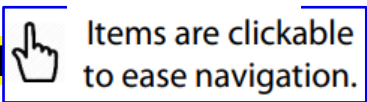




# Churchgate Street Conservation Character Appraisal and Management Proposals

February 2025





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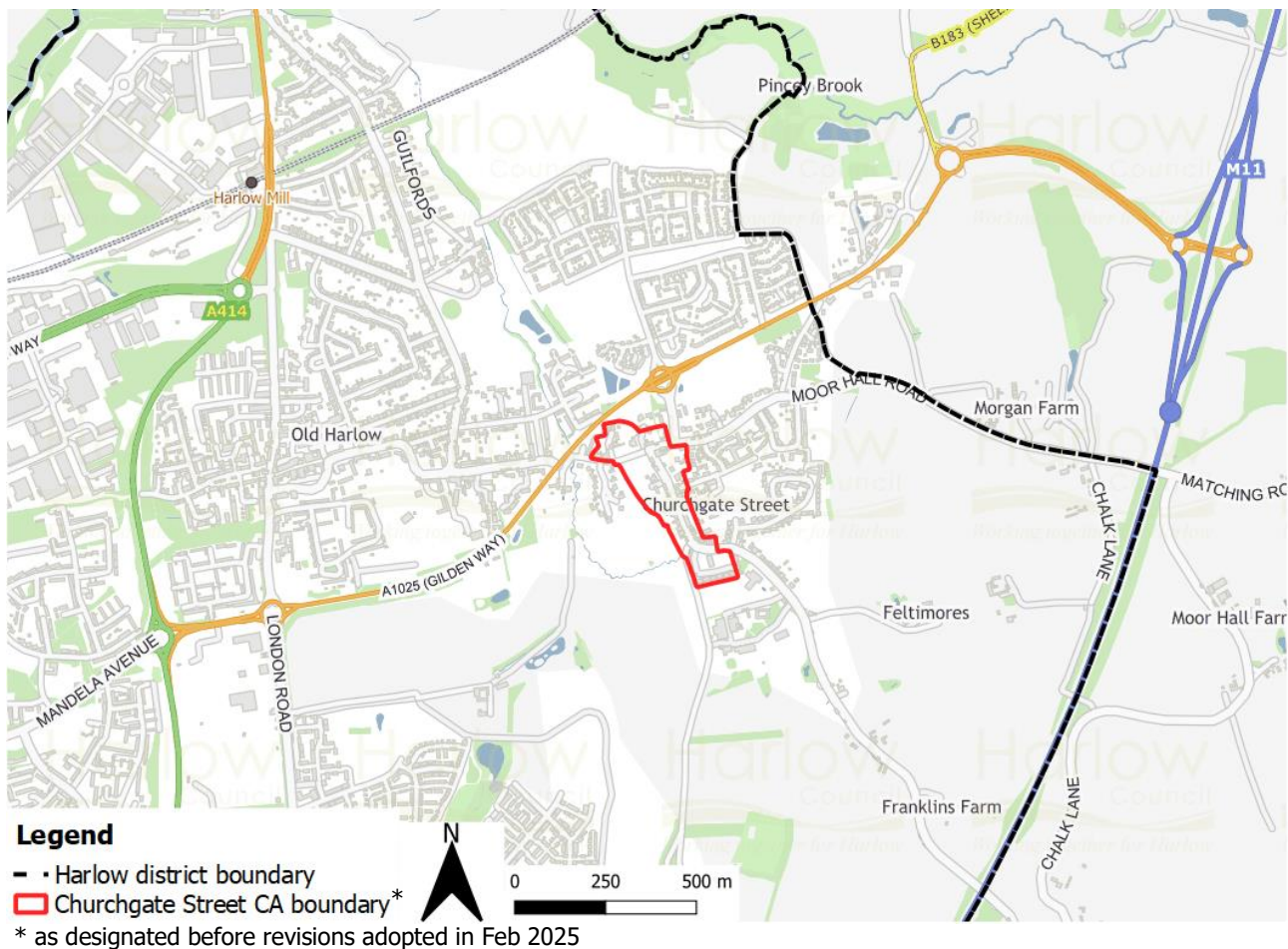
## 1. Background

- 1.1 A Conservation Area (CA) is officially defined under The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 They can, therefore, comprise any part of our local environment which has special architectural or historic qualities. They are created by Councils, in consultation with the local community, to preserve and enhance the specific character of these areas so that they can be enjoyed by current and future generations.
- 1.3 The National Planning Policy Framework (NPPF) includes CAs in the definition of heritage assets, along with individual listed buildings, Scheduled Monuments and other assets, and it prescribes the conditions which should be met when designating an area for conservation preservation.
- 1.4 The NPPF requires great weight to be given to an asset’s conservation when determining a planning application for a proposal which would affect the asset. Any harm to, or loss of, the significance of a designated heritage asset would have to require clear and convincing justification, balanced against the public benefits of the proposal. Proposals resulting in substantial harm are usually refused planning permission.
- 1.5 The NPPF states that in a CA, the potential loss of an asset – a building or otherwise – that makes a positive contribution to the area’s significance should be considered against the relative significance of the affected element and the extent of its contribution to the area.
- 1.6 The Council has a statutory duty to monitor and review a CA and publish proposals for its preservation and enhancement, while considering the views of local people. Subject to resources, the Council has a rolling programme of reviewing each Conservation Area in turn and it is assessed whether extra protections, such as Article 4 Directions, are required. Any issues in the CA would also be picked up through the Development Management process if/when planning applications are submitted for proposals in or affecting the CA.
- 1.7 This document is a character appraisal of the Churchgate Street CA, detailing its history, features, development and the buildings within it, including identifying which make the most contribution to the CA. This document, therefore, provides a robust justification for the making of an Article 4 Direction to ensure the CA is sufficiently protected in the future. There are more details on this in the Management Proposals chapter.
- 1.8 The associated Management Plan and Guidance (~~(MPG) document~~[document \(MPG\)](#)) should be read alongside this document. The MPG focuses on details of the CA such as street signage, and outlines the way in which the Council will preserve and enhance the CA and provides guidance on submitting planning applications for works covered by the Article 4 Direction.
- 1.9 Both this document and the MPG are material considerations, informing the determination of planning applications for proposals in or affecting the CA.

## 2. History and Context

- 2.1 The Churchgate Street Conservation Area (CA) is located in the east of Harlow, just under 1km south-east from the centre of Old Harlow, 4km north-east from the town centre and just to the south of Gilden Way – the main route into the town from the east.
- 2.2 The CA focuses on the historic core of Churchgate Street, which is a ribbon development of various types of buildings, mostly houses, built predominantly in the 18<sup>th</sup> and 19<sup>th</sup> centuries but also with some notably older buildings.
- 2.3 The historic core of Churchgate Street extends southwards from the junction of Sheering Road and Churchgate Street, to the point at which Churchgate Street becomes Hobbs Cross Road. The CA also, therefore, includes a number of buildings along Sheering Road, Mill Lane (which extends eastwards from Churchgate Street) and Hobbs Cross Road.
- 2.4 Fig. 2.1 shows the CA in the context of the eastern side of the district (see Fig. 2.2 for a larger scale map).

Fig. 2.1: Location of the Churchgate Street CA

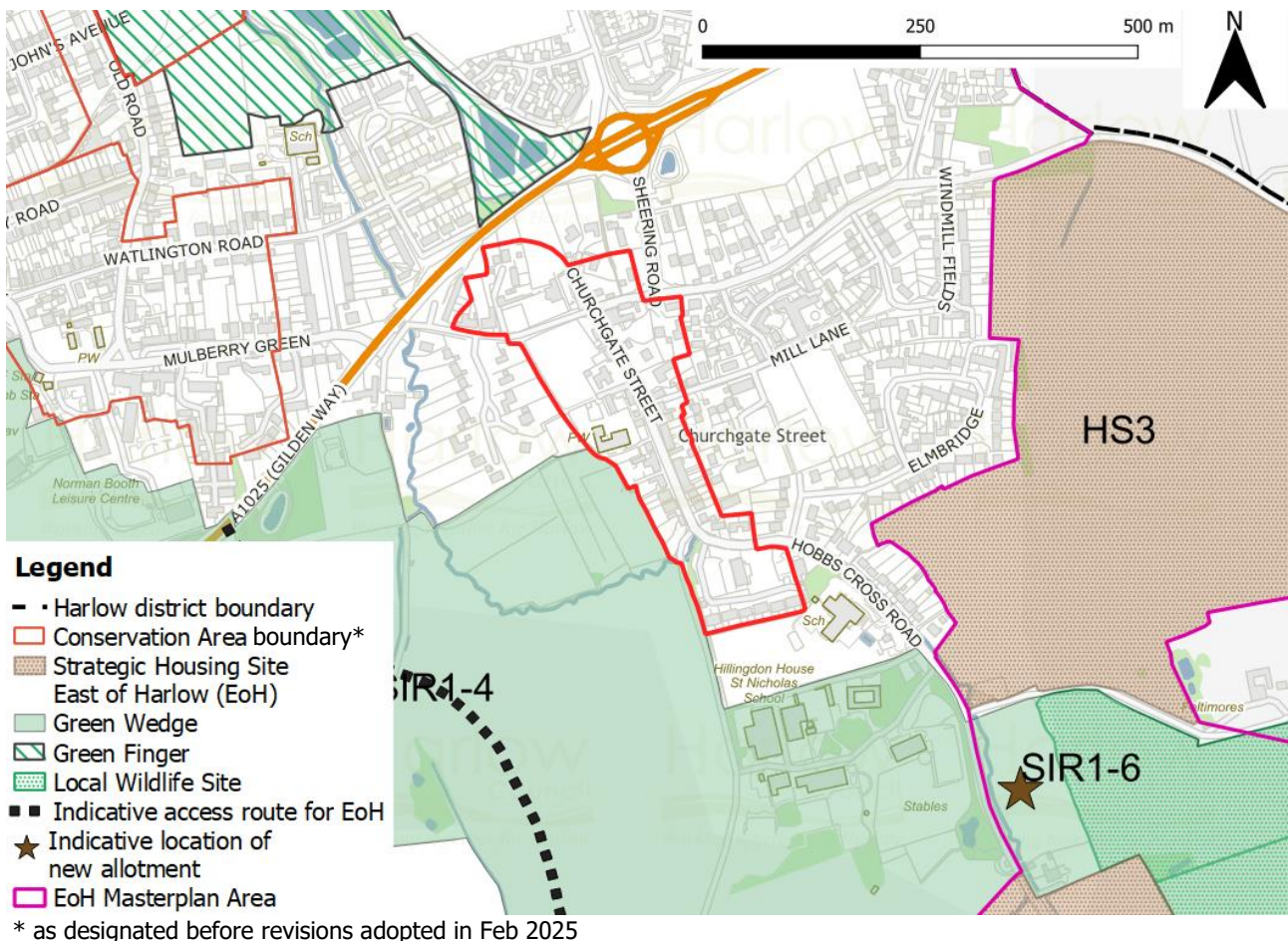


- 2.5 The earliest recorded evidence of activity in the area of Churchgate Street is the establishment of a masonry Saxon Church, built in 1044 on the site of the current St. Mary's and St. Hugh's Church. However, there is evidence of earlier Saxon churches in the wider area, dating from around 700AD, and it is likely that one of these earlier churches was on the site of the current Church. This evidence indicates that Churchgate Street was one of the earliest settlements to develop in the Harlow area.
- 2.6 The exact reasons behind the original establishment of Churchgate Street are not fully known. However, it is believed that its name – that was first referenced in 1582 – refers to

the Church's Lych Gate (which still exists), implying the area's existence may link to the Church.

- 2.7 The current Church was built in the 12<sup>th</sup> century, although it was modified substantially in subsequent centuries, and it was around the Church that the medieval settlement began to grow.
- 2.8 The area continued to develop slowly over the subsequent centuries. When Harlow New Town was designated in 1947, Churchgate Street was included within its boundaries. Subsequent development in the eastern part of the district focussed on Old Harlow and the surrounding area, including the designation of the High Street as a Neighbourhood Centre.
- 2.9 Churchgate Street largely remained unaltered, with only limited developments in the wider area, such as new housing at Staffords, Cobbins Way, Fitzwilliam Court, Church Mill Grange and Elmbridge, largely built between the 1930s and 1980s.
- 2.10 Fig. 2.2 is a larger scale map of the CA from the Policies Map of the Harlow Local Development Plan (adopted in 2020), showing current constraints and designations, as well as the boundary of the East of Harlow Masterplan Area (as shown in the East of Harlow Masterplanning Guidance Supplementary Planning Document (SPD)).

Fig. 2.2: Churchgate Street CA with surrounding constraints and designations



2.11 Figs. 2.3 to 2.5 show maps of Churchgate Street in the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries.

Fig. 2.3: Map of the Churchgate Street CA and the surrounding area (1778)



Fig. 2.4: Map of the Churchgate Street CA (1873)

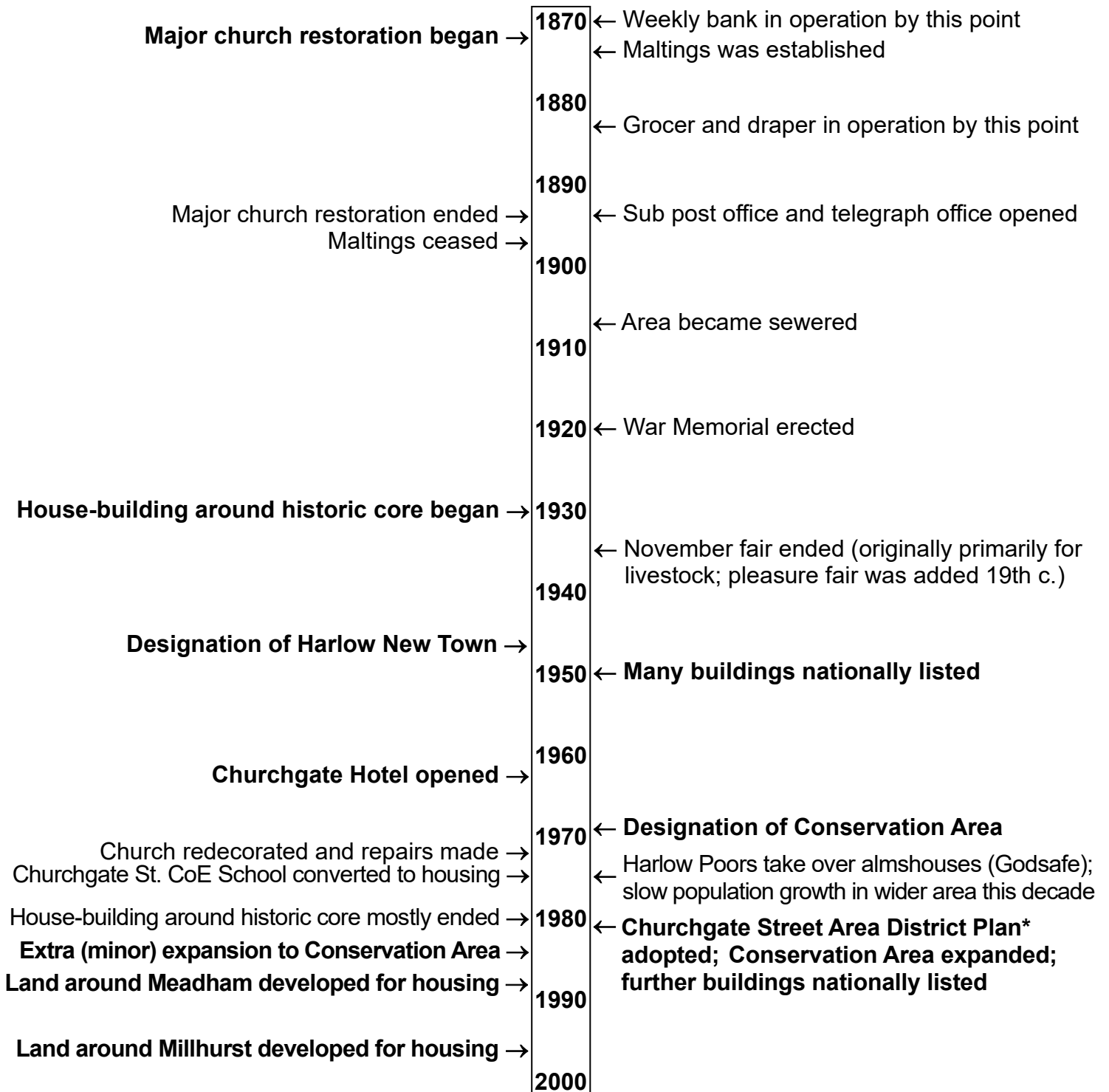


Fig. 2.5: Map of the Churchgate Street CA (1960)



2.12 There were a significant number of events in the CA from the Victorian period onwards as shown on the timeline in Fig. 2.6. The events in bold are particularly notable and are detailed further at later points in this document.

Fig. 2.6: Timeline of significant events in the Churchgate Street CA, 1870 - 2000



*\* superseded by subsequent district-wide Local Plans*



## 3. Management of the Conservation Area

### Designation

- 3.1 The original Churchgate Street Conservation Area (CA) was designated by Essex County Council, under the Civic Amenities Act 1967, on 28 March 1969.
- 3.2 A revision to the CA boundary was made by Harlow Council on 22 June 1981, extending the CA to incorporate 13 to 23 Sheering Road (including the area now known as 1 to 4 Millhurst Mews).
- 3.3 A further revision was made by Harlow Council on 17 April 1984, amending the CA boundary to include the rear garden of 25 Sheering Road (Millhurst). However, the current boundary, as shown on the Policies Maps of the current and previous Local Plans, differs slightly to the 1984 revision and no longer properly follows the rear garden. This will be addressed in the proposed revisions to the CA boundary (see Chapter 5), which were adopted in February 2025.
- 3.4 The various styles, construction methods, materials and recorded history (such as records of uses of buildings dating back centuries), as well as the densities of the buildings and topography of the land, provides the special architectural and historic interest that supports the area's designation as a CA.
- 3.5 The designation is further supported by the presence of a number of nationally listed buildings, which account for around a third of all buildings in the CA (see Chapter 4).
- 3.6 Churchgate Street has broadly remained generally unchanged for centuries, retaining its historic ribbon pattern and form of development which, in the area around the Church at least, has been established for at least 800 years. The preservation of its character and protection from inappropriate change is largely due to the protection afforded by the CA designation.
- 3.7 There were, however, a number of the changes in the wider area, beyond the designated CA, which occurred between 1930 and 1980, with various housing developments being built. These included Staffords to the north-west, Elmbridge to the east, and Roden Close and Windmill Fields to the north-east, which together comprise approx. 170 houses.
- 3.8 These newer areas of development are characterised by housing set back from the road with universal materials and styles. These areas do not, therefore, share the same characteristics and qualities of the Churchgate Street CA.

