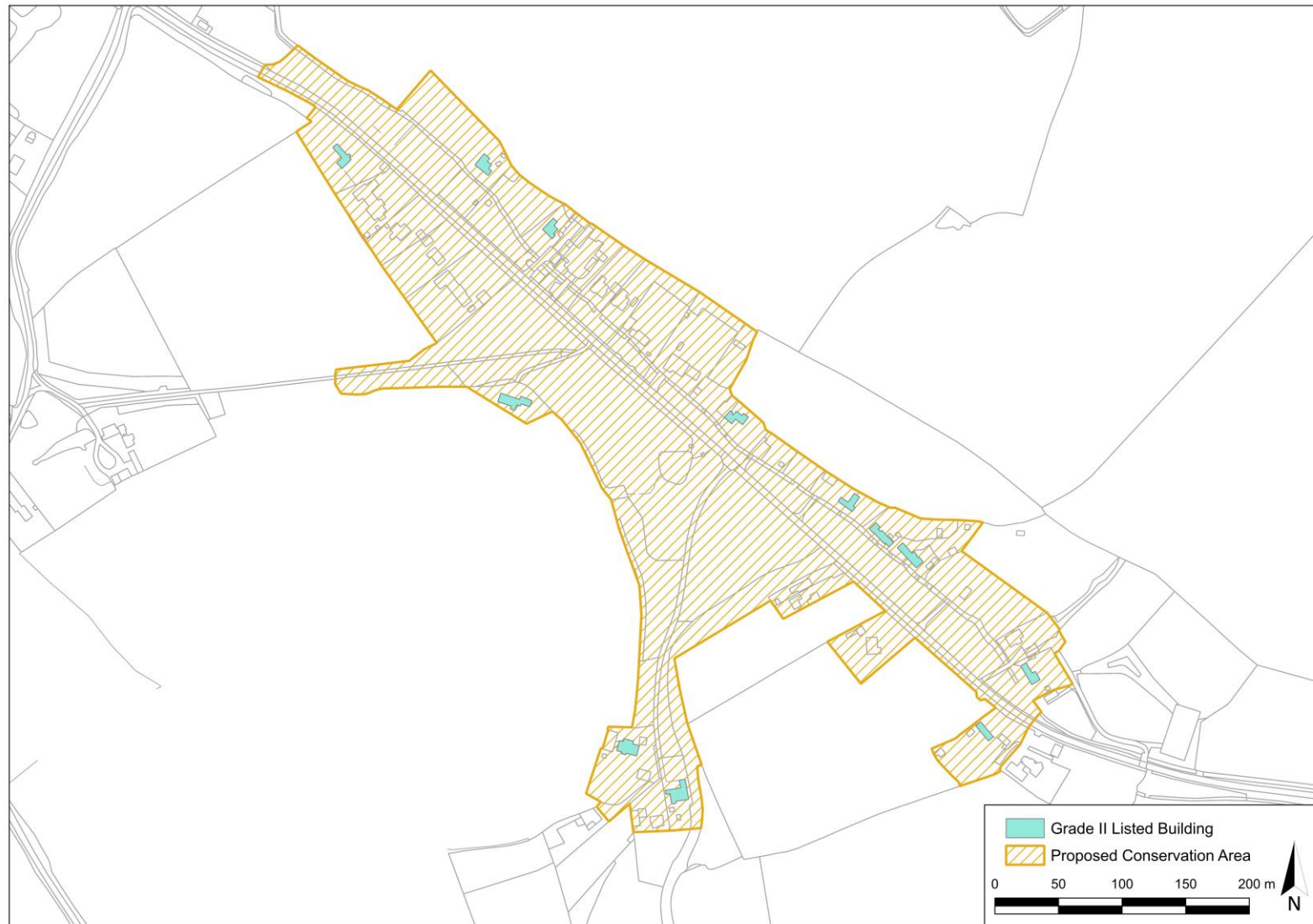


Figure 2 Map showing the listed buildings in Stebbing Green Conservation Area
(Note: the Ordnance Survey basemap for this and subsequent figures has been altered to account for recent demolition and removal of boundaries)

4. Historical Development

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

Prehistory (-500000 BCE – AD 43)

There is no confirmed prehistoric activity surrounding the Conservation Area. Several areas of cropmarks, in the environs of the Conservation Area, have been identified from aerial photography as showing field boundaries. Some may be prehistoric in date, but these have not been archaeologically investigated and are currently undated.

Roman (AD 43 – 410)

Roman occupation activity has been identified in close proximity to the Conservation Area to the east, interpreted as comprising a villa complex with associated buildings including a mill.

Anglo-Saxon (AD 411 – 1065)

Stebbing Green is not specifically recorded in the Domesday Book, but Stebbing as 'Stibinga' and 'Stabinga'.

Despite this link in toponomy, there is currently no evidence of Anglo-Saxon activity within or nearby the Conservation Area.

Medieval (AD 1066 – 1540)

The Domesday Survey (1086) records Stebbing with 104 households and 2 owners; Henry of Ferrers and Ranulf Peverel.