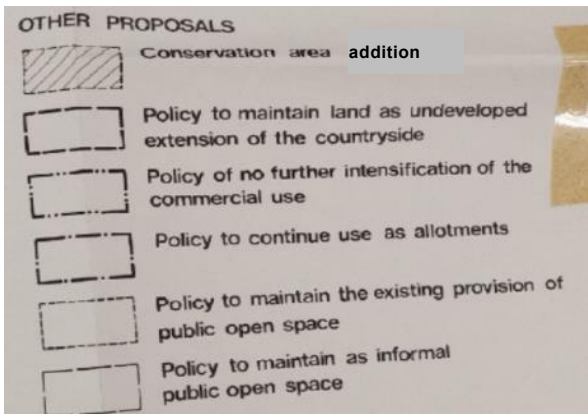
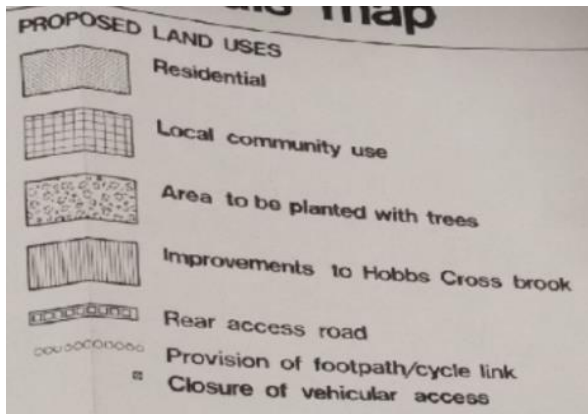
### Churchgate Street Area District Plan

- 3.9 The Churchgate Street Area District Plan (CSADP) was adopted by Harlow Council in March 1981. It covered a wider area than the CA, extending approx. 200m from the centre of Churchgate Street to the west and up to 500m to the east. In total it covered approx. 58ha, compared to the size of the CA at the time which was approx. 6ha.
- 3.10 The CSADP provided a detailed basis for the control of development, setting out land use policies. It also identified various issues to consider, including slow population growth possibly leading to an inability to expand services, conflict between employment, commercial and residential uses, the need to preserve the historic nature of the CA, and the effects of new development.
- 3.11 The CSADP considered three alternatives for the area – development of all possible sites, limited development of certain sites while not adversely affecting the CA, or total prevention

of new development. It concluded that limited development would be most appropriate, giving greater viability to services without pressurising the natural and historic features of the CA.

- 3.12 To ensure the continued preservation of the CA, the CSADP sought measures including further listing of buildings, implementing Article 4 Directions, extending the CA boundary, briefing developers on what was expected of them, improving pedestrian access, implementing traffic management, and ensuring future development protected the character of the area.
- 3.13 The Plan also sought more specific actions such as the removal of overhead wires and regular maintenance of Glebe Open Space and the churchyard, and included site allocations in the Plan; the most significant of which were for residential uses on land surrounding Millhurst and Meadham – two of the largest houses in the CA.
- 3.14 In the decades following the adoption of the CSADP, there was some house construction in the area surrounding the CA on land which had originally been allocated in the Plan. The most notable of these were Fitzwilliam Court and Cobbins Way to the north-east, which comprise 34 houses and 66 flats/maisonettes.
- 3.15 There were also around a dozen houses constructed on land which was formerly part of Millhurst and Meadham, within the CA. If a house was built on such land and is in the CA, it will be referenced in the relevant details in the Detailed Appraisals (see the Appendices).
- 3.16 The 1981 and 1984 expansions of the CA, primarily to extend it northwards to include 13 – 23 Sheering Road, were implemented as a result of the CSADP.
- 3.17 A development plan for the whole district had been in preparation since the mid-1980s, resulting in the district-wide Harlow Local Plan being adopted in 1995. The relevant parts of that Local Plan superseded the CSADP. A replacement Local Plan was adopted in 2006, followed by the current Harlow Local Development Plan which was adopted in 2020.
- 3.18 While the CSADP is now over 40 years old and was superseded nearly 30 years ago, it contains important information to understand how the preservation of the CA and the planning of the wider area has evolved since the CA was designated in 1969. The site appraisals in the CSADP have also provided useful background information.
- 3.19 An extract from the Proposals Map for the CSADP can be seen at Fig. 3.2 and is referred to at relevant points in the Detailed Appraisals.

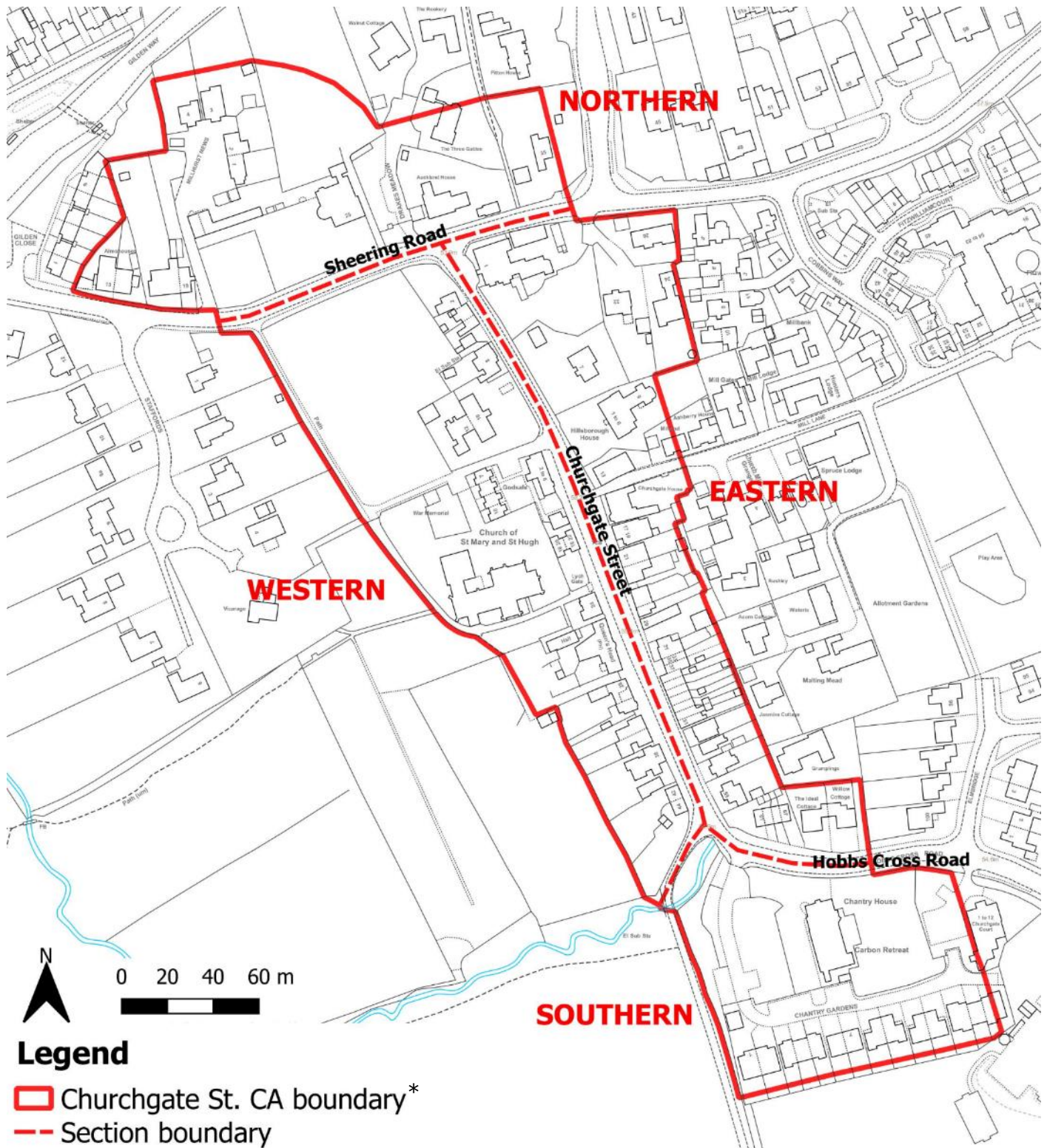
Fig. 3.2: Extract from the CSADP Proposals Map



## 4. General Appraisal of the Conservation Area

4.1 The boundary of the Conservation Area (CA)\*, and how it has been split up into sections for the Detailed Appraisals (see the Appendices), is shown in the large-scale map at Fig. 4.1.

Fig. 4.1: Churchgate Street CA boundary and sections for the Detailed Appraisals



\* as designated before revisions adopted in Feb 2025

## Density

- 4.2 In terms of density, the CA has a low-density layout to the north of the Church on the western side and to the north of Mill Lane on the eastern side, while the central part has a notably higher density. There is also a notably lower density around Chantry House in the south due to the amount of open land surrounding it.
- 4.3 The lesser density in the north of the CA applies to both the original buildings and also to the more modern buildings built in former grounds of buildings (e.g. houses built on land originally part of the grounds of Meadham and Millhurst).
- 4.4 The higher-density buildings in the central part of the CA clearly follow the road and were built close to it. This is in contrast to the areas outside the CA which were built more recently and generally have a lower density, albeit not as low as the northern part of the CA, and are set back further from the road.
- 4.5 The urban grain map at Fig. 4.2 visually represents the density of the CA and the surrounding area, showing the relationship between the buildings and open space. Aside from the notable amounts of open land around buildings in the north of the CA and the land around Chantry House, the map also clearly shows the main open land which is Glebe Open Space.



## Building Heights

- 4.6 The majority of the buildings in the CA are two-storey with a height of 6 to 8m, which is the average height for a standard two-storey house. Buildings taller than this are almost exclusively found in the northern part of the CA where building density is lower.
- 4.7 These taller buildings are 17 & 19 Sheering Road, Millhurst, Meadham and 10 & 12 (Old School) Churchgate Street, along with 29 Churchgate Street (a former granary) in the central part and Chantry House in the southern part. The Church, however, is technically the tallest building in the CA due to its spire.
- 4.8 The map at Fig. 4.3 shows building heights in the CA.

Fig. 4.2: Urban grain map for the Churchgate Street CA (and surrounding area)

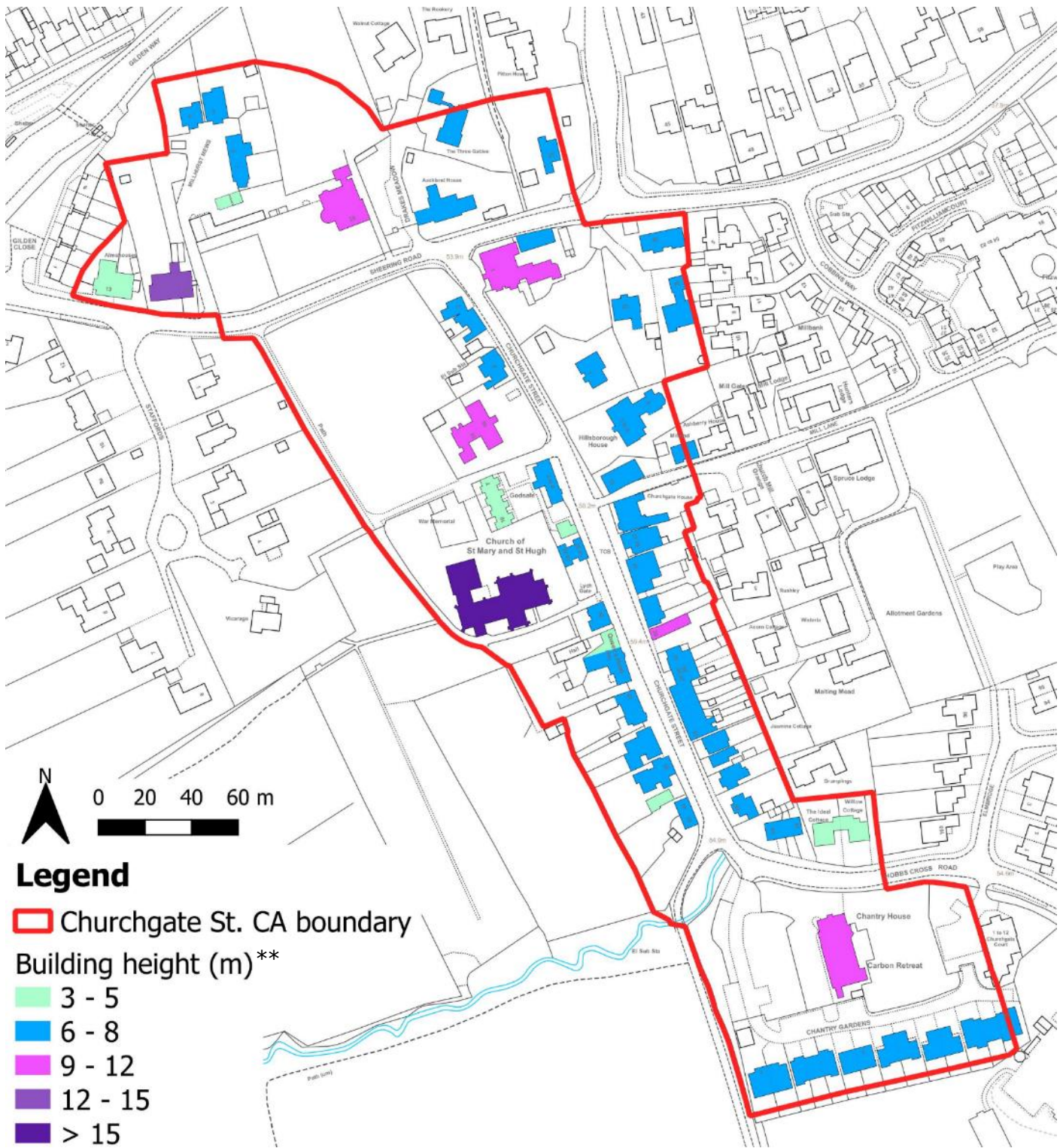


**Legend**

-  Churchgate St. CA boundary\*
-  Building

\* as designated before revisions adopted in Feb 2025

Fig. 4.3: Building heights map for the Churchgate Street CA



**Legend**

Churchgate St. CA boundary

Building height (m)\*\*

- 3 - 5
- 6 - 8
- 9 - 12
- 12 - 15
- > 15

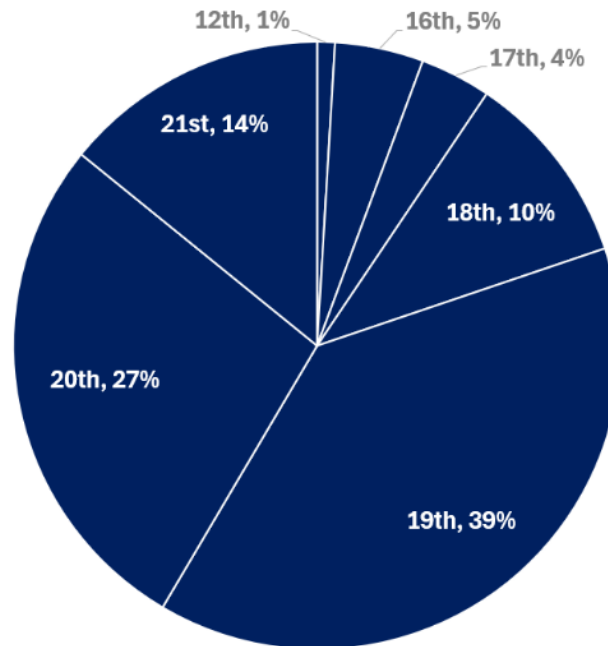
\* as designated before revisions adopted in Feb 2025

\*\* the height of a building usually refers to its tallest point

## Building Ages and Styles

4.9 Fig. 4.4 shows the percentage of buildings constructed in the CA in each century. As expected for a CA such as this, the majority were constructed prior to the 20<sup>th</sup> century, with around half dating to the 18<sup>th</sup> or 19<sup>th</sup> centuries. Around one in ten were constructed even earlier. Almost all the 21<sup>st</sup> century buildings are the houses in Chantry Gardens, mostly replacing 20<sup>th</sup> century buildings which were additions to Chantry House. Fig. 4.4 only considers buildings which are currently existing and does not consider any which have been demolished over time.

*Fig. 4.4: Proportion of buildings constructed in each century in the Churchgate Street CA*



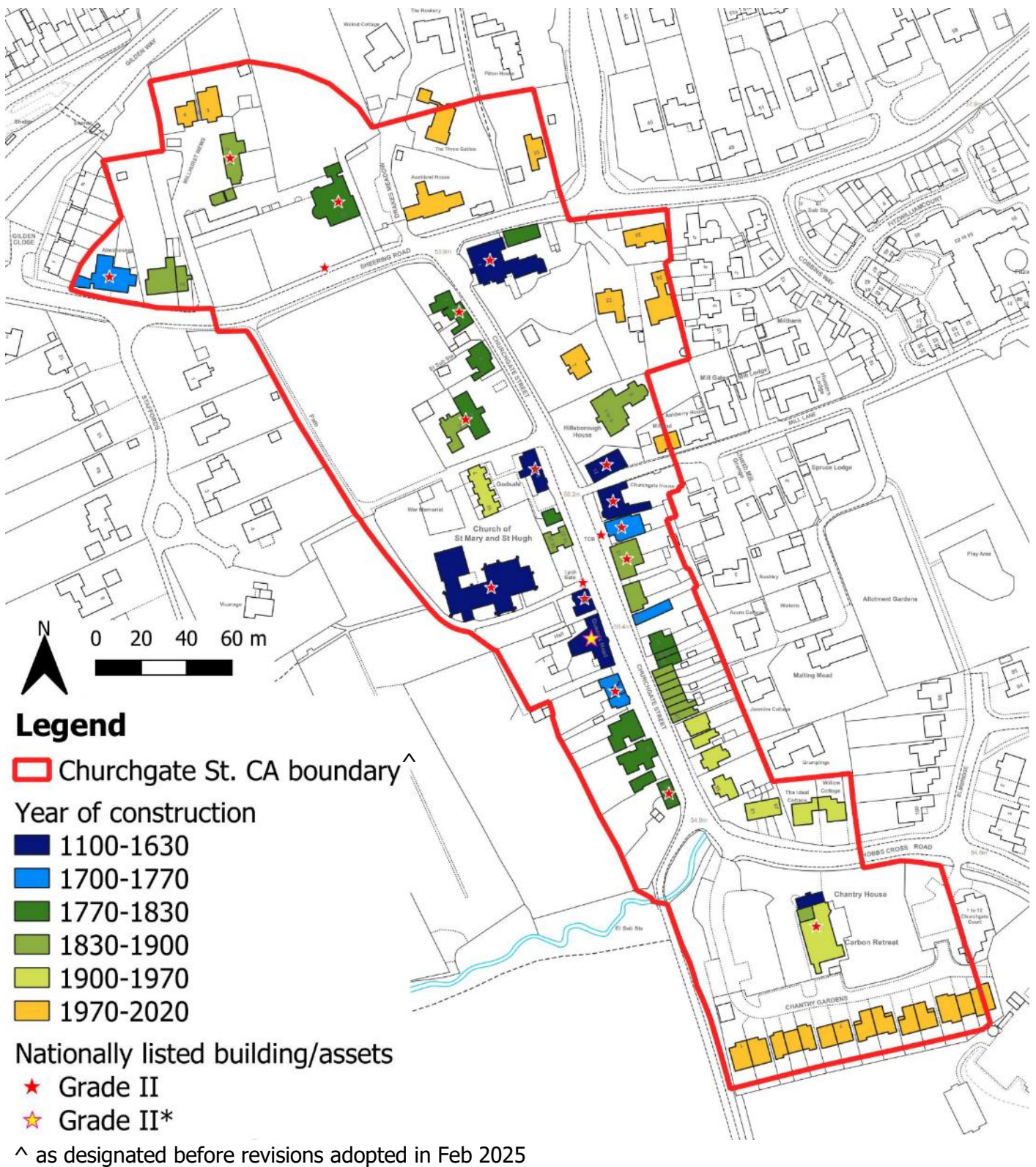
4.10 Fig. 4.5 shows the ages of the buildings and whether they are nationally listed. It remains the case that the oldest (surviving) buildings are found close to the Church, such as the Queen's Head pub (dating to the early 16<sup>th</sup> century), 24 Churchgate Street, Churchgate House and Little Hillsborough (all early 17<sup>th</sup> century) and 2 to 6 Godsafe (mid 16<sup>th</sup> century). Also shown on this map are the listed wall to the south of Millhurst, listed Lych Gate near the Church, and listed K6 telephone box outside 17 & 19 Churchgate Street.

4.11 The exceptions to these, which are further from the Church, are Chantry House (the original part of which was built in the early 17<sup>th</sup> century), and Meadham at the junction with Sheering Road (also early 17<sup>th</sup> century). It is notable that most buildings dating from the mid-19<sup>th</sup> century onwards are found in the southern half – particularly where Churchgate Street becomes Hobbs Cross Road.

4.12 Around a third of the buildings in the CA are nationally listed at Grade II, except the Queen's Head Public House which is Grade II\*. The listings were mostly made in 1950 and 1981, and also include a wall near Millhurst, a K6 telephone box and the Lych Gate near the Church, which are Grade II. Most of the listed buildings are found on the western side of Churchgate Street.



Fig. 4.5: Map of building ages and national listing in the Churchgate Street CA



4.13 Due to the gradual expansion of Churchgate Street over time, there are a variety of styles of buildings which can be found in the CA, including Tudor, Georgian, Victorian and Edwardian. Some of the modern buildings have been designed to replicate these historical styles. More information can be found in the Detailed Appraisals (see the Appendices).

4.14 The presence of these varying styles is one of the contributing factors to the architectural and historic interest of Churchgate Street, as it clearly demonstrates the dominant styles that were in use at the time the buildings were constructed. It is important, therefore, that this diverse mix of building styles is protected.

4.15 As a result of the varying ages of the buildings, a range of materials and construction methods can be found in Churchgate Street, including:

- timbered or half-timbered framing;
- white or cream plaster, timber or brick masonry for cladding or rendering;
- black painted weatherboarding;
- red plain clay tiles or grey slate for roofing.

## Facilities

4.16 The current community facilities in the CA comprise St. Mary’s Church, the Church Hall and the Queen’s Head Public House.

4.17 There is also a retail facility in the form of Churchgate Stores at Nos. 17 & 19 Churchgate Street (a convenience store with a café). There have been a number of other retail facilities in the CA in the past – see Table 4.1.

*Table 4.1: History of retail facilities in Churchgate Street*

<b>Address</b>	<b>Description</b>
4 Churchgate Street	Once used as a shop
15 (Churchgate House) Churchgate Street	Grocer (Archbell’s) and draper (Jacob’s) traded from front extension from approx. 1880 or earlier. The draper unit was occupied by an antique dealer from 1936. All or part of the retail use ceased in the early 1960s
17 & 19 Churchgate Street	Sub post office opened in 1894. Currently operating as Churchgate Stores (convenience shop and café). This included the sub post office until that ceased in 2009
30 Churchgate Street	Disty’s hairdresser traded from mid-1960s to mid-2000s
34 or 36 Churchgate Street	A baker traded from one of these houses until 1973
35 Churchgate Street	Recorded in 1984 as Servpoint appliances shop. Retail use ceased by 1996
37 Churchgate Street	Recorded in 1984 as butcher (G. Newman). Retail use ceased in mid-late 2000s
51 Churchgate Street	May have operated as a shop at some point

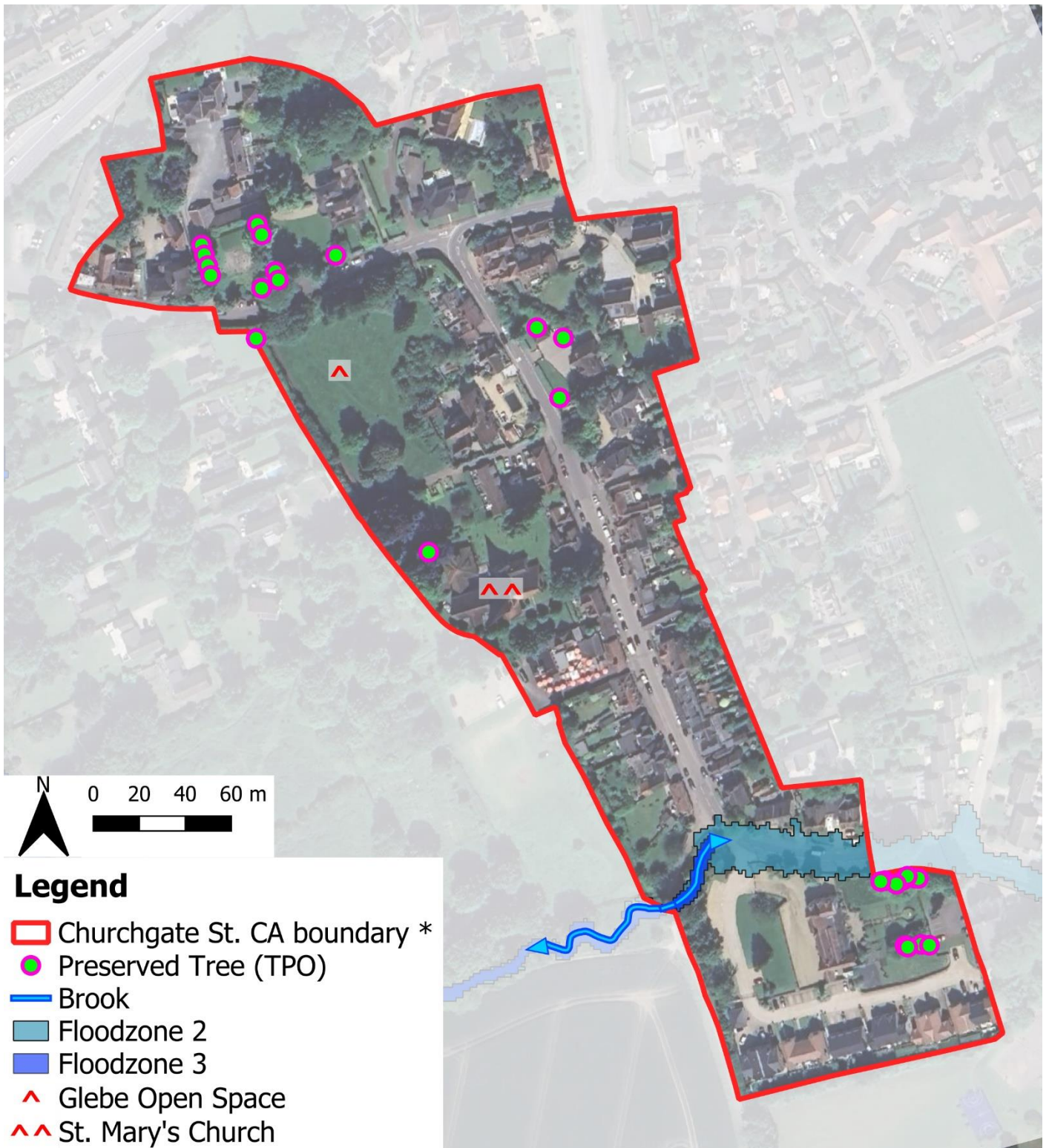
## Green & Blue Infrastructure

4.18 The main public green space in the CA is Glebe Open Space, to the north of the Church. There are, however, large gardens and other open land in the grounds of certain buildings, almost exclusively in the north where density is lower. The exception to this is the open land surrounding Chantry House in the south of the CA.

4.19 Fig. 4.6 is an annotated satellite photograph of the CA which shows the open spaces and open land surrounding buildings, along with preserved trees, and the brook and associated Floodzones.

4.20 There are also other Green and Blue Infrastructure assets which contribute to the character of the CA, including a number of mature trees and hedges, and the brook which flows into the Churchgate Street from the south-west, before running under Hobbs Cross Road. As a result, part of the the area near the brook is classed by the Environment Agency as Floodzone 2, while the area immediately around the brook is Floodzone 3.

Fig. 4.6: Satellite image of the Churchgate Street CA with annotations



\* as designated before revisions adopted in Feb 2025

4.21 Many of the mature trees benefit from being protected under Tree Preservation Orders, as marked on Fig. 4.6. These are predominantly clustered around the open space in the grounds (or former grounds) of Millhurst, Meadham and Chantry House, with one at the corner of Glebe Open Space and one near the Church.

4.22 In total there are 27 protected trees in the CA. Around a third have been protected since 2008 and a third since 2018/19, with the remainder being protected since the early 1990s. The predominant type of tree is lime, although there are also examples of beech, copper beech, horse-chestnut, maple, mulberry, pine, sycamore and yew.

4.23 Even in the central part of the CA which has a higher density, some houses benefit from small front gardens, helping to soften the effect of the high density. A small number have been converted into hardstanding for parking, which can cause issues such as loss of biodiversity and increased rainwater surface-run off, as well as disrupting the original aesthetic of a property.

### **Walking and Cycling Routes**

4.24 Pavements run either side of Churchgate Street for almost the entirety of the street, continuing into Hobbs Cross Road, Sheering Road and Mill Lane, and connecting with footpaths #24, #160 and #14.

4.25 There are a number of footpaths, designated as Public Rights of Way by Essex County Council as the Highways Authority, which run through or adjacent to the CA:

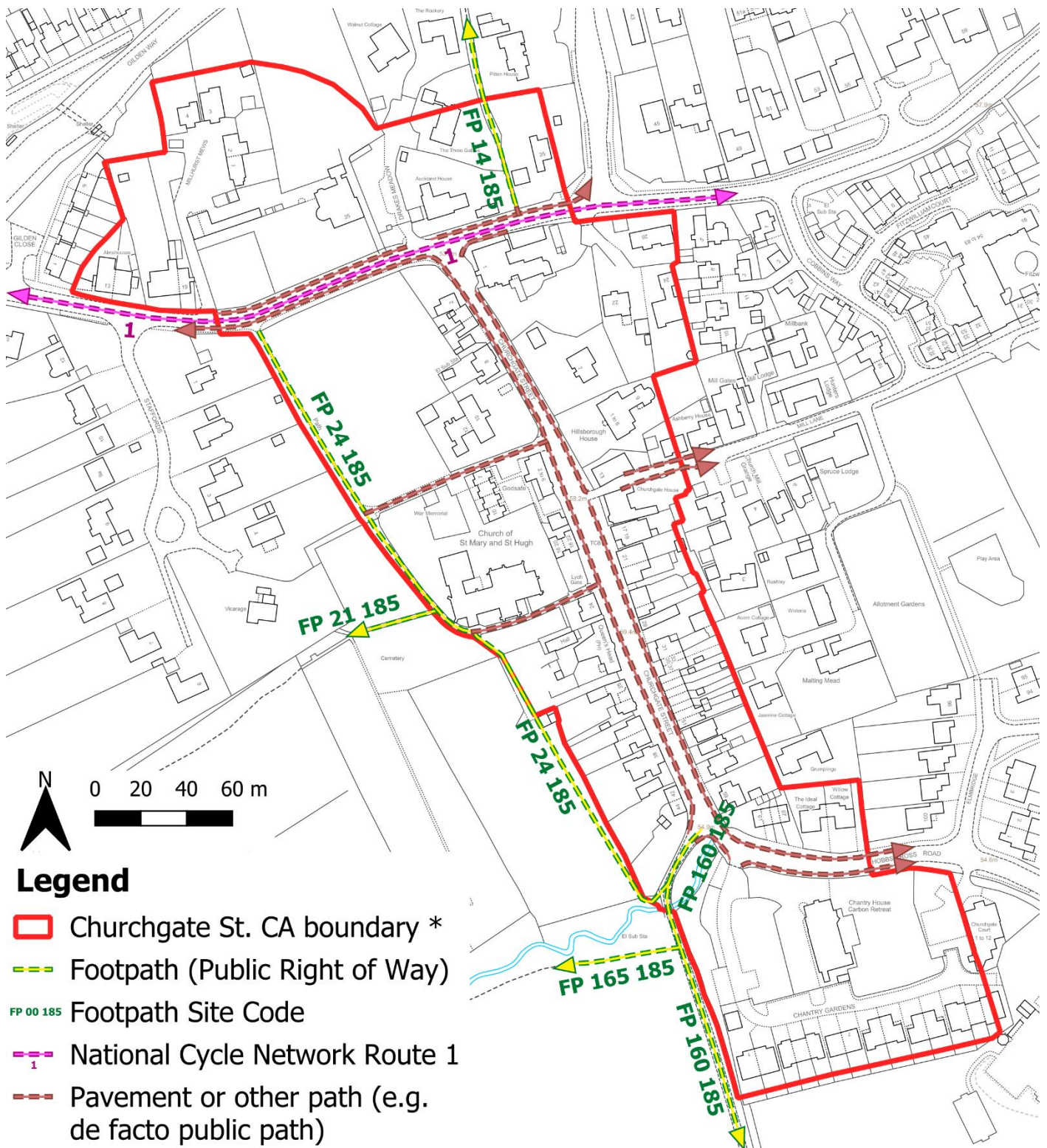
- #24, running north-west to south-east along the western side of the CA, linking with #21 to the west and #160;
- #160, running north-south from the point that Churchgate Street becomes Hobbs Cross Road, linking with #165 to the west and #24;
- #14, running northwards from Sheering Road.

4.26 There are also two de-facto public paths, to the north and south of the Church, which link Churchgate Street with footpath #21.

4.27 In addition to the pavements and footpaths, National Cycle Network Route 1 – which runs in sections from Dover to the Scottish Highlands – runs east-west through the CA, along Sheering Road.