The evidence for occupation during the medieval period surrounding the Conservation Area is widespread, including the field patterns, a nearby moated site at Porters Hall and the Green itself. Whilst many of the buildings around the Green are post medieval in date, it is likely there would have been earlier structures here.

Porter's Hall, to the north west of Stebbing Green, is a sixteenth-century (or earlier) house, within a moated site.

Cropmark evidence in the surrounding area suggests the survival of below-ground features, including field boundaries, which may be medieval in date.

Post-Medieval (AD 1541 – 1901)

The 1777 Chapman and André map of Essex is the earliest map available which clearly marks Stebbing Green, depicting the line of the current road through the Conservation Area. Comparison between this map and the current day position shows very little change, with the route of the road accurately illustrated on the 1777 map.

Porter's Hall and Boxted Wood 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. Old Leas, is a Grade II listed timber framed building that has been dated to the seventeenth century or earlier and Grade II listed timber framed Tilehouse Farmhouse has been dated to the mid sixteenth century or earlier.

The Chapman and André map shows a dispersed linear group of buildings at Stebbing Green, arranged along the Green in a wider rural landscape. This is largely representative of the existing arrangement of dwellings in the Conservation Area, with some infill additions. The paths shown on this map extending north, west, east and south from Green still exist today.

The Green was Common Land, likely used by the occupants of surrounding houses either for grazing livestock or growing crops. The Tithe apportionment of 1839 supports this, with no field number, landowner or occupier noted for the area of the green.⁴

The 1839 Tithe apportionment shows that the land surrounding the Conservation Area was owned by a variety of landowners, but the majority of the fields were in the ownership and occupancy of the Joseph Smith Senior, of Burnthouse Farm. Some of the fields to the east of the Conservation Area were owned by the Earl of Essex (Arthur Algemon Capell, who had only gained the title that year). The remaining plots of land and the dwellings along the Green were owned by a number of other individuals.



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



Figure 4 Extract from Stebbing Tithe Map 1839

⁴ 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.

Other than some additional outbuildings at Burnthouse Farm, the 1875 first edition Ordnance Survey map shows little changed in the Conservation Area during the nineteenth century.

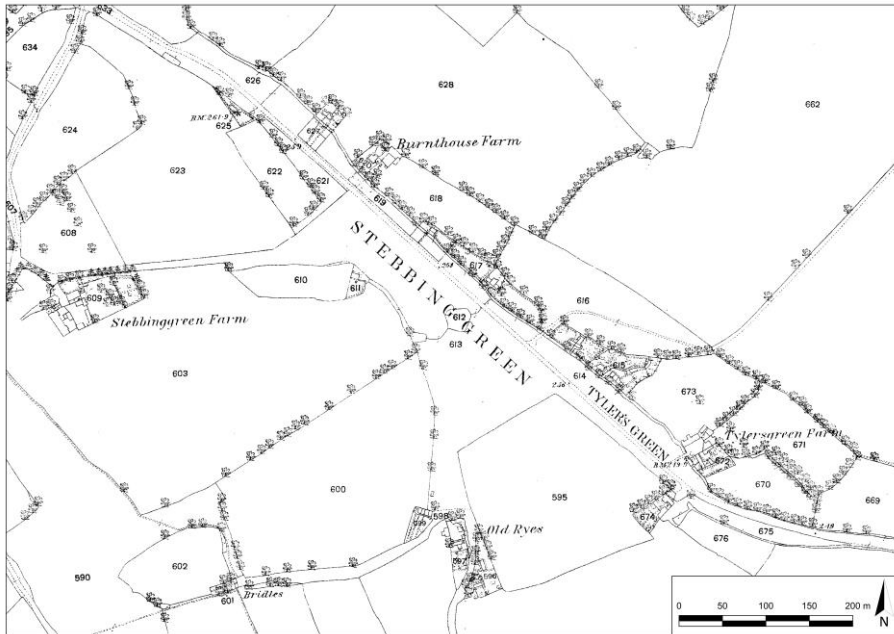


Figure 5 Extract from the 25 inch Ordnance Survey Map 1875

century, to the south of the Grade II listed Thatch Cottage. Two additional dwellings have also been constructed to the south of the Green.