4.28 These walking and cycling routes are marked on the map at Fig. 4.7.

Fig. 4.7: Walking and Cycling Routes in the CA



**Legend**

- ▭ Churchgate St. CA boundary \*
- - - Footpath (Public Right of Way)
- FP 00 185 Footpath Site Code
- - - National Cycle Network Route 1
- - - Pavement or other path (e.g. de facto public path)

\* as designated before revisions adopted in Feb 2025

**Topography and Views**

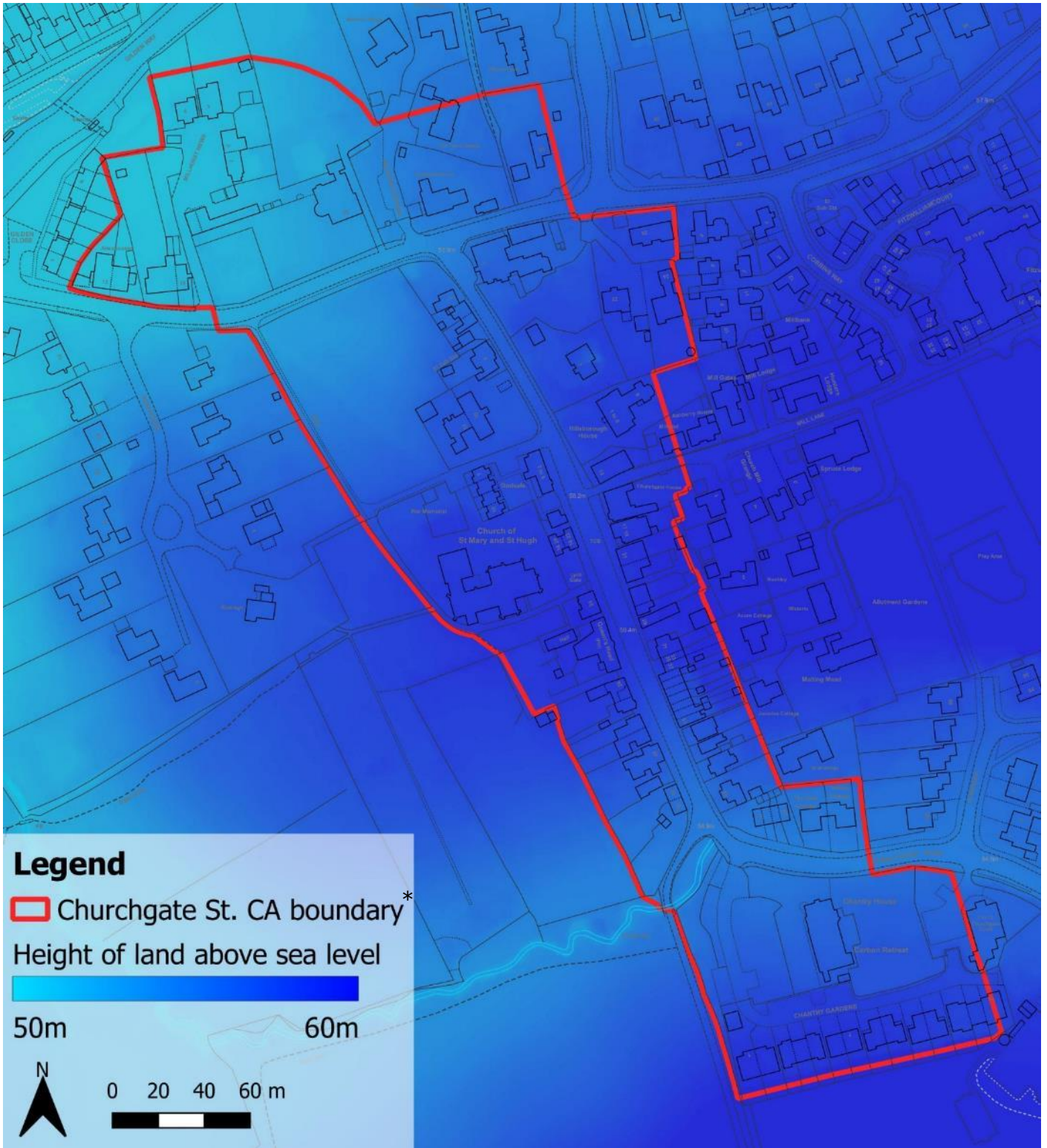
4.29 The topography of the land in the CA (see the map at Fig. 4.7) is at its lowest in the north-west, around 50m above sea level, and rises to 60m near the Church, which is the highest land in the main part of the CA. Moving southwards the height reduces towards the brook, where it measures around 53m, before rising again to around 60m in Chantry Gardens.

4.30 The topography assists in providing some long-distance views across the CA, particularly from the area around the Church looking southwards, and downwards, along Churchgate Street. As well as these long-distance views, there are also a number of notable short-

distance views, such as views of the Church and Churchyard from Churchgate Street, and into and along footpaths. Chantry Gardens, on higher ground at the southern end of the CA, can be viewed from the central part of the CA.

- 4.31 There are also a number of landmark buildings which are identified as such in the Detailed Appraisals (see the Appendices). These are considered landmark buildings because they are either located where long-distance views terminate and/or are of a sufficiently significant design or size that makes them easily recognisable. One of these is the Church which, due to its spire, is viewable from longer distances across many parts of the CA and beyond.
- 4.32 Many of the views into and across the CA, as well as closer views of individual buildings, are disrupted to differing extents by parked cars and other vehicles. On-street parking in the CA is, however, a common consequence of increased car ownership since most of the buildings were constructed. As mentioned elsewhere in this document, there are a few front gardens which have been converted to hardstanding for the purposes of car-parking.

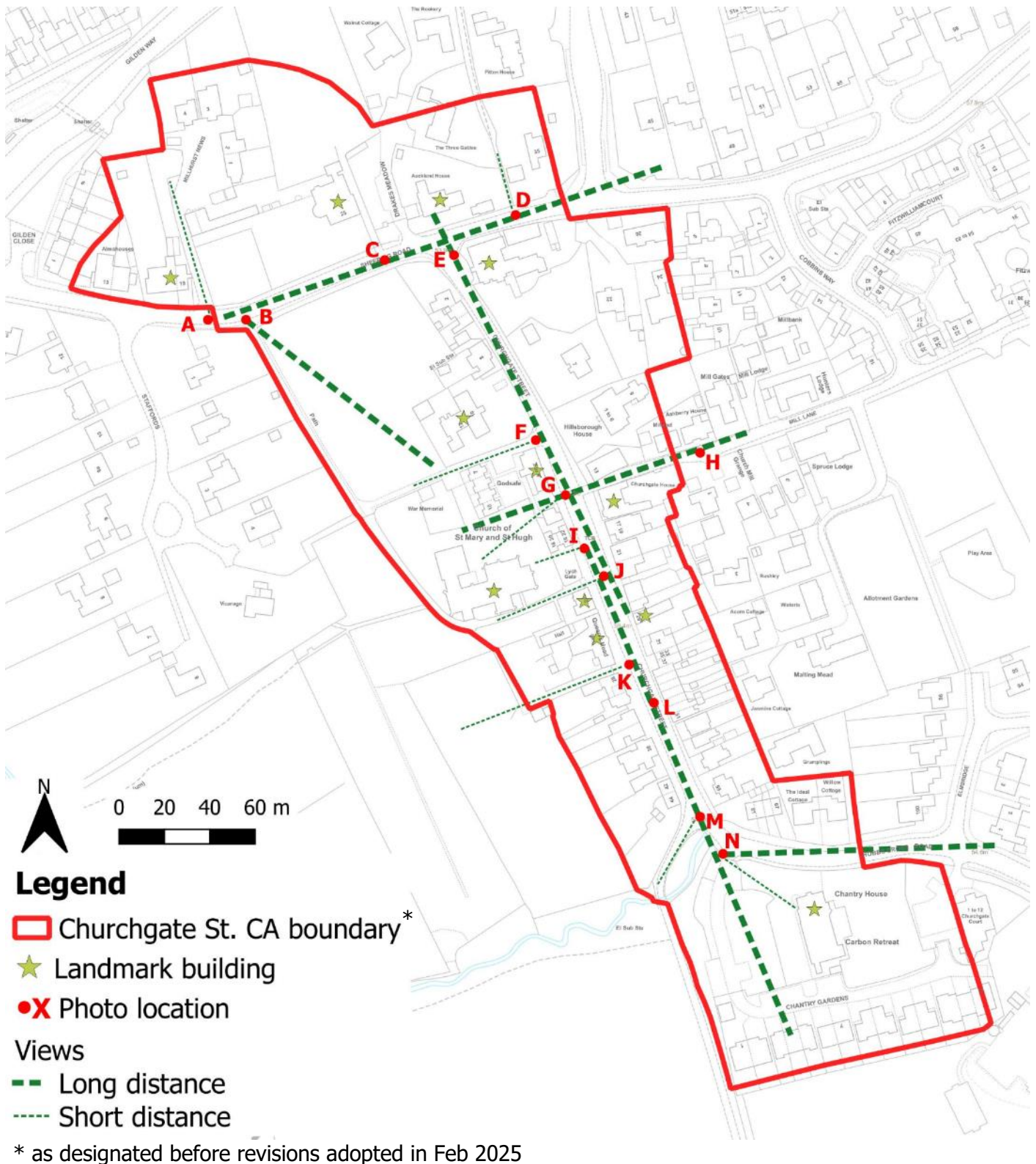
Fig. 4.7: Topography Map for Churchgate Street CA (and surrounding area)



\* as designated before revisions adopted in Feb 2025

4.33 Fig. 4.8 shows the main long- and short-distance views and landmark buildings in the CA. The location letters relate to photos of views from those locations, which can be seen at Figs. 4.9 to 4.30.

*Fig. 4.8: Map of views and landmark buildings in the Churchgate Street CA*





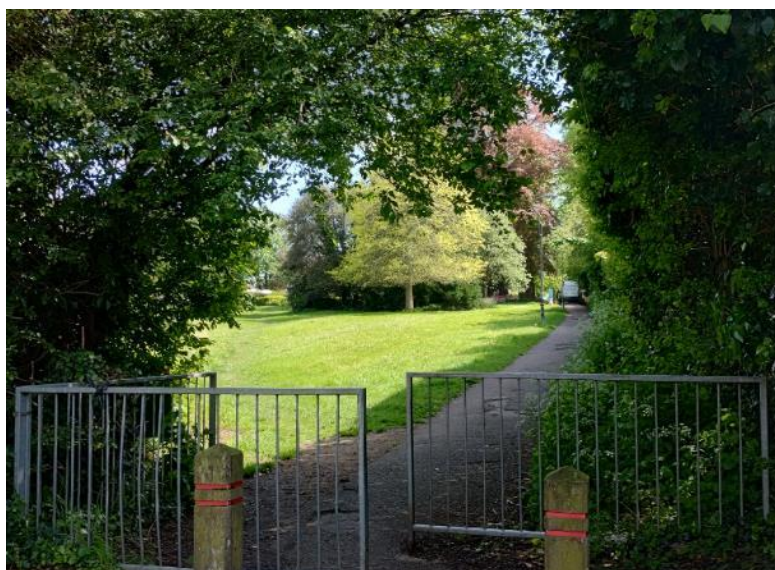
*Fig. 4.9: Location A, looking east-northeast along Sheering Road (view terminates at No. 45)*



*Fig. 4.10: Location A, looking north-northwest along Millhurst Mews*



*Fig. 4.11: Location B, looking southeast into Glebe Open Space*



*Fig. 4.12: Location C, looking west-southwest along Sheering Road*



*Fig. 4.13: Location C, looking east-northeast along Sheering Road (view terminates at No. 45)*



*Fig. 4.14: Location D, looking west-southwest along Sheering Road*



*Fig. 4.15: Location D, looking north-northwest along footpath*



*Fig. 4.16: Location E, looking south-southeast along Churchgate Street (view terminates at No. 29)*



*Fig. 4.17: Location F, looking west-southwest towards the edge of Glebe Open Space*



*Fig. 4.18: Location G, looking east-northeast along Mill Lane*



*Fig. 4.19: Location G, looking west-southwest towards the Church*



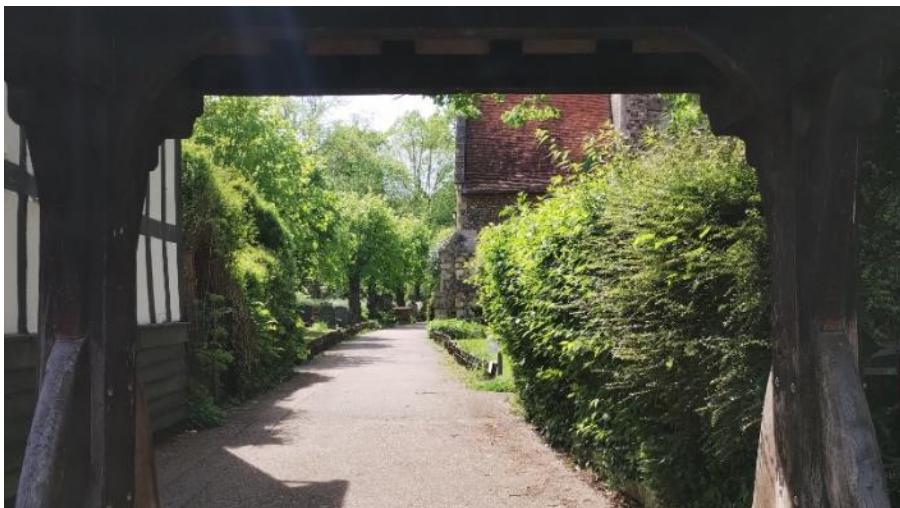
*Fig. 4.20: Location H, looking west-southwest along Mill Lane and into the Churchyard*



*Fig. 4.21: Location I, looking west-southwest towards the Church*



*Fig. 4.22: Location J, looking west-southwest, through the Lych Gate towards the side of the Church*



*Fig. 4.23: Location J, looking north-northwest along Churchgate Street (view terminates at Auckland House)*



*Fig. 4.24: Location K, looking west-southwest towards land to the rear of the Queen's Head Pub*



*Fig. 4.25: Location L, looking south-southeast along Churchgate Street (view terminates at houses in Chantry Gardens)*



*Fig. 4.26: Location M, looking south-southwest along Hubbard's Hall Drive*



*Fig. 4.27: Location M, looking north-northwest along Churchgate Street (view terminates near the Lych Gate, with the roof of 2 - 6 (Godsafe) visible in the distance)*



*Fig. 4.28: Location N, looking south-southeast towards Chantry Gardens*



*Fig. 4.29: Location N, looking south-east towards Chantry House*



*Fig. 4.30: Location N, looking east along Hobbs Cross Road*





## Information on Detailed Appraisals

4.34 The Detailed Appraisals for the Churchgate Street CA can be seen in the Appendices. For the purpose of these appraisals, the CA has been split into four sections – northern, western, eastern and southern. Each building (and other features such as the Lych Gate) has been analysed and the following information provided:

- **Details**
  - Photos, type of building, number of bedrooms, number of storeys, year built, listing status
- **Elements visible from the highway** (*highway includes road, pavement or footpath, as per the relevant legislation*)
  - Description of main façade, roof, windows, notable entrance (e.g. porch) and front boundary
- **Extra information**
  - E.g. notable previous occupants
- **Contribution to Conservation Area**
  - Includes a score and justification for the score
  - The scores range from +2 to -2, with +2 meaning a building makes a significant contribution
- **History**
  - A detail of key events and dates in the building's life (only for certain buildings such as the Church and Chantry House)
- **Notable planning history** (*both granted and refused, including Listed Building Consents*)

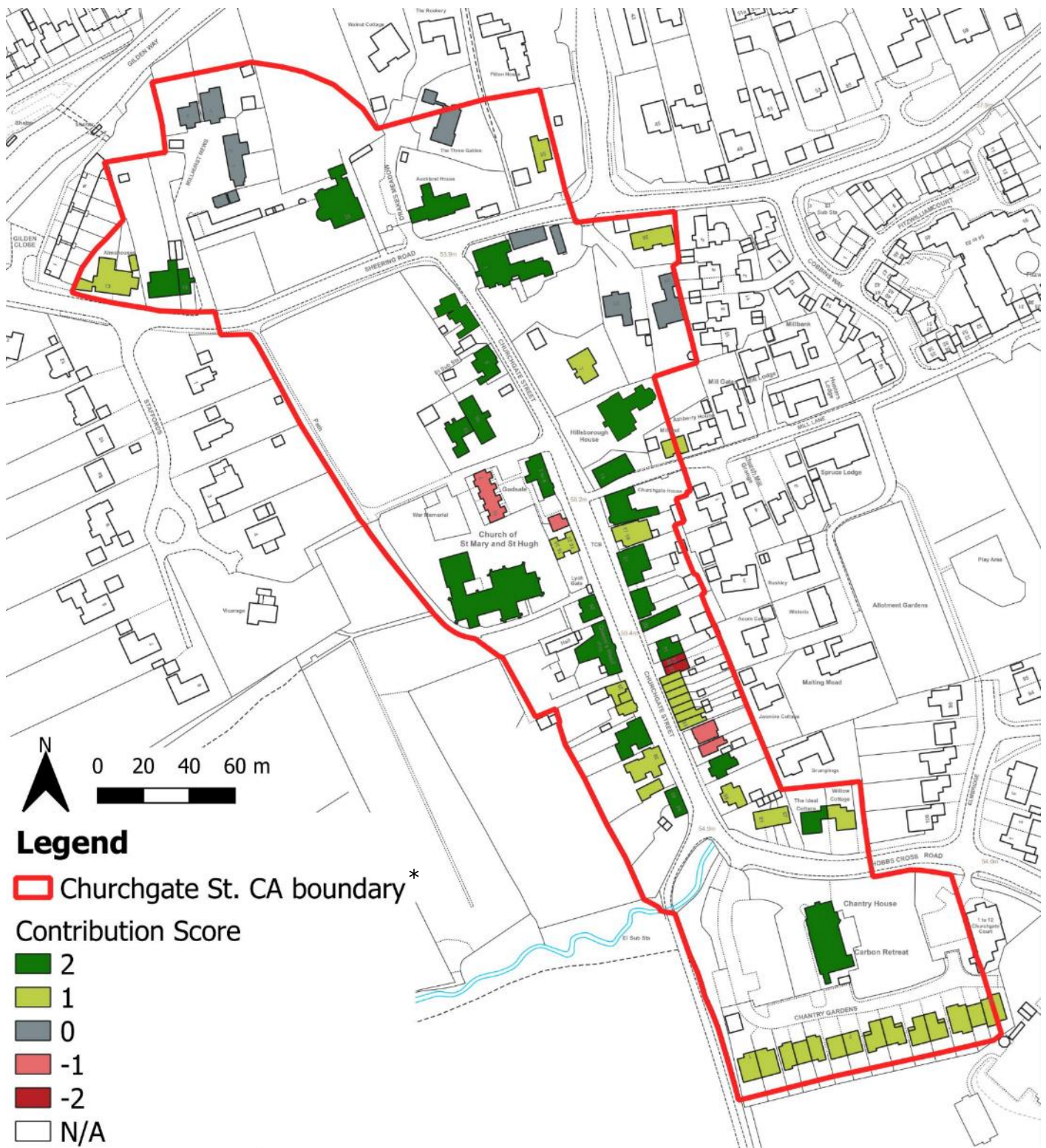
4.35 The information was gathered using online materials, historic records, Harlow Council records, library books and materials contained in Harlow Museum. Site visits were also undertaken (and photos taken) during three weekdays in March and May 2024.

4.36 The Detailed Appraisals, therefore, provide a record of the buildings and features in the CA at the time the work was carried out in Spring 2024. These appraisals, along with the general appraisal in this chapter, have informed and provided justification for the Management Proposals which are detailed later.

4.37 These appraisals have informed the production of the associated Management Plan and Guidance document for the CA, which focuses on the preservation and enhancement of the CA.

4.38 Fig. 4.31 is a map detailing the 'CA contribution' scores that each building received as part of these appraisals.

Fig. 4.31: Map of the Contribution Scores for buildings in the Churchgate Street CA



\* as designated before revisions adopted in Feb 2025

### Future Development

4.37 In the 1990s and 2000s, the significant development of Newhall was developed to the south of Churchgate Street. This development was carefully planned to ensure the nature of the CA was not harmed and that the area was not over-developed.