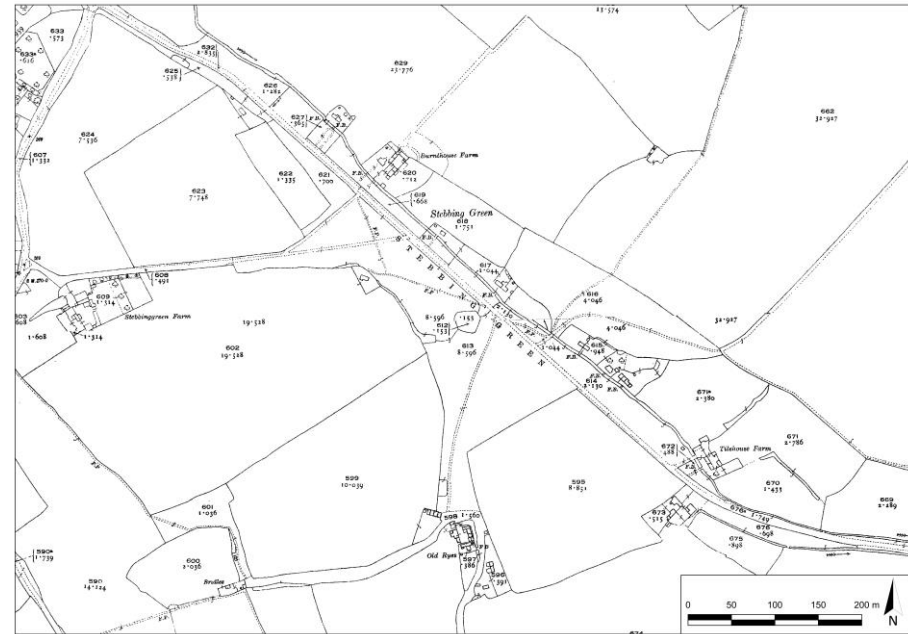


Figure 6 Extract from the 25 inch Ordnance Survey Map 1919

Modern (1902-Present)

Since the 1919 third edition Ordnance Survey map there has been some infill development, largely along the north-eastern side of the Green. This is most prominent between the listed buildings of Mayview Willow Thatch and Burnthouse Farmhouse, where several new dwellings have been constructed in the later twentieth and early twenty-first century. An area of residential infill has occurred on the northern side of the Green in the later twentieth

The most recent approved development at Stebbing Green was for three new detached houses located to the northeast of the Green, between the listed buildings of Old Leas to the east and Mayview Willow Thatch to the west. This development has been approved but construction had not started at the time of writing this appraisal.

5. Assessment of Significance

5.1. Architectural and Historic Interest

Conservation areas are designated due to their special architectural and historic interest.⁵ 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.⁶

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.

Stebbing Green is a small rural settlement focused on the Green, an area of historic Common land. 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 created

⁵ '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 204, *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, Dec 2024

legal property rights to land that was previously used communally and resulted in hedged and fenced field boundaries.

The settlement comprises a number of historic buildings, twelve of which are listed, and the arrangement of the settlement has remained fundamentally unchanged throughout the post medieval period. The plan of the settlement is very much retained when compared to historic cartography, this depicts the central road, flanked by the Green with buildings fronting either side. Many of these buildings were historic farmsteads and this enhances the appreciation of historic agricultural economy within which the settlement grew.

In terms of the architectural interest of the Conservation Area, dwellings are typically built in a rural vernacular style which reflects their age and traditional materials including clay tile, thatch, render, and methods of construction such as timber framing typical of Essex. Almost all of the buildings in the Conservation Area comprise of detached dwellings within its own distinctive property boundary. In many cases dwellings are set back from the Green and accessed on individual driveways which provides a consistency in building lines and permits views across the centre of the Conservation Area.

⁶ 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.

5.2.Character Analysis

Summary of Character

Stebbing Green is a small rural historic settlement. 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. The straight road through the centre, flanked by the open land, permits long views through the Conservation Area from where individual buildings can be appreciated in their wider agrarian setting. The maintained building lines, quality of the historic building stock and limited intrusive development provides a settlement composition which is distinctive.

The significance of the Conservation Area derives from its architectural and historic interest as a small rural settlement focused on an area of Common land which has been subject to limited change. A large proportion of the dwellings are 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. 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 properties within Stebbing Green Conservation Area are entirely residential in use and the Green forms the majority of the public realm. Stebbing Road runs through the centre of the Green and the Conservation Area from north west to south east. Tracks and driveways lead off the road to individual residential properties. Development is of a loose grain and follows the edge of the Green. Whilst some properties, such as Manor Cottage and Old Ryes, are set further back from the road, there is a consistency that all front the Green and there is no 'back land' development. The River Ter, on the north side of the Green, has resulted in a consistent set back building line.

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. Infill development has been limited to date, the most recent examples being on the north side of the Green. Dwellings are mostly located within verdant garden

plots, the greater extent of which tends to be to the rear of the buildings and back onto the surrounding agricultural land.

The spaces between the detached dwellings are important as they provide glimpses to the agricultural land beyond.

There are agricultural field accesses on both the north and south sides of Stebbing Road. A Public Right of Way leads from the south side on the Green, heading west, (Restricted Byway 50, Ref: RB 50 46) which traverses the agricultural fields immediately adjacent to the settlement and connects to the outlying farmsteads.

Landscaping, Open Spaces and Public Realm

The Green, a designated Country Wildlife Site, is the main open space and public realm within the Conservation Area. The Green has the appearance of a meadow in the warmer months and its green grass is kept mown at other times of the year. There are informal tracks across the Green, and the lack of formal footpath surface treatments makes a positive contribution to character of the area.