4.38 In 2020, the Harlow Local Development Plan (HLDP) was adopted which allocated the East of Harlow Strategic Housing Site. Along with a portion of land in the Epping Forest district which is allocated in the respective Local Plan for Epping, this site comprises the East of Harlow Garden Community, one of four Garden Communities planned as part of the wider

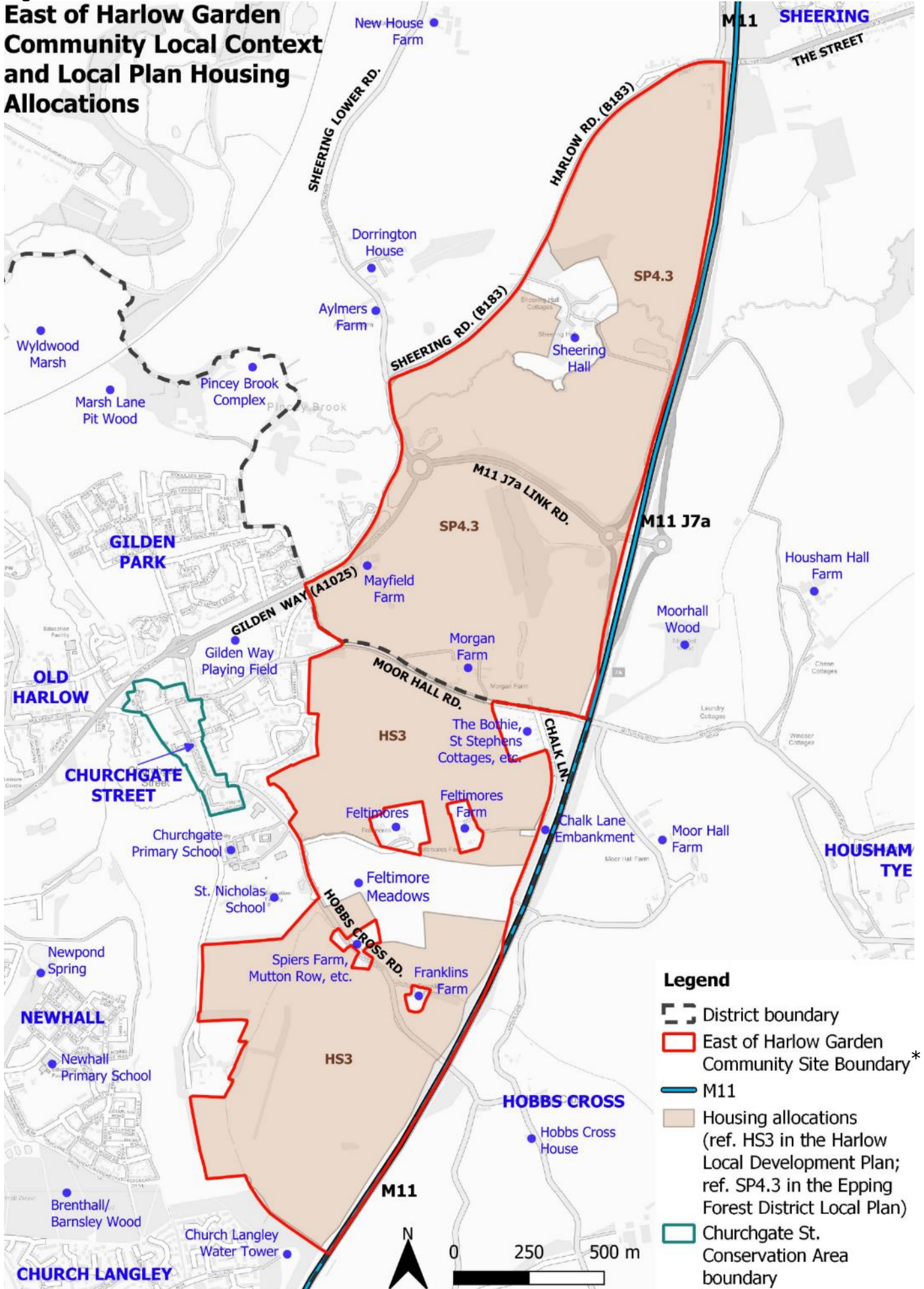
Harlow and Gilston Garden Town. Similarly to Newhall, the planning of the East of Harlow Garden Community will be required to carefully consider the continued protection of Churchgate Street.

- 4.39 The planned East of Harlow Garden Community comprises an area of approx. 200ha and is west of the M11, south of the M11 J7a link road and east of Newhall and Churchgate Street.
- 4.40 In the Harlow allocation of the Garden Community, 2,300 homes are planned, while 750 homes are planned for the Epping allocation along with a new hospital campus (likely to be the relocated new Princess Alexandra Hospital). The significant Green Wedge – which was expanded in the HLDP and runs eastwards from London Road, through the site and to the M11 – will be incorporated into the Garden Community for open space, leisure and community uses.
- 4.41 A Supplementary Planning Document (SPD), known as the East of Harlow Masterplanning Guidance SPD, has been produced and is expected to be adopted by both Harlow and Epping District Councils by Summer 2024.
- 4.42 The SPD reiterates that all masterplanning in the Garden Town must adopt a ‘landscape led’ approach to development in line with the HGGT Vision and reflects Sir Frederick Gibberd’s original masterplan for Harlow New Town. The Strategic Masterplan is required, therefore, to respond to the distinctive landscape setting, using the existing landscape to shape the pattern of new development and the character of open spaces, including the use of existing woodlands, hedges, trees, meadows and water bodies as natural cues.
- 4.43 The SPD contains guidance for the preparation of a masterplan for the East of Harlow Garden Community. Guidance is supplied specifically for:
- General design and character
  - Green and blue infrastructure
  - Sustainable movement, the Sustainable Transport Corridor and all-vehicular connections
  - Infrastructure and Local Centres, including broad location of the relocating Princess Alexandra Hospital
  - Education provision
  - Consideration of existing settlements
- 4.44 The consideration of existing settlements refers to areas such as Churchgate Street, Sheering and Lower Sheering. Such consideration, along with the requirement for the masterplan to be led by the existing landscape (see above), includes:
- the use of new Green Infrastructure buffers between the new development and existing development, to screen and filter views and provide visual and noise buffers
  - the requirement for the design of the housing and the layout of the area to be sensitive to, and in-keeping with, existing surrounding areas, particularly regarding housing density and building heights
  - the need for development to sensitively respond to the topography of Churchgate Street and other existing areas, with views of key landmarks and other key vistas retained and enhanced
  - the protection and enhancement of existing Green and Blue Infrastructure
  - the potential for existing facilities and infrastructure to be enhanced through the use of Section 106 agreements, including bus services and walking and cycling links

- 4.45 Further information can be found by viewing the SPD which, once adopted, will be available on both Harlow and Epping Forest District Councils' websites. The masterplan, once produced by the relevant developer(s), will contain further detail that will be required to accord with the guidance set out in the SPD. The masterplan will be publicly consulted on once produced and inform subsequent planning applications.
- 4.46 An extract of a map from the SPD showing the location of the East of Harlow Garden Community, can be seen at Fig. 4.32.

Fig. 4.32:

# East of Harlow Garden Community Local Context and Local Plan Housing Allocations



\* as designated before revisions adopted in Feb 2025

## 5. Conservation Area Management Proposals

- 5.1 In accordance with planning legislation<sup>1</sup>, Councils must publish proposals for preserving and enhancing a Conservation Area (CA). The Council, therefore, has a legal duty to ensure the preservation and enhancement of the CAs in Harlow, including the Churchgate Street CA.
- 5.2 The CA designation is a material consideration and, as such, Planning Officers seek advice from Essex County Council heritage advisers when determining planning applications for development in the area.

### Existing Management through the Planning System

- 5.3 It is evident from the level of preservation to date that the Churchgate Street area's designation as a CA, since 1969, has ensured it has been protected from development which would harm its character.
- 5.4 There are, however, a number of modifications that homeowners can make to their houses without the need to receive planning permission first. These are known as Permitted Development Rights and are set out in law by central Government in the General Permitted Development Order 2015 (as amended)).
- 5.5 There are specific PDRs which do not apply to buildings in any CAs, including examples in the list below. **Planning permission, therefore, would be required for these changes in any CA:**
- cladding on any exterior of a property;
  - certain extensions such as two-storey ones or ones which extend beyond the property's side or rear wall (an extension to the front of a property is not a PDR anywhere);
  - dormers or adding storeys to a roof (the whole of Part 1, Class AA and Part 1, Class B);
  - adding an outbuilding to the side of a property (adding an outbuilding to the front of a property is not a PDR anywhere).
- 5.6 Furthermore, there are certain PDRs which do not apply to buildings which are nationally listed by Historic England. These include adding an outbuilding, fence or other enclosure anywhere within the boundary (curtilage) of the building.
- 5.7 The extra restrictions for CAs and Listed Buildings help preservation, because changes which could affect the overall historic character of a building or area can be managed through the planning application process (known as Development Management).
- 5.8 In addition to the above, the same planning law also requires Listed Building Consent (LBC) for demolition of a Listed Building, or for alteration or extension which would affect its character as a building of special architectural or historic interest. Alterations would include making major changes, as well as comparatively minor changes such as replacing external windows or doors, or adding CCTV to a front wall.
- 5.9 For the avoidance of doubt, it is best to assume that any works to a Listed Building would require LBC. It is important to note that LBC is separate from planning permission. In many

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<sup>1</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

cases both LBC and planning permission will be required, but where planning permission is not required, it is likely that LBC would still be needed.

### **Proposal: Implementation of an Article 4 Direction in the Churchgate Street CA**

- 5.10 An Article 4 Direction (A4D) can be created by a Council and applied to a certain area such as a CA. A4Ds remove certain PDRs, so planning permission would need to be obtained before carrying out the changes or development detailed in the A4D. As explained above, for buildings in CAs, many of the available PDRs have extra constraints due to the CA designation.
- 5.11 As mentioned earlier in this chapter, the removal of PDRs means that changes to buildings can be managed better by requiring planning permission to be obtained, which helps to preserve features of CAs.
- 5.12 Table 5.1 details the main PDRs which are available to homeowners in a Conservation Area, and whether it is proposed, based on evidence, that they should be included in the A4D.

Table 5.1: PDRs and potential for inclusion in an A4D

Class of PDR available in Conservation Area	Comment	Proposal
<p>Part 1, Class A, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Extensions</b> (single-storey and at rear only, inc. conservatories)</li> <li>• <b>Other enlargements, improvements &amp; alterations</b>, subject to conditions, inc. changing doors &amp; windows &amp; their frames, converting windows to bay windows, enlarging/removing windows/doors, adding canopy above front door, etc.</li> <li>• <b>Note:</b> exc. exterior painting – see Part 2, Class C, below</li> </ul>	<p>There is a lack of evidence that single-storey rear extensions or rear outbuildings should be included in the A4D, as there are few corner plots or other instances where the rears of buildings in the CA can be clearly viewed from the public realm.</p> <p>However, there is potential for most buildings in the CA to have possibly inappropriate alterations made to doors &amp; windows &amp; their frames, or canopies or other similar additions/alterations, as well as the painting of the exterior. This could result in the loss of original design elements or features.</p> <p>A number of buildings in the CA have already experienced such inappropriate changes.</p>	<p><b>Include Part 1, Class A in A4D</b>, but exclude the part relating to rear extensions.</p> <p>For example, changing the style of windows of a property would need planning permission.</p> <p>Extensions to the rear would continue to be permitted development. Extensions elsewhere require planning permission due to being in a CA.</p> <p>This will ensure exterior changes, in particular relating to front doors and windows, can be sensitively managed.</p> <p>In most cases, particularly for non-listed buildings, it would not be expected that replacement windows match the originals if they are less energy-efficient. This is to ensure the A4D does not impede the ability to improve the energy efficiency of a building.</p>
<p>Part 1, Class E, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Outbuildings</b> (at rear only), inc. swimming pool and inc. alterations or improvements, etc.</li> <li>• PDR does not apply to Listed Buildings</li> </ul>	<p>See comments above.</p>	<p>Do not include Class in A4D.</p>



Class of PDR available in Conservation Area	Comment	Proposal
Part 2, Class C, which relates to: <ul style="list-style-type: none"> <li>• <b>Painting the exterior of a building or displaying adverts/announcements, etc.</b></li> </ul>		<p><b>Include Part 2, Class C in A4D.</b></p> <p>This will ensure alterations relating to the colour of a property, for example, can be sensitively managed.</p>
Part 1, Class G, which relates to: <ul style="list-style-type: none"> <li>• <b>Installing, altering or replacing a chimney, flue or soil &amp; vent pipe</b></li> <li>• Inc. removing a chimney, which is considered to be an alteration</li> </ul>	<p>There are a number of buildings in the CA where the removal or significant alteration of a chimney could disrupt symmetry and cause the loss of original features.</p>	<p><b>Include Part 1, Class G in A4D</b>, but state that it only applies to chimneys (i.e. not flues or soil &amp; vent pipes).</p> <p>For example, removing a chimney would need planning permission.</p> <p>This will ensure alterations relating to chimneys can be sensitively managed.</p>
Part 1, Class C, which relates to: <ul style="list-style-type: none"> <li>• <b>General roof alterations</b> which do not involve enlargement, e.g. roof lights</li> <li>• Exc. adding dormers &amp; additional storeys, which require planning permission in a CA</li> </ul>	<p>There is a lack of evidence of inappropriate general roof alterations.</p> <p>Alterations relating to chimneys are covered by Class G (see above). Dormers already require planning permission in a CA anyway.</p>	<p>Do not include Class in A4D.</p>
Part 1, Class D, which relates to: <ul style="list-style-type: none"> <li>• <b>Porches</b></li> </ul>	<p>The majority of buildings in the CA either already have porch additions, or cannot have porches added due to close proximity to the pavement.</p> <p>However, including this class in the A4D would allow changes to existing porches (and any porch additions) to be managed effectively, avoiding any changes or additions which could be harmful.</p>	<p><b>Include Part 1, Class D in A4D.</b></p>

Class of PDR available in Conservation Area	Comment	Proposal
<p>Part 1, Class F, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Hardstandings</b></li> <li>• I.e. converting a garden to a hard surface</li> <li>• Inc. replacing existing hardstanding</li> </ul>	<p>The predominant character of the CA is of houses which are close to the pavement with little or no space for a front garden. Conversion to hardstanding is usually for car-parking, but most front gardens are too small for that purpose.</p> <p>Where there is a larger front garden or grounds, the building is usually listed in any case, so would likely require LBC for a conversion to hardstanding.</p>	<p>Do not include Class in A4D.</p>
<p>Part 1, Class H, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Aerials and Satellite Dishes</b></li> <li>• PDR not applicable if facing onto and visible from a highway</li> </ul>	<p>Around half of buildings already have aerials or satellite dishes affixed to the roof which are visible from a highway, even if not facing onto it.</p> <p>It is expected that as online streaming services become more popular, and indoor aerials become more efficient, the use of exterior aerials and satellite dishes will decline and redundant ones will be removed over time.</p> <p>LBC likely required anyway for listed buildings.</p>	<p>Do not include Class in A4D.</p>
<p>Part 2, Class A, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Gates, Fences, Walls and Other Enclosures</b></li> <li>• Inc. erecting, maintaining, improving or altering</li> <li>• PDR does not apply to Listed Buildings</li> </ul>	<p>The predominant character of the CA is of houses which are close to the pavement with little or no space for a gate, fence, wall or other enclosure.</p>	<p>Do not include Class in A4D.</p>
<p>Part 14, Class A, which relates to:</p> <ul style="list-style-type: none"> <li>• <b>Solar Panels and Solar Thermal Equipment</b></li> <li>• PDR not applicable if on a wall fronting a highway</li> <li>• Inc. installing, altering or replacing</li> <li>• PDR does not apply to Listed Buildings</li> </ul>	<p>No evidence that this would cause an issue, given the requirement in a CA that they could not be installed on a wall fronting a highway.</p> <p>Furthermore, given the recognised climate emergency, the A4D should not impede the ability for homeowners to produce their own energy.</p>	<p>Do not include Class in A4D.</p>

- 5.13 It is proposed, therefore, that an A4D is drafted ('made') based on the details given in Table 5.1.
- 5.14 The need for protecting the historic character of the CA is balanced against the wishes of homeowners who want to alter their properties without needing to obtain planning permission. It is for this reason that the proposed A4D only removes PDRs which evidence suggests are necessary to remove.
- 5.15 A number of inappropriate changes have been made over time – either changes which were made decades ago, or more recently using PDRs. Examples of inappropriate changes which would be allowed under the PDRs – specifically the PDRs proposed for removal by the A4D – are detailed later in this chapter with supporting photos. This indicates how similar changes could be made to other buildings in future.
- 5.16 While a third of buildings in the CA are listed, and therefore have extra protection through further default restrictions on PDRs and the likely need for LBC, two-thirds of buildings are not listed and are therefore more vulnerable to changes. Even though they are not listed, most of them have historic features and make contributions to the overall CA, which could be eroded or lost through inappropriate changes.
- 5.17 There are a number of buildings in the CA, for example semi-detached houses and terraced rows, which were designed with a level of symmetry and allow the whole building to be read as a whole. These are particularly vulnerable to inappropriate changes because, for example, any symmetry and historical features on a row of terraced houses would be disrupted by out-of-keeping window replacements on a property in the row. Examples of such buildings are provided later in this chapter.
- 5.18 Just because planning permission would be required for the changes/development specified in the A4D, it does not mean that permission would be refused when it is applied for. Any changes proposed would, however, need to respect the original symmetry, design and materials of the property in question. The associated *Management Plan and Guidance* document would assist residents submitting such planning applications (see more information below).
- 5.19 Subject to the consultation on this document, the A4D is expected to be made (drafted) in early 2025 and would then be subject to a four-week period where people could make further comments. The A4D would then be confirmed (come into force) a year later, in early 2026, but confirmation would be subject to comments received and approval by the Council's Cabinet. The period between the making and confirming of the A4D is standard procedure and gives homeowners sufficient notice of the A4D coming into force.
- 5.20 The A4D would apply to the whole of the CA, using the revised boundary which was adopted in February 2025.
- 5.21 **It is important to note that existing permitted development rights will remain unaffected unless and until the Direction is confirmed. The Direction cannot be applied retrospectively, so would only apply to changes or development made from the date it is confirmed.**

#### **Proposal: Production of *Management Plan and Guidance* document**

- 5.22 At the same time as the A4D is drafted, the Council will consult on the draft *Management Plan and Guidance* document (MPG). The MPG builds upon the CMP, focuses on details of the CA such as street signage, outlines the way in which the Council will preserve and

enhance the CA, and provides guidance on submitting planning applications for works covered by the Article 4 Direction. It also clarifies the position regarding like-for-like replacements of features on a building.

- 5.23 Once adopted, the MPG would become a material consideration when determining planning applications. The MPG would, therefore, be used by Council Officers, owners and occupiers within the CA (and developers) when submitting any planning applications, and Essex County Council officers when providing advice to the Council regarding heritage and other subjects.
- 5.24 In accordance with the legal requirements, [at least one](#) public exhibition about the MPG will be held in the Churchgate Street CA during the consultation period. Views of those attending the exhibition(s) will be considered when finalising the Management Plan before it is adopted.

### **Proposal: Revision to the Boundary of the Churchgate Street CA**

- 5.25 As detailed in Chapter 3, the Churchgate Street CA boundary was first designated in 1969 and received minor revisions in 1981 and 1984. In the draft version of this document, a number of revisions to the CA were proposed. Following the consultation, a revised boundary was prepared which incorporates these revisions as well as some additional changes (see below).
- 5.26 Since 1984 there have been a number of changes in the CA, including the building of houses on land which was formerly part of the grounds of older houses. Examples of these include development on land which was formerly part of Millhurst and Meadham, as a result of the land being allocated for housing in the CSADP.
- 5.27 Given these modern houses are mostly not visible from (and in some cases not near) the public realm, it was proposed to revise the CA boundary to exclude them given they do not positively contribute to the CA.
- 5.28 These proposed minor exclusions ensure the overall CA is strengthened, by removing parts which can no longer justifiably be part of the CA. [This is supported by paragraph 197 of the National Planning Policy Framework \(December 2023\), which says it must be ensured that “the concept of conservation is not devalued through the designation of areas that lack special interest”.](#)
- 5.29 As a result of the consultation on this document, the area of Sheering Drive, just to the east of Gilden Way and the west of Staffords, has been included in the CA through the boundary revision process.
- 5.30 Following further review of the boundary, the large churchyard of St. Mary’s Church has also been included in the CA. Other proposed amendments included adding the flats of 1 to 12 Churchgate Court to the CA, which is a building designed as a replica of Chantry House, as well as additional minor revisions to tidy the boundary.
- 5.31 Full justifications for the boundary revisions can be found at Table 5.2, while a revised boundary map – showing the revisions – can be seen at Fig. 5.1. The boundary revisions were adopted at the Council Cabinet meeting in February 2025. The revisions resulted in a net increase in the size of the CA, from 6.36ha to 7.97ha (an increase of 25%).
- 5.32 In accordance with the legislation, a notice of the adoption of the new boundary was published in the Local Gazette and the local newspaper after adoption. The legislation does

not require the Council to notify owners of properties or land which are included in or excluded from a CA.

- 5.33 However, in the interests of best practice, letters were sent in October 2024 to the occupier/owners of such properties to notify them of the changes. These occupier/owners had also been informed of the proposed revisions when they were sent a letter, in August 2024, about the consultation on this document (excluding Sheering Drive, the proposed inclusion for which emerged from the consultation).
- 5.34 Given the residents of Sheering Drive had not been consulted before, when they were notified in October 2024 they were given a two-week period in which to make comments about the boundary revision. **No comments were received.**

Table 5.2: CA boundary revisions and justifications

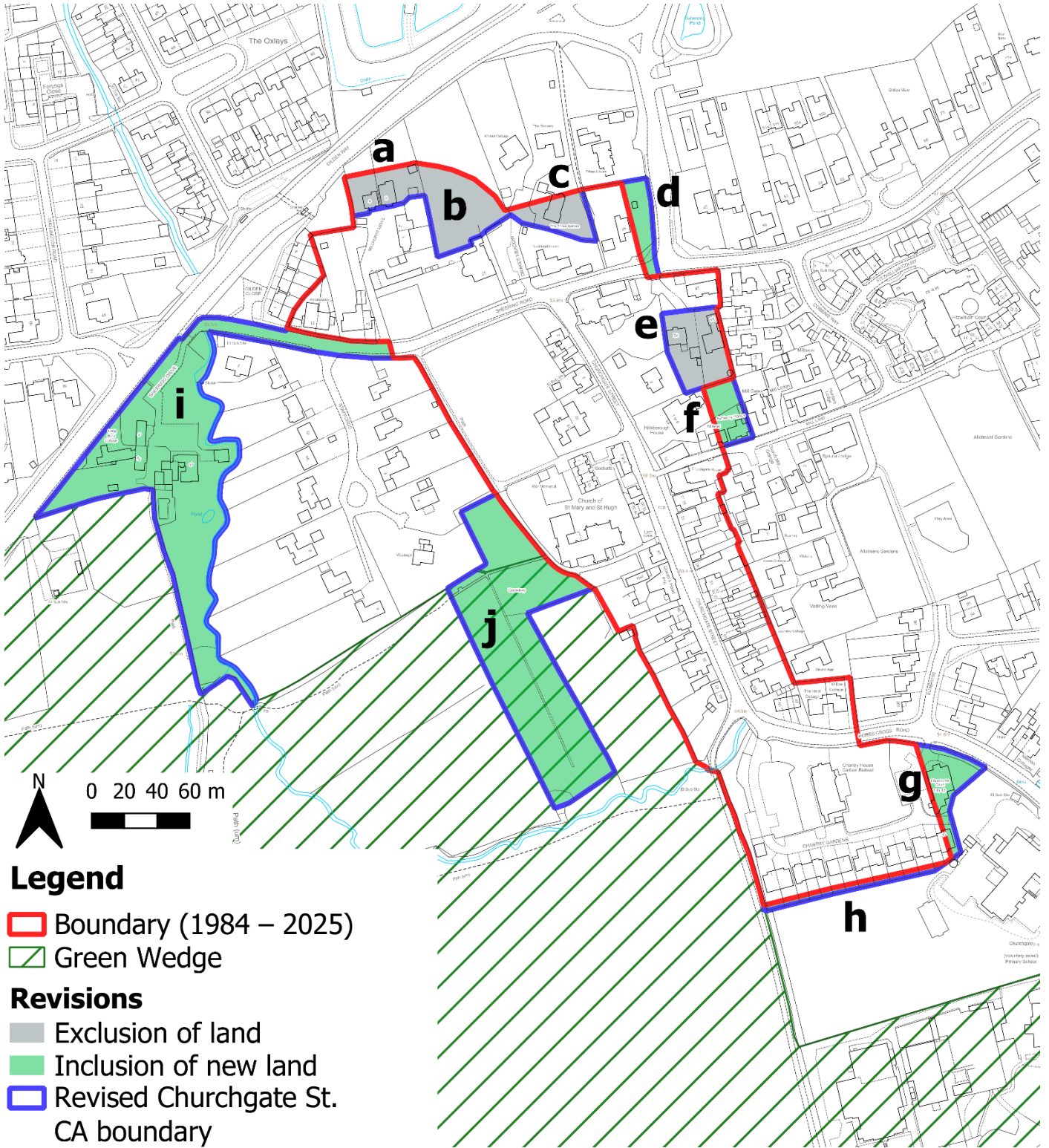
Revision	Justification
a.) Exclude 3 & 4 Millhurst Mews	Scored 0 for contribution (“not historic buildings, but well-designed and with a historic style, interesting aesthetics and a good setting, but not visible from the public realm”). Lack of sufficient architectural/historic interest, therefore, to warrant retention in the CA, so excluding this strengthens the rest of the CA <sup>**</sup> . See Detailed Appraisals* <b>ref. N.e</b> for more information on Nos. 3 & 4.
b.) Exclude the open space north of Millhurst	Not visible from the public realm; only half is currently in the CA anyway. Lack of sufficient architectural/historic interest, therefore, to warrant retention in the CA, so excluding this strengthens the rest of the CA <sup>**</sup> . See Detailed Appraisals* <b>ref. N.f</b> for more information on Millhurst.
c.) Exclude The Three Gables, Drakes Meadow	Scored 0 for contribution (“not a historic building, but well-designed with historic style, interesting aesthetics and a good setting, but not visible from the public realm”). A portion of this house is not currently in the CA anyway, along with two other nearby houses of a similar style and age. Lack of sufficient architectural/historic interest, therefore, to warrant retention in the CA, so excluding this strengthens the rest of the CA <sup>**</sup> . See Detailed Appraisals* <b>ref. N.i</b> for more information.
d.) Tidy boundary at 35 Sheering Road by including part of its curtilage which is not currently in the CA	Boundary currently bisects the curtilage of No. 35. See Detailed Appraisals* <b>ref. N.j</b> for more information on No. 35.
e.) Exclude 22 & 24 Sheering Road	Scored 0 for contribution (“not a historic building; no particularly interesting aesthetics or setting and mostly not visible from the public realm”). Lack of sufficient architectural/historic interest, therefore, to warrant retention in the CA, so excluding this strengthens the rest of the CA <sup>**</sup> . See Detailed Appraisals* <b>ref. E.c</b> for more information on Nos. 22 & 24.
f.) Include Ashberry House (and the part of Millend which is not currently in the CA) and land to north, Mill Lane	Ashberry House is in same style and built at the same time as next-door Millend, which scored 1 for contribution (“not a historic building, but nonetheless well-designed with features in a historic style, interesting aesthetics and a good setting and relationship with the public realm”). Visible from Churchgate Street when viewing Mill Lane. Presence of sufficient architectural interest, therefore, to warrant inclusion in the CA. Boundary currently bisects Millend, so this will ensure the whole of the house is included. See Detailed Appraisals* <b>ref. E.g</b> for more information on Millend and Ashberry House.

g.) Include 1 to 12 Churchgate Court	Built as a replica of, and on the grounds of, Chantry House. Landmark building due to its size and appearance. Presence of sufficient architectural and historic interest, therefore, to warrant inclusion in the CA. See Detailed Appraisals* <b>ref. S.d</b> for more information on the building.
h.) Tidy boundary around Chantry Gardens	Alteration to ensure the boundary correctly follows curtilages. See Detailed Appraisals* <b>ref. S.e</b> for more information on the houses.
i.) Include Sheering Drive	This area is detached from Churchgate Street. The buildings and their settings are also already protected through national listing. However, in the interests of recognising that they pre-date the more modern developments surrounding Churchgate Street, it is logical to include them and their settings in the CA. Sheering Drive is also currently the only area of historic housing in the vicinity that is not in the CA. Historic mapping shows that the area between Sheering Drive and Churchgate Street, which is now occupied by the 1970s Staffords development, was broadly open land. Sheering Drive historically had, therefore, more of a connection to Churchgate Street than it does today. Presence of sufficient architectural and historic interest, therefore, to warrant inclusion in the CA.
j.) Include entire churchyard of St. Mary's & St. Hugh's Church	The earliest recorded activity in the CA is around the area of the Church, as early as 1044 and possibly further back to 700AD, and the name "Churchgate Street" is thought to be a reference to the Church's Lych Gate (see Chapter 2). The churchyard is an ancient Christian burial ground with many gravestones, some dating back to 1807 (and more likely to be older) and many being of an ornate design. The churchyard, most of which is in the Green Wedge, also contributes to the Green Infrastructure due to the presence of greensward, mature trees and a footpath which links to the wider Green Wedge to the west. There are also several benches. Presence of sufficient historic interest, therefore, to warrant inclusion in the CA.
k.) Tidy boundary in other places	Very minor alterations to ensure the boundary correctly follows curtilages when the boundary is viewed at a greater scale (not shown on map at Fig. 5.1 as they would not be easily visible).

\* See Appendices for the Detailed Appraisals

\*\* [In accordance with paragraph 197 of the National Planning Policy Framework \(December 2023\), which says it must be ensured that "the concept of conservation is not devalued through the designation of areas that lack special interest".](#)

Fig. 5.1: Map showing Churchgate Street CA boundary revisions and new boundary, adopted February 2025



### Examples of inappropriate changes

5.35 Figs 5.2 to 5.12 show inappropriate changes to buildings that have been identified across the CA, based on the PDRs identified for removal using the A4D. The changes are inappropriate because they unsympathetically alter the original design of the exterior of a building. Such changes may also disrupt a group of similarly-designed buildings that are designed to be 'read' together.



- 5.36 The identified changes include recent ones as well as those made decades ago (or earlier), some of them on Listed Buildings. The changes identified could currently be made to buildings in a CA using the PDRs which have been identified for removal using the A4D. Listed Buildings may need Listed Building Consent.
- 5.37 Where any recent inappropriate changes have been made to a Listed Building, it is likely that the homeowner considered the change to be minor enough that Listed Building Consent was not required. It is advisable to always check with the Council to establish whether such consent would be required, even if planning permission would not be needed. This will be detailed further in the forthcoming *Management Plan and Guidance* document.
- 5.38 The purpose of identifying the changes below as “inappropriate” is to highlight how such changes can be made, usually by using PDRs, and could be harmful to the character and historic nature of the CA. Changes made to a single building are unlikely to harm the CA, but wider harm is likely to arise cumulatively when multiple buildings experience inappropriate changes. Identifying such changes is also important to support the introduction of an A4D.
- 5.39 The chimneys on the small terraced row of housing in Fig. 5.2 have been modified and the windows on one of the dormer additions have been replaced in a different style. Both these alterations harm the symmetry of the terraced housing which has other symmetrical features that have been preserved (such as the windows on the main façade). The chimney modifications have also resulted in the loss of original features.

*Fig. 5.2: Chimney and dormer window alterations*



- 5.40 The windows and front doors on the detached properties in Fig. 5.3 have been replaced with those of differing styles, plus other alterations have been made around the bay windows, most notably the addition of the large monopitched roof over the bay window and front door on the house on the right. Both these alterations harm the symmetry of the houses which otherwise have a broadly similar visual appearance.

*Fig. 5.3: Alterations to doors and windows*



- 5.41 At some point, possibly decades ago, the house on the right of the terraced row in Fig. 5.4 has experienced a significant change to the ground-floor window, probably to accommodate a shop operation. This example resulted in the installation of a larger window in a different style, along with replacing the lintel above with a straight one instead of the curved type found on the other houses. This has damaged the symmetry of the terraced row.
- 5.42 The front doors have also been painted in different colours and some of the doors themselves replaced in different styles. While the example in question shows the use of pastel colours which are not necessarily inappropriate, it shows that inappropriately striking colours could be chosen.

*Fig. 5.4: Significant window change as well as minor door changes*



- 5.43 The façade of the house in Fig. 5.5 has been harmed by the conversion of a normal window to a shop window, tiles and canopy, which evidence suggests was added decades ago. The differing window styles, addition of tiling and the large space taken up by the canopy mechanism means that part of the façade bears little relationship to the rest of the façade.

*Fig. 5.5: Modification of window to become shop window*



5.44 Fig. 5.6 shows a listed building which has experienced many changes, probably over the space of a hundred or more years. Most of them would require planning permission nowadays, but the replacement of original windows with those of non-matching styles – as seen in the two-storey bay window – could be carried out under PDRs (albeit would likely require Listed Building Consent on a Listed Building).

5.45 This example shows how alteration of windows – such as changing the frames, altering the layout/type and/or increasing their size – can visually harm a building. Fig. 5.7 shows the building as it was around the start of the 20<sup>th</sup> century.

*Fig. 5.6: Significant window changes (among others)*      *Fig. 5.7: The building in the early 1900s*



5.46 Similarly to the previous example, the buildings in Fig. 5.8 and Fig. 5.9 are listed and one of the ground-floor windows on each building has been changed to a shop window, likely many decades ago. In the case of Fig. 5.9, there are also likely to have been other changes experienced. These changes provide examples of how the alteration of a window can lose original features, disrupt the symmetry of a building and negatively affect how it was intended to be 'read'.

*Fig. 5.8 & 5.9: Significant window alterations*



5.47 Figs. 5.10 and 5.11 provide further examples of window alterations leading to the presence of differing styles and, in the case of Fig. 5.11, loss of original features where the building has likely been converted to a garage at some point.

*Fig. 5.10: Window alterations*      *Fig. 5.11: Conversion to garage*



5.48 The building in Fig. 5.12 has been altered over time. Many of the changes would now require planning permission, including the installation of weatherboard cladding which is not a PDR in CAs. However, it provides an example of how the use of PDRs in general could significantly alter a historic building and cause the loss of original features by not using matching colours and materials.

*Fig. 5.12: Significant change in appearance*



## Examples where there is potential for inappropriate changes

5.49 Figs. 5.13 to 5.22 provide examples of features and buildings in the CA which are not nationally listed and could be vulnerable to changes made using PDRs (or further changes where existing ones have been made). Many are particularly vulnerable because they were designed with symmetry in mind, for example in the case of detached houses of the same style and terraced rows.

5.50 Figs. 5.13 and 5.14 show terraced rows (Fig. 5.13 focuses on the façade), with the mostly original layout and style of the doors and windows (and chimneys in Fig. 5.14) providing symmetry, along with original features present such as the arched lintels above (white in the case of Fig. 5.14) and coloured exposed brick. Note the comments made previously in this document about these buildings and changes which have already been made.

*Figs. 5.13 & 5.14: Terraced rows with symmetry and original features*



5.51 Figs. 5.15 and 5.16 show houses which have symmetry, particularly the house in Fig. 5.15, in the form of the original layout and style of the windows. Other original features which have been retained include notable chimney stacks (both houses), original exposed brick (Fig. 5.15) and stone mullions on the windows Fig. 5.16.

*Fig. 5.15: Symmetry and original features offered by the layout & style of the windows & chimneys, and the coloured brick stack*

*Fig. 5.16: Original features include the windows with stone mullions, the stone facades and the notable chimney stack*



5.52 Fig. 5.17 shows an example of an original lucam, although it has probably been modified after the building's operation as a granary ceased. Fig. 5.18 shows an original gable-end vent and stone plaque which can be found on the house in Fig. 5.15. Fig. 5.19 shows external shutters on windows. All these features are vulnerable to possible inappropriate alteration or removal under current PDRs.