The lack of road markings and street lighting contributes positively to the historic rural character and appearance of the Conservation Area. Mature trees and hedgerows along the Green make a notable positive contribution to the Conservation Area. Trees and hedgerows on the edges of the Green, and the boundaries of properties, also contribute to the character and appearance.

Landmark and Key Buildings

Designated Heritage Assets

There are twelve listed buildings (all Grade II listed) within the Conservation Area.

Manor Cottage, located to the south of the Green, has been dated to the seventeenth/eighteenth century and is a timber framed and rendered cottage of one storey and attics. The historic core of the listed building has an eighteenth-century extension to the north and a twentieth century extension to the west. The dwelling has a plain clay red tiled roof and three gabled dormers.

Old Ryes is located to the south of the Green and has been dated to the seventeenth/eighteenth century. It is a timber framed and rendered one storey house with attics, and a red plain tile gambrel roof. A twentieth-century wing extends north from the eastern end of the building.

Home Farmhouse is located to the south-east of the Green and is a sixteenth/seventeenth-century timber framed and rendered cottage. It has a thatched roof, half hipped to the south and hipped to the left.

Tilehouse Farmhouse, is located to the south-east of the Green, is a mid-sixteenth century (or earlier) timber framed and rendered house with a cross-wing. The main range has a gablet and half-hipped roof covered in plain red tiles.



Figure 7 Grade II listed Old Ryes



Figure 8 Grade II listed Byways & Sunnyside

Byways & Sunnyside are two adjoining seventeenth century timber framed and rendered cottages on the north-eastern side of the Green. The cottages are a one storey with an attic, and are roofed in thatch, with a hip to the north-west.

St Judes is a seventeenth century (or earlier) house on the eastern side of the Green, with 2 storeys and a red tiled roof. Flint cladding was added to the building in the early nineteenth century, including brick dressed quoins. A twentieth century extension with matching flints and brickwork projects from the north-west elevation. This building was known as “The Black Horse” public house in 1906.

Old Leas, located to the north-east of the Green, is a seventeenth-century or earlier house, timber framed and rendered, with one storey and an attic. It has a half-hipped thatched roof with two flat head dormers.

Mayview & Willow Thatch are two adjoining cottages on the eastern side of the Green, dating from the eighteenth century or earlier. They are timber framed and rendered, with one storey and an attic, are roofed in thatch and are half hipped. Four flat headed dormers are present on the front elevation.

Pagents is a seventeenth/eighteenth century timber framed and rendered cottage on the western side of the Green. It is a single storey structure with a thatched roof and two flat headed dormers.



Figure 9 Grade II listed St Jude's



Figure 10 Grade II listed The Thatch

Burnthouse Farmhouse, on the north-east side of the Green, is an eighteenth-century (or earlier) timber-framed house that was dressed in brick in the early nineteenth century. The building is two storeys with a plain red tiled roof, the later brickwork is red with yellow brick bands and window dressings.

The Thatch is a seventeenth/eighteenth-century cottage located on the north-eastern side of the Green. It is one storey and attics and is timber-framed and rendered with a thatched roof and two gabled dormers.

Thatch Cottage, located to the north-west of the Green, is a seventeenth/eighteenth-century cottage. It is timber framed and rendered with one storey and attics and jettied to the north, with a thatched roof and three flat headed dormers.

Non-Designated Heritage Assets

No features within the Conservation Area were identified as non-designated heritage assets.

Although outside the Conservation Area, the following non-designated heritage assets, within its setting, are considered as non-designated heritage assets:

White fingerpost road sign and postbox are located to the north-west of the Conservation Area, at the junction of Porters Hall Road, New Pasture Lane and Stebbing Green Road. The fingerpost is metal and painted white with black stripes on the pole, while the postbox is set into a brick structure.



Figure 11 Fingerpost road sign and postbox

Building Materials

Traditional building materials are prominent in Stebbing Green Conservation Area. These are consistent with, and appropriate to, the age and traditional construction of the majority of buildings.

Roofs

There is a mix of roofing materials within the Conservation Area, with the buildings being roofed in either thatch, plain clay tiles or pantiles. The traditional method of thatching in Uttlesford employs long straw which has a distinctive ‘shaggy’ appearance when compared with water reed, for example.

Clay tiles are a traditional material that historically would have been sourced locally.

Red brick chimneys and external brick stacks are attractive historic features of roofs and gable ends in the Conservation Area which contribute to its character and appearance.

There are, so far, no examples of solar panel installations to prominent roof pitches within the Conservation Area. Due to their materials and reflectivity, solar panels can be a jarring feature and detract from the material quality and appearance of traditional roof pitches.



Figure 12 Pagents, with its thatched roof and later extension with plain red tiles.

Walls

Render (plaster) and timber weatherboard are the prevailing external finishes to walls in the Conservation Area. For example, **Burnthouse Farmhouse** has exposed brickwork and its associated outbuildings are distinguished by their traditional black painted timber weatherboarding. **St Judes** is unusual as it has a flint finish, with red brick window surrounds and quoins.

Principal dwellings have tended to have elevations of render or brick. Weatherboarding is more typical of the ancillary buildings and outbuildings.



Figure 13 Flint and brick bridge over the River Ter leading to Byways & Sunnyside

Windows and Doors

Many timber casement windows with glazing bars tend to be the historic character defining feature and make a positive contribution. There are fortunately only a few examples of UPVC windows and doors in the Conservation Area. 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 Northern elevation of Pagents, showing weatherboarded gable end and agricultural fields beyond.

Boundary Treatments

Boundary treatments within the Conservation Area comprise native species hedging and timber post and rail fencing. Native species hedging is the predominant boundary treatment facing onto the Green in the Conservation Area, and this contributes to the rural character of Stebbing Green. Timber post and rail fencing forms the boundaries between plots on the eastern side of the Green and there are also some examples of timber picket fencing. Gates are largely traditional timber farm gates or of metal. Trackways leading to the dwellings on the eastern side of the Green cross the River Ter on a variety of bridges, including brick, timber, flint and concrete examples. These have a similar variety of boundary treatments.

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 and the abundance of trees and hedges.	The quality of recent infill development.
The absence of street lighting, other street furniture and road markings.	The lack of visitor parking to the Green.
The prevalence of traditional material finishes including clay tile, slate, thatch, render.	Quality of some tracks and bridges crossing the Green.
The retention of the historic settlement pattern and absence of back land development.	

5.3. Positive, Neutral or Negative Elements

The map below (Figure 13) 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 it 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.

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.

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.

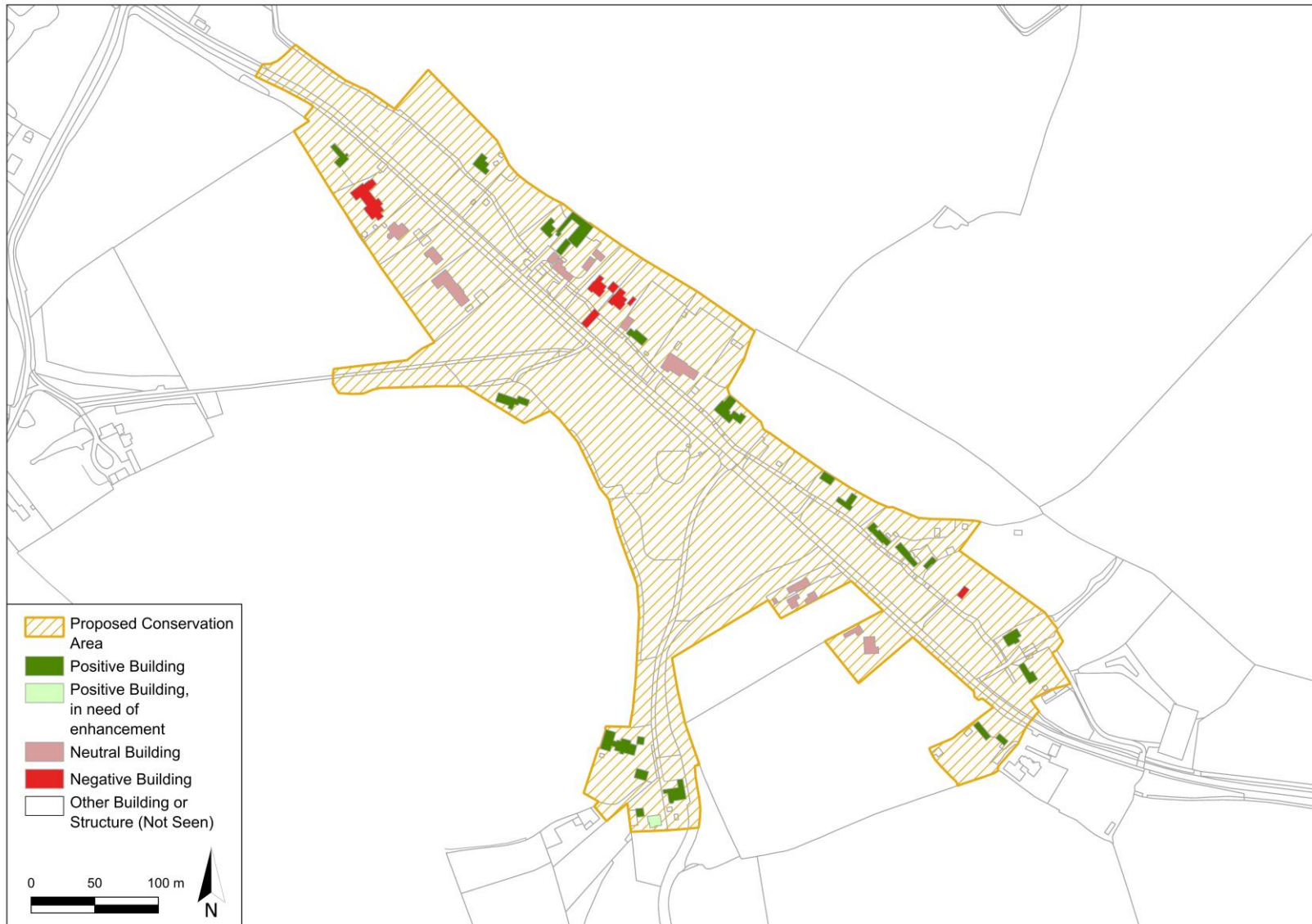


Figure 15 Map showing the contribution of buildings to the character and appearance of Stebbing Green Conservation Area