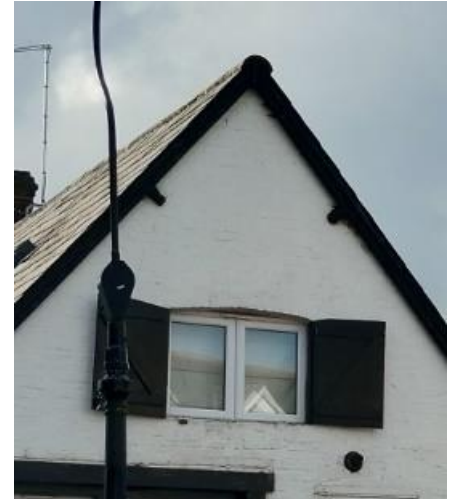
Fig. 5.17: Lucam



Fig. 5.18: Gable-end vent and stone plaque



Fig. 5.19: External window shutters



5.53 The house in **Fig. 5.20** has notable symmetry due to the layouts of the doors and windows in particular, as well as the positioning of the chimneys. Original features include the exposed yellow brick, large chimney stacks, decorative lintels above the windows, the stone mullions on the ground-floor windows, the hanging tiles on the gable-ends and the use of red brick at certain points.

5.54 The two detached houses in Fig. 5.21 which have experienced changes over the years, but are still recognisable as being of a similar style with a certain level of symmetry and various original features, including the yellow brick with extra decorations (e.g. quoins), main chimney stacks, sash windows and ground-floor bay windows.

5.55 Figs. 5.22 shows a semi-detached house, viewed from both sides. The original layout of the windows and doors contributes to the overall symmetry, with other original features including the exposed yellow brick, arched lintels above the windows and the central large chimney stack. (See comments above regarding difference in window designs between the two houses.)

Fig. 5.22: Semi-detached house viewed from both sides



5.56 The houses in Fig. 5.22 also show examples of existing porches, while Fig. 5.23 shows examples of existing canopies. Fig. 5.13, earlier in this chapter, shows an example of a terraced row where porches or canopies could be constructed.

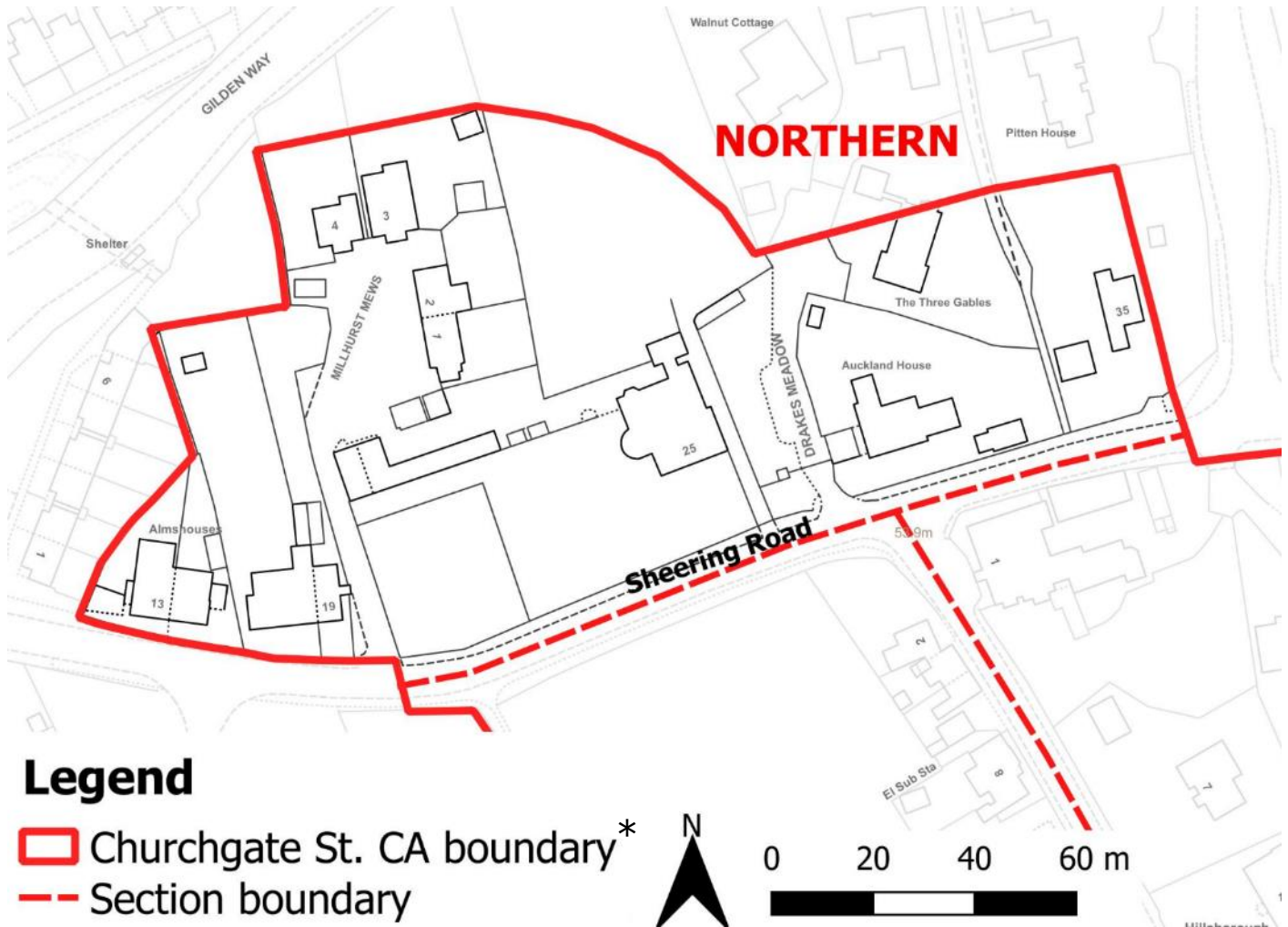
5.57 The Article 4 Direction would mean that creation of new porches or canopies, or changes to existing ones, would require planning permission. This would ensure the design is managed in an appropriate way which would avoid the potential for any harmful designs or loss of original features.

*Fig. 5.23: Examples of existing canopies*



# Appendix 1: Detailed Appraisal – Northern Section

Fig. N.1: Map of the northern section and the buildings appraised





Ref: N.a

## 13 (Reeves Cottage) & 15 (Old Alm House) Sheering Road

Fig. N.a.1: No. 13 (Reeves Cottage)



Fig. N.a.2: No. 15 (Old Alm House)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Pair of cottages	2 per cottage	1	1716	Grade II since 2/80

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed red brick; white weatherboarding on porches	Gabled; tiled; three chimney stacks; blind gabled dormers	White-framed casements	Latterly-added porches with gabled, tiled roofs	Small garden; low black railings

### Extra information

- Formerly four almshouses known as Reeves Almshouses, after Francis Reeve who left money for their construction
- His instruction was that they were to be used by “four poor widows” and this is inscribed on a blind dormer at the front. Each inhabitant had a single room with a fireplace and small bread oven
- Reduced to two houses in 1957 and then known as Vicarages Villas, before being rebuilt in 1974
- In one of the houses a weekly bank – the first in Harlow – was kept (around 1870)
- Modern car port to side of each house

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The carports either side, however, are clearly not an original feature

## Notable planning history

### Nos. 13 & 15: Granted

127/74 Alterations and extension of existing building for residential purposes

### Nos. 13 & 15: Refused

239/82 Single storey extension

### No. 13: Refused

HW/HSE/79/00268 Additional bedrooms

### No. 15: Granted

HW/ST/00/00282 Single Storey Rear Extension (earlier HW/ST/99/00127 which was refused due to unacceptable bulk)

*Officer report concluded that extension would have matching neo-vernacular external finishes.*

### Land to rear of 15 and 17 Sheering Road: Refused

HW/PL/99/00129 Erection of two detached four-bedroom houses (and later HW/ST/99/00213, a proposal for a five-bedroom dwelling)

*Site comprises much of rear garden of No. 17, formerly occupied by open-air swimming pool and now backfilled. Officer report concluded that infill development considered to materially exceed the density of the CA and result in substantial garden loss; spacious density on north side of Sheering Road (particularly Nos. 43-59) would be undermined; design would have unsatisfactory relationship and be out of scale with this part of the CA.*

---

Ref: N.b

## 17 & 19 Sheering Road

Fig. N.b.1: Nos. 17 & 19



Fig. N.b.2: Nos. 17 & 19



## Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house (now a hotel)	16 (No. 17) 4 (No. 19)	3/3.5	Approx. 1835	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed yellow brick; decorative stone plaque and vent on gable end	Hipped and gabled; slated; large chimney stack	White-framed sashes and some casements; arched windows above doors	Brick porch with slated, gabled roof (No. 17); two-storey porch with slated, cross-gabled roof (No. 19)	Small garden; brick wall; low black railings

## Extra information

- Georgian and Victorian design elements (e.g. regimented window layout and decorative bargeboards, respectively)
- Originally known as Piper's Mill
- Current use is Pages Hotel and Guesthouse
- Newer single-storey, gable-roofed, rear northern service wing, partially visible from the front – see planning history

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Landmark due to its size and siting on the corner of Millhurst Mews and opposite the entrance to Staffords

## Notable planning history

### No. 17: Granted

- 94/00058 First floor extension to provide extra bathrooms
- HW/ST/01/00202 Retrospective Consent for Car Park and Re-Building of Outbuilding  
*Officer report concluded that car port would be well-hidden with no visual impact on CA.*
- HW/ST/02/00092 Single Storey Rear Extension, inc. removal of dilapidated outbuildings  
*Officer report concluded it would adequately integrates with existing built form and CA.*

### No. 17: Refused

HLW/391/88

Mixed use as dwellinghouse and boarding/guest house (max. four bedrooms, first floor)

**Land to rear of 15 and 17 Sheering Road: Refused**

HW/PL/99/00129 Erection of two detached four-bedroom houses (and later HW/ST/99/00213, a proposal for a five-bedroom dwelling)

*Site comprises much of rear garden of No. 17, formerly occupied by open-air swimming pool and now backfilled. Officer report concluded that infill development considered to materially exceed the density of the CA and result in substantial garden loss; spacious density on north side of Sheering Road (particularly Nos. 43-59) would be undermined; design would have unsatisfactory relationship and be out of scale with this part of the CA.*

Ref: N.c

**1 & 2 Millhurst Mews (formerly known as 23 (Millhurst Cottage)), Sheering Road**

*Note: Photo not included as houses are not visible from a public highway.*

**Details**

Type	Bedrooms	Storeys	Year built	Listing
Victorian range (now a pair of semi-detached houses)	3 per house	2	Mid-19 <sup>th</sup> century	Grade II since 6/81

**Elements visible from front**

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering on ground floor; black weatherboarding on first floor; blocked off voids	Hipped; slated; three chimney stacks	White-framed sashes and casements	Canopies with gabled, slated roofs, white weatherboarding and supports	Paved courtyard

**Extra information**

- Former Victorian range
- Small extension to side of No. 1 with monopitched roof
- Garage to side of No. 2 with hipped roof and black door – see planning history

**Contribution to Conservation Area (CA)**

Score					Reason for Score
2	1	0	-1	-2	
		x			Well-conserved building with original features, interesting aesthetics and a good setting, but not visible from the public realm.

## Notable planning history

### Nos. 1 & 2: Granted

- 95/00168 Refurb, repair & alteration of cottage; conversion of store to form dwelling  
*Subdivision resulting in two dwellings (i.e. 1 and 2 Millhurst Mews). Minor alterations to windows and porches. Officer report concluded it would not adversely affect the listed building or the CA*
- 95/00211 Two detached dwellings in grounds  
*Officer report recommended refusal; records indicate it was granted at Committee. Report concluded that proposed dwellings should respect the traditional long rectangular plan form of Millhurst Cottage and not take the proposed near-square plan form; therefore considered inappropriate. Granting at Committee led to the building of what is now known as 3 and 4 Millhurst Mews*
- HW/ST/01/00373 Reversion of one dwelling into two dwellings  
*This application was necessary since it had reverted to a single dwelling at some point since subdivision in 1996/7*

### No. 1: Granted

- HW/HSE/17/00230 Garden shed in grounds of No. 1  
*Officer report concluded it would preserve character and appearance of listed building, would not alter setting of nearby listed buildings and would preserve historical character of the CA.*

### No. 2: Granted

- 96/00249 Single garage
- HW/PL/03/00459 Rear conservatory  
*Officer report concluded it would not be detrimental to character of the CA; appropriate relationship with existing dwelling in terms of scale, form and design*

### Track/playroom adjoining 1-2 Millhurst Mews: Refused

- HW/ST/99/00079 Conversion/Change of Use of outbuilding (cycle store) to a One-Bedroomed Dwelling  
*Officer report concluded it would detract from well-defined setting of Millhurst Cottage*
-

Ref: N.d

## 1A (Groom's Cottage) Millhurst Mews

*Note: Photo not included as house is not visible from a public highway.*

### Details

Type	Bedrooms	Storeys	Year built	Listing
Cottage with attached garage of similar size	1	1.5	Late 19 <sup>th</sup> century	None

### Elements visible from front

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed yellow brick with string courses and other details in red brick; white weatherboarding on garage	Garage – gabled; tiled Cottage – cross-gabled; slated; chimney stack; decorative bargeboards	White-framed sashes; red brick lintel arches above	Ecclesiastical style door; red brick arched lintel above	Paved courtyard

### Extra information

- Typical Victorian design with Gothic influence (e.g. decorative bargeboards, brick detailing, ecclesiastical inspired door)
- Likely to be the former coach house to 1-2 Millhurst Mews
- Mezzanine was installed in cottage but now believed to be in garage – see planning history
- Garage is later addition

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
		x			Well-conserved building with original features, interesting aesthetics and a good setting, but not visible from the public realm.

### Notable planning history

#### Granted

HW/HSE/20/00573 Link Extension from Coach House to Garage, Conversion of Coach House, New Window and Door into Side Elevation of Coach House (and earlier HW/HSE/16/00448)

*Includes removal of mezzanine in cottage and installation of new mezzanine in garage. Officer report concluded it would not cause harm to the CA as Coach House is close to main house and link is small and discrete.*

Ref: N.e

### 3 & 4 Millhurst Mews

*Note: Photo not included as houses are not visible from a public highway.*

#### Details

Type	Bedrooms	Storeys	Year built	Listing
Two detached houses of same style	5 per house	2	1996	None

#### Elements visible from the highway\*

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled central cross-wing; white rendering; exposed red brick near base of house	Hipped and gabled; slated; chimney stack; decorative bargeboards on central projection	White-framed casements	Exposed red brick arched lintel around front door	Paved courtyard

#### Extra information

- Has Victorian style elements to match the nearby 1, 1a and 2 Millhurst Mews (e.g. decorative bargeboards and brick archways around doors)
- Garage to each side with hipped roof – see planning history (No. 3)
- No. 4: built in part over a sealed well

#### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
		x			Not historic buildings, but well-designed and with a historic style, interesting aesthetics and a good setting, but not visible from the public realm.

#### Notable planning history

##### No. 3: Granted

96/00098 Garage and conservatory

HW/CA/00/00118 Two-storey rear extension, replacing existing conservatory and rear single-storey section of kitchen

Ref: N.f

## 25 (Millhurst) Sheering Road

*Fig. N.f.a: No. 25 (Millhurst)*



*Fig. N.f.b: No. 25 (Millhurst)*



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with small wing to western side and outbuildings to rear		3	Late 18 <sup>th</sup> / early 19 <sup>th</sup> century	Grade II since 7/50



## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering	Hipped; slated; notable soffits; four chimney stacks	White-framed sashes with bracketed cornices above	Portico porch inc. columns	Large front garden with black railings, hedgerow and brick wall

## Extra information

- Victorian Italianate design (e.g. window cornices, strict symmetry, Portico porch)
- Outbuildings to rear formerly used as a flour mill and possibly a windmill previously
- Later alterations have been made – e.g. rear extension added early 1900s
- Entire exterior was refurbished in 1997
- Formerly owned by Field Marshal Sir Evelyn Wood, V.C., K.C.B., G.C.M.G.. Following his death in 1919, house was owned by a relative of Sir Francis Drake
- Outbuildings which have slated, gabled roofs and exposed brick and white weatherboarding façades
- Notable grounds which were partially sold for development of Drakes Meadow – see planning history

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics, a large setting and a good relationship with the public realm. Landmark building due to its size and appearance

## Notable planning history

### Granted

- HW/PL/93/00373 Subdivision of curtilage of Millhurst, development of 0.8 ha of eastern section of garden for four detached houses and associated access (and also HLW/PL/94/00125)
- Land identified as small housing site in CSADP. Proposed density similar to that east of the Sheering Road spur to Gilden Way. Officer report concluded it would be an appropriate basis for low density, landscape-dominated development. Now known as Drakes Meadow.*
- HW/ST/03/00275 Erection of lodge in part of garden (and earlier HLW/98/00061 and HW/ST/00/00371 for erection of cottage in garden which was not built) – *not implemented*
- Lodge is of Arts and Crafts design similar to 2-4 Drakes Meadow. Officer report concluded that site is relatively remote from immediate setting of Grade II listed Millhurst, and as seen in the streetscape elevation the design of the modest lodge property will complement those of 17 & 19 Sheering Road and Millhurst.*
- HW/PL/12/00108 Proposed new dwelling in grounds (and earlier HW/PL/08/00283 for new dwelling which was not built) – *not implemented*

*Officer report concluded that it would be of a relatively modest scale and character; no detrimental effect on Millhurst setting; important trees will be protected; Arts and Crafts design which reflects dwelling to the west rather than Millhurst.*

HW/PL/13/00232 Conversion of Outbuildings into Two Cottages for Family Use or Short Term Lets (and earlier HW/LB/98/00059, HW/ST/03/00257, HW/PL/06/00249 and HW/PL/09/00168 for a similar proposal; plus HW/PL/12/00194 which was refused)

*Outbuildings disused. Officer report concluded it would be a sensitive design to retain character and appearance of original outbuildings and not result in excessive harm to fabric of listed buildings; relatively secluded location of outbuildings means no adverse harm to setting/character of nearby buildings.*

### **Development of surrounding land**

- This land was identified in the Churchgate Street Area District Plan as Site 13.18 (proposed residential use with a design brief guiding development)

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Ref: N.g

### **Garden wall, immediately south-east of Millhurst, fronting road**

- Grade II listed since June 1981
- Constructed in late 18<sup>th</sup> or early 19th century
- Red brick garden wall with brick gate piers, topped with stone pineapples
- 70 feet in length

*Fig. N.g.1: Garden wall with pineapple on top of gate pier*



Ref: N.h

## 1 (Auckland House) Drakes Meadow

Fig. N.h.1: No. 1 (Auckland House)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with ground floor wings to east and west		2	1996	None

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Not a historic building, but well-designed with historic style to complement the nearby Millhurst building, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to its size and setting opposite the entrance to Churchgate Street.