5.4.Key Views

Views within the Conservation Area contribute to its overall significance, including how it is interpreted and understood. There are no specific viewpoints or views in this Conservation Area which can specifically identified as there are many views within the Conservation from where the same degree of significance can be appreciated and in many cases they contribute to a kinetic experience. This assessment has highlighted five views as examples rather than an exhaustive list. 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 through the Conservation Area looking southeast on Stebbing Road. The view illustrates the long linear road flanked by the Green and verges, providing an experience of extent of the Conservation Area and the Green.

Views 2 & 3

These views are from the centre of the Conservation Area looking out along Stebbing Road. These provide an understanding of the settlement pattern, with the central road and verges which are flanked by the Green and the historic buildings which front onto it.

View 4

This view is through the Conservation Area looking northwest on Stebbing Road. The view illustrates the long linear road flanked by the Green and verges, providing an experience of extent of the

Conservation Area and the Green. This is also in a location where the Green is more open in front of the building line on the north side, permitting the view of a building frontages onto the River Ter.

View 5

View 5 looks east across the Green (at the Green's widest point), with Mayview & Willow Thatch visible, and open agrarian land beyond. This view highlights the location of the Conservation Area in an open agricultural landscape, and the relationship of the dwellings with the Green.



Figure 16: View 1 looking southeast through the Conservation Area



Figure 17 View 2 looking northwest from the centre of the Conservation Area



Figure 19 View 4 looking northwest through the Conservation Area



Figure 18 View 3 looking southeast from the centre of the Conservation Area



Figure 20 View 5 looking north-east across the Green towards Mayview & Willow Thatch

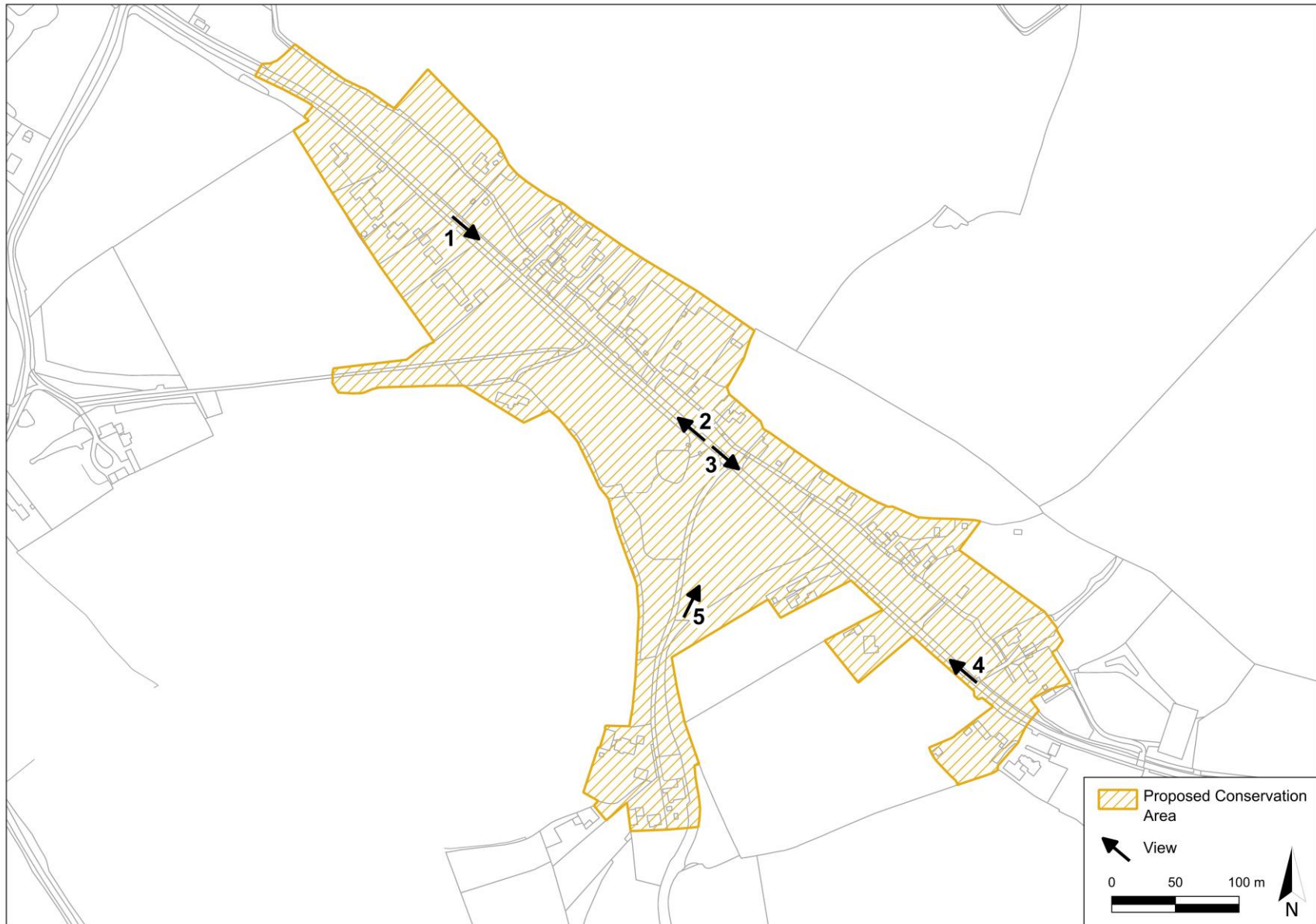


Figure 21 Map showing key viewpoints within the Conservation Area

5.5. The Setting of Stebbing 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.⁷

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 Stebbing Green Conservation Area is almost entirely an open agrarian landscape comprising farmed fields.

From within the Conservation Area, the fields beyond the dwellings are experienced intermittently, in glimpsed views between properties. There are areas from the Green (as noted in the Views Section above) where views of the fields beyond the dwellings are more prominent (View 5 is an example). These views reinforce the appreciation of the historic relationship between agriculture and the settlement.

The setting makes an important contribution to significance as the settlement formed and grew as part of an agrarian economy. All of the buildings in the settlement have a relationship with the surrounding land as farmhouses or buildings which were immediately adjacent to fields. There are also examples of historic farm buildings in the Conservation Area such as barns, which provide a legible and apparent functional link.

One of the key characteristics of the Conservation Area's significance is that it has retained its settlement pattern of a single row of dwellings with no 'back land' development. As such the agrarian setting makes a contribution to the setting of all the heritage assets in the Conservation Area. There is a consistency of buildings fronting onto the Green and their rear boundaries formed by fields.

⁷ 'Annex 2: Glossary', *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, December 2024

The agrarian setting of the Conservation Area is also experienced as one traverses the byway into the Green from the west. Moving across this space the open fields are experienced in contrast to the more enclosed character of the Green within the settlement.

The most prominent open land, within the setting, experienced from the Conservation Area is the meadow owned by the Stebbing Village Hall Trust, and the adjacent field. The meadow and field provide an understanding that not all of the green was historically enclosed by buildings.

Recent development has, to some degree, adversely removed the more dispersed separation of buildings along the Green. The meadow retains some openness which aids understanding that buildings were historically located on the north side of the Green and the south side was more open with less dwellings and development, this is illustrated on historic cartography.

6. Opportunities for Enhancement

6.1. Overview

Assessment has highlighted few key issues or elements of the Conservation Area which could be improved. The list is in no way exhaustive, and neither are the issues identified unique to Stebbing Green Conservation Area, being 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.⁸

6.2. Car Parking

Car parking can have an adverse effect on the character of a conservation area and any historic settlement. However, many of the properties within the Conservation Area have space for parking cars within their own domestic curtilage and as such there is minimal, or no, issues with resident parking detracting from the character of the Conservation Area as a result.

There is no visitor parking to the Green and the only option for non-residential parking is on the grass verges (or the Green itself) which should be avoided. The Parish Council could consider options for a small appropriate visitor parking bay but this would need to be carefully considered and located so it does not detract

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 204, *The National Planning Policy*

from the character and appearance of the Conservation Area. The design would need to include minimal furniture and an appropriate surface treatment. The provision of subtle parking for visitors would allow non-residents the opportunity to experience and appreciate the significance of the Green and the Conservation Area.

New visitor parking should only be considered if adhoc parking on the verges and Green becomes an issue.

6.3. New Development

New development has been permitted and constructed in recent years and prior to the Conservation Area designation. Future developments will require more consideration to be in-keeping with the character and appearance of the Conservation Area, taking account of its positive character defining features.

Dwellings within the Conservation Area front onto the Green with no development at their rear. This is a fundamental aspect of the development pattern and significance of the Conservation Areas. All back land development should be resisted in the Conservation Area as this would be harmful in principle.

Development to the side of buildings, which removes or interrupts views of the surrounding agrarian land, would be adverse.

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

6.4. 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 not 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.'

Whilst not currently a notable issue, the introduction of an inappropriate colour palette and low-quality modern materials (for example, UPVC windows and doors, cementitious render and inappropriate 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 erode the quality of

the built environment 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 and 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 the character of groups of historic buildings is preserved.

Any new outbuildings (for example garages and cartlodes), where acceptable, should be of a clearly ancillary character and subservient to the host dwelling in terms of scale and footprint.

Any new boundary treatments require consideration as the use of inappropriate railings, walls, and close boarded fences causes cumulative harm to the streetscape and character of the area. This has so far been largely avoided in the Conservation Area.

Any replacement or altered bridges across the River Ter should be appropriately design and in-keeping with the character and appearance of the Conservation Area.

6.5.Maintenance

The maintenance of Stebbing Green is of importance for the character and appearance of the Conservation Area. The Green is maintained and managed by the Parish Council. A Management Plan should be produced, as required, to ensure appropriate maintenance is undertaken.

Buildings and boundary treatments within the Conservation Area are generally in a good state of repair and regular maintenance, including painting and 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.

6.6.Neutral Contributors

A proportion of buildings make a neutral contribution to the character and appearance of the Conservation Area as shown on Figure 16. 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. Any future proposals should seek to enhance the built environment.

6.7.Public Realm

Street Furniture (Lampposts, benches, signage, bins, etc.)

One of the main characteristics of Stebbing 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. The most intrusive fixtures and traffic calming signs. However, these have been installed in the most sensitive way possible and they do realise wider benefits. Installation of further street furniture should be resisted.

Hard Landscaping

The road surface of Stebbing Road is of tarmac, and it is without road markings or paving. This more subtle form of roadway makes a positive contribution to the character and appearance of the Conservation Area.

Many buildings have trackways which cross the Green. Most are of gravel which are favourable to more formal and modern surface treatments which could have a particularly harmful urbanising impact on the character and appearance of the area. There are examples in the Conservation Area of more inappropriate driveway surfaces. It is recommended the Parish Council provide design information, to residents, for recommended trackway surface treatments across the green which can be adopted by residents when they undertake future works.

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. Any development upon the Green should be resisted and it should remain informal, open and verdant as it has for many centuries.

Trees and Planting

Matures trees and hedgerows can be observed throughout the Conservation Area, which positively contribute to its rural character. Invasive foreign species should be resisted.

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 permitted houses to the north side of the Green which have not yet been constructed.

The Parish Council should include tree maintenance in a management plan for the Green.

6.8. Interpretation

The Conservation Area has a significant historic which is not apparent to visitors without research. The placement of a physical interpretation board highlighting Stebbing Green's history and significance would benefit the Conservation Area. This should be appropriately sited and designed. Information about the history could also be added to the Stebbing Parish Council website.

7. Management Proposals

There are few issues currently facing Stebbing Green Conservation Area. This section seeks to recommend management proposals which responds 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

Enforcement

Where the necessary permission has not been sought for alterations including those to buildings, 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 and, 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 houses, 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.

It is recommended that the appropriateness of an Article 4 Direction to remove specified permitted development rights, particularly under Part 1, Class A of the General Permitted Development Order, is considered by the Local Planning Authority.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF, 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 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 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.

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, 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 limited opportunity sites within the Conservation Area or, its immediate environs, for development. The erosion of the surrounding agrarian landscape through development would be harmful to the setting 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 Stebbing Green as a rural settlement focused on the Green with outlying farms.

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 alteration 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 views analysed in 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 and Retrofit

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 Stebbing 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 where possible seek schemes which enhance the built environment 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 the use of road markings should be avoided along Stebbing Road.

Car Parking

Given the small scale of the Conservation Area, which is dominated by the Green, there is limited opportunity for a dedicated parking area which would not have a negative effect on the character and appearance Stebbing Green. The use of the verges and the Green for parking should be resisted.

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.Cultural Heritage

Public resources

The preservation and enhancement of private properties can be improved through publishing resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries and extensions will ensure inappropriate development does not become the accepted norm. Design Guidance for Stebbing Green Conservation Area could:

- Provide guidance for appropriate surface treatments for the tracks across the Green to dwellings.
- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.

- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive to the continued preservation of Stebbing Green’s built heritage.

7.5.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

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, Historic England, 2019.

Historic England, *The National Heritage List for England*. Historic England, Online Archive:
<https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>,
accessed 22/09/25

Reaney, P.H., *The Place Names of Essex*, Cambridge University Press, 1969, p529.

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
1112735	St Judes	II	06-Aug-1984
1112736	The Thatch	II	06-Aug-1984
1112737	Old Ryes	II	06-Aug-1984
1112738	Thatch Cottage	II	06-Aug-1984
1168880	Byways & Sunnyside	II	06-Aug-1984
1168887	Old Leas	II	06-Aug-1984
1168893	Burnthouse Farmhouse	II	06-Aug-1984
1168917	Pagents	II	06-Aug-1984
1306792	Home Farmhouse	II	27-May-1980
1322301	Tilehouse Farmhouse	II	20-Feb-1967
1322302	Mayview & Willow Thatch	II	24-Oct-1979
1322303	Manor Cottage	II	06-Aug-1984

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 1990 Planning (Listed Buildings and Conservation Areas) Act 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 this [link](#).

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 developments 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 (see [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 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. The multi-step approach to 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.⁹

⁹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

8.5.Glossary

Casement window - Window hung vertically, hinged one side, so that it swings inward or outward.

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

Domesday Book – 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 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 frame 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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