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering (blocks)	Hipped; slated; two chimney stacks; notable soffits	White-framed sashes; two-storey bay windows	Door recessed within archway	Small front garden with low black railings and hedgerow

### Extra information

- Design similar to (but less elaborate than) Millhurst
- Outbuilding to east, beside road, with black weatherboarding and hipped, slated roof
- Built on land which was formerly part of Millhurst

Ref: N.i

## 2 (The Three Gables) Drakes Meadow

*Note: Photo not included as house is not visible from a public highway.*

### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house		2	1996	None

### Elements visible from the front

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross-wing; pebble-dashed white rendering; exposed red brick near ground level; vents on gable ends	Triple-gabled; tiled; chimney stack	White-framed casements	Brick, arched lintel around door	Paved front garden and black gated entrance

### Extra information

- Arts and Crafts style
- Gable-roofed, tiled ground-storey link to hip-roofed, tiled garage
- Built on land which was formerly part of Millhurst
- The other houses in Drakes Meadow, Nos. 3 (The Rookery) and 4 (Walnut Cottage), were built at the same time and in a similar style, but are not in the CA

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
		x			Not a historic building, but well-designed with historic style, interesting aesthetics and a good setting, but not visible from the public realm.

Ref: N.j

## 35 (Mostyn) Sheering Road

Fig. N.j.1: No. 35 (Mostyn)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house	5	2	Approx. 1995	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cross-wing; exposed red brick on ground floor, white rendering on first floor	Hipped and gabled; tiled; two chimney stacks; roof of gable end jettied with white brackets	White casement; bay window on first floor; bay window with hipped, red tiled roof on ground floor	Flat-roofed canopy above front door	Gravel front garden with hedgerow and wooden gate

### Extra information

- Design inspired by early 20<sup>th</sup> century and Arts & Crafts housing (e.g. gabled cross-wing and dual bay window with a relatively plain façade)
- Hipped roof garage in front garden, with white door and white rendering/brick matching house

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	

	x				Not a historic building, but well-designed with historic style, interesting aesthetics and a good setting and relationship with the public realm.
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**Notable planning history**

**Granted**

HW/CA/00/00080 Double detached garage to replace single garage

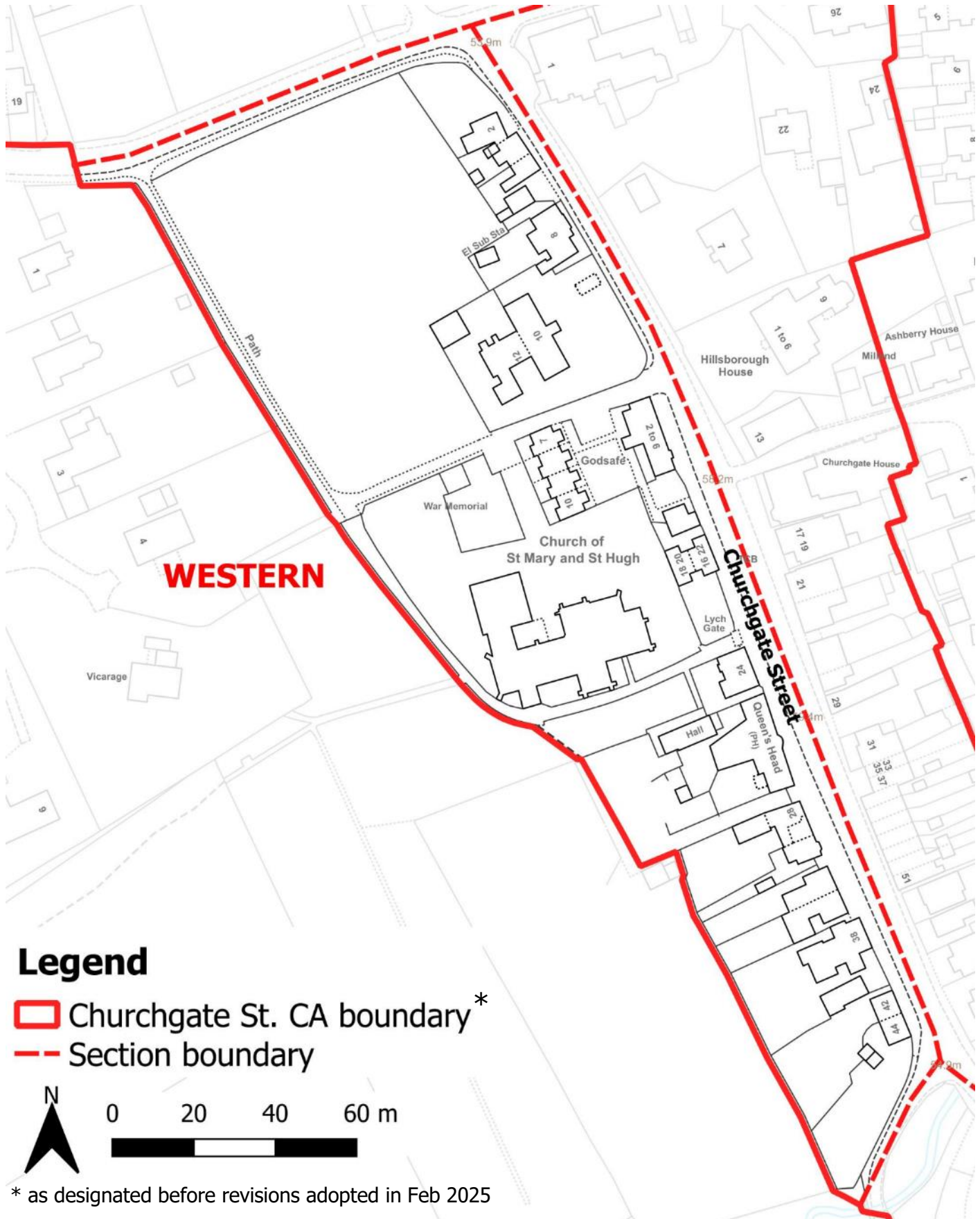
**Refused**

94/00237 Five-bed detached house and garage

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## Appendix 2: Detailed Appraisal – Western Section

Fig. W.1: Map of the western section and the buildings appraised



Ref: W.a

## 2, 4 & 6 Churchgate Street

Fig. W.a.1: Nos. 2 & 4



Fig. W.a.2: Nos. 2 & 4



Fig. W.a.3: No. 6



### Details

Type	Bedrooms	Storeys	Year built	Listing
Pair of timber-framed semi-detached houses (Nos. 4 & 6) with extension (forming No. 2)	2? per house	2	Early 19 <sup>th</sup> century	Grade II since 7/50

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White weatherboarding (No. 2); cream weatherboarding (Nos. 4 & 6)	Double-gabled, slated (No. 2); gabled, tiled (Nos. 4 & 6); three chimney stacks	White-framed casements with latticing (No. 2); cream-framed sashes (No. 4 & 6)	Pediment and columns surrounding doors (Nos. 4 & 6)	Small garden (No. 2); immediately adjoins pavement (Nos. 4 & 6)



		No. 4 also has large square former shop window with small panes and name board above		
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### Extra information

- Nos. 4 and 6 have some neo-Georgian elements (e.g. pediments and columns around the doors)
- No. 4 was used as a shop at some point
- Garage beside No. 6 (large white door with red-tiled, gabled roof)

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features (such as the weatherboarding and neo-Georgian elements), interesting aesthetics and a good setting and relationship with the public realm. The shop window on No. 4 was a change made many decades ago but does not overly detract.

### Notable planning history

#### No. 2: Granted

HW/PL/87/00030 Extensions and Alterations to the Rear  
98/00188 Single-storey rear extension

#### Nos. 4 & 6: Granted

HW/LBC/18/00342 (LBC) Remove and replace defective weather board cladding

#### No. 6: Granted

68/68 Erection of a double garage  
HW/PL/09/00179 Construction of 3 Gabled 2 Light Dormer Windows to Form Third Bedroom in Roof Space (at rear)

Ref: W.b

## 8 (Old School House) Churchgate Street

Fig. W.b.1: No. 8 (Old School House)



Fig. W.b.2: No. 8 (Old School House)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached former school house		2	Early-mid 19 <sup>th</sup> century	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled projection; exposed ragstone; quoins	Cross-gabled with catslide elements; tiled; large chimney stack	Casement with arched, stone surrounds and mullions	Archway above front door; porch which has monopitch roof forming catslide element from main roof	Low black railings; small front garden

### Extra information

- Victorian Gothic style (e.g. steep roof pitch, ecclesiastical windows and door)

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm.

Ref: W.c

## 10 & 12 (Old School) Churchgate Street

No. W.c.1: 10 & 12 (Old School)



No. W.c.2: 10 & 12 (Old School)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Technically a pair of semi-detached houses, converted from former CoE Churchgate Street School	4 per house	1/1.5	1816; extended 1850	Grade II since 6/81

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed ragstone; quoins; buttresses	Cross/dual gabled roof; tiled; octagonal pendants; lantern at centre; decorative bargeboards; four chimney stacks	Mostly tall, rectangular, white-framed casements; stone mullions	Stone front porch with gabled, tiled roof	Gravel/brick courtyard; black railings and gate (recently renovated – see planning history)

### Extra information

- Victorian Gothic style (e.g. steep roof pitch, ecclesiastical windows and doors, decorative bargeboards)
- School sold in mid-1970s (and moved to Hobbs Cross Road) on the condition that it not be used for more than two houses

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to its size and appearance.

### Notable planning history

#### Granted

75/66 Temporary mobile classroom to accommodate 30 children for four years  
82/81 Internal alterations to form dwelling to part of property

#### Refused

122/77 Erection of ornamental gates on site  
HW/PL/04/00267 Single detached garage forward of No. 10 on site of existing car port, and detached garage and garden store rear of No. 12  
*Officer report concluded that garage forward of No. 10 would be undesirable in terms of historic streetscape*

#### No. 10: Granted

HW/PL/88/00122 New paving and planting scheme for forecourt  
HW/HSE/21/00507 Refurbishment of existing railing fence, installation of electric gates and replacement hedging and trees  
*Officer report concluded That the replacement hedging and trees would re-expose the iron railing fence, which is currently obscured by the existing vegetation along the frontage, and therefore reinstate its presents within the streetscene*

#### No. 12: Granted

HW/PL/04/00456 Detached Garage And Garden Store  
*Officer report concluded that the roof would be in keeping with gabled roof of main house; use of black weatherboarding, appropriate bricks, conservation rooflights, etc. to ensure it matches main house and 8 Churchgate Street*

#### No. 12: Refused

HW/PL/11/00265 Proposed First Floor Extension (Recessed From Parapet)  
*Committee report recommended approval as it would respect the design of the Old School and not harm the setting of the remainder of the listed building, and would integrate well with the external appearance of the existing single-storey outshot. However, was refused at Committee.*

Ref: W.d

## **Glebe Open Space**

*Fig. W.d.1: Glebe Open Space*



- Informal open space with views of St Mary's Church
- Two footpaths cross the site – one from Sheering Road along the western boundary to the churchyard, the other cutting diagonally across the site from Sheering Road to Churchgate Street

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Ref: W.e

## **St Mary & St Hugh Parish Church, Churchgate Street**

*Fig. W.e.1: Church*



Fig. W.e.2: Church



## Details

Type	Bedrooms	Storeys	Year built	Listing
Parish church in Gothic style, with nave, chancel, vestry, transepts and central bell tower with clock and tall broach spire			See History below	Grade II since 7/50

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Flint rubble with stone dressings	Tiled; gabled; bell tower and spire	Decorative Medieval church windows	Wooden, gabled, tiled porch	Graveyard and paved area

## History

- Approx. 12<sup>th</sup> c: nave and tower built
- 1219: first dedication of church
- 13<sup>th</sup> c: transepts added
- Approx. late 14<sup>th</sup> c: chancel and north-east vestry added
- 1680s: church repaired and ornamented
- 1708: severe fire damage; central spire replaced by pyramidal roof; new brick tower and gallery erected
- 1794: the present clock was installed
- Late 18<sup>th</sup> to early 19<sup>th</sup> c: minor repairs
- Mid 19<sup>th</sup> c: south and north transept restored
- 1871 – 1894: major restoration, mostly by Henry Woodyer; west tower and gallery removed; central tower and spire built; walls and windows repaired; south porch added; choir vestry built
- 1916: spire repaired after lightning strike
- 1936: church/spire resingled
- 1972: whole church redecorated and decayed stonework repaired with cement

**Extra information**

- Some original features survive, including the medieval cruciform plan
- Church sits on the hill along historic access route
- Sometimes known in 18<sup>th</sup> century as “St Mary and All Saints”, then in the 19<sup>th</sup> century as “St Hugh’s”
- Round-headed window (12<sup>th</sup> century) is still in the nave; parts of windows in transept and vestry believed to date from 14<sup>th</sup> century and 16<sup>th</sup> century

**Contribution to Conservation Area (CA)**

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved church with historical features (if not all original), interesting aesthetics and a good setting and relationship with the public realm. Landmark building and of significant historic interest.

**Notable planning history**

**Granted**

- 201/81                      Enclosure of existing church porch  
 HW/PL/86/00201      Erection of New Church Hall  
 92/00159                Conversion of old church hall to church office

Ref: W.f

**St Mary & St Hugh Parish Church Hall, Churchgate Street**

*Fig. W.f.1: Church Hall*



## Details

Type	Bedrooms	Storeys	Year built	Listing
Church hall – extension to main church	n/a	1.5	Late 1980s	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed brick	Hipped roof; tiled; notable soffits; dormer	Brown-framed, tall, narrow casements		As main church

*Not scored for Contribution as it is considered to be part of the Church.*

## Extra information

- Church hall was originally older building

Ref: W.g

## Original St Mary & St Hugh Parish Church Hall, Churchgate Street

*Fig. W.g.1: Original Church Hall*



## Details

Type	Bedrooms	Storeys	Year built	Listing
Parish office; originally the church hall until early 1990s	n/a	1	1876	Locally Listed

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Stone and exposed brick in horizontal bands	Cross-gabled; tiled; feature that	Diamond latticing; cream stone mullions	Arched stone lintel above/around	Grassed area



	is effectively a half-dormer		door in one of the monopitched roof side extensions	
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**Extra information**

- Extensions to side – one in exposed brick and stone, other in exposed brick; both with monopitched roofs
- Originally the church hall (and earlier considered a form of town hall) until the early 1990s when it was converted into the parish office

*Not scored for Contribution as it is considered to be part of the Church.*

Ref: W.h

**2 - 6 (Godsafe) Churchgate Street**

*Fig. W.h.1: Nos. 2 - 6 (Godsafe)*

*Fig. W.h.2: Nos. 2 - 6 (Godsafe)*



**Details**

Type	Bedrooms	Storeys	Year built	Listing
16 <sup>th</sup> century range (now consists of five flats); later modifications to rear (inc. exterior stairs)	1 per flat	2	Mid-16 <sup>th</sup> c.	Grade II since 6/81

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Projecting jettied bay; exposed timber frame painted black; white rendering; exposed brick near ground level and around door/bay window	Hipped and gabled; tiled; large chimney stack; dormer window	Black-framed casements; bay window on ground floor; bay window on first floor with tiled, monopitch roof	Recessed within exposed-brick archway; other doors to rear on ground and first floors	Immediately adjoins pavement

## Extra information

- Tudor style (e.g. jettied projection, window style and exposed timber)
- Harlow Poors Charities converted the building into flats (almshouses), which were opened in Spring 1974 by local singer Stephanie De Sykes
- The building was renamed “Godsafe”, along with other properties, after John Godsafe who was vicar of the parish in the 16<sup>th</sup> century
- 
- Formerly infant section of Churchgate School

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to its appearance and setting on the corner of the Godsafe alleyway and being opposite the entrance to Mill Lane

## Nos. 2 - 6 Godsafe: History of notable planning applications granted planning permission

HW/ST/02/00116 Two Storey Rear Extension for Lift Tower

*Tower has timber weatherboard exterior with clay tile roof*

Ref: W.i

## 7 - 10 (Godsafe) Churchgate Street

Fig. W.i.1: Nos. 7 - 10 (Godsafe)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Terraced row of four bungalows	1?	1	1960s	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed red brick; white weatherboarding	Gabled; tiled	White casements	Large brick-built porches with very shallow gabled roofs	Path, hedgerow and low brick wall

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
			x		Well-designed and have a good relationship with the public realm, but in a modern style with discordant roof elements, out-of-keeping with the surrounding area.

### Extra information

- Part of the Godsafe buildings
- Replaced buildings that were formerly part of 2 - 6 Godsafe

Ref: W.j

## 1 (Godsafe) Churchgate Street

Fig. W.j.1: No. 1 (Godsafe)



Fig. W.j.2: No. 1 (Godsafe)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house	?	1	Early-mid 19 <sup>th</sup> century	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cross-wing; exposed red brick; stone; white weatherboarding	Hipped and gabled with flat roof element; dormer	White-framed casements (stone mullions on ground floor windows)		Paved area with low brick/stone wall and wooden gate; rest immediately adjoins pavement

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
			x		Well-conserved building with a good setting and relationship with the public realm, but there are out-of-keeping elements such as the modern weatherboarding (which is a disproportionate addition compared to the area covered by brick) and modern front door and 'Godsafe' sign

### Extra information

- Part of Godsafe buildings

Ref: W.k

**16 - 22 (Godsafe) Churchgate Street**

*Fig. W.k.1: Nos. 16 - 22 (Godsafe)*



*Fig. W.k.2: Nos. 16 - 22 (Godsafe)*



*Fig. W.k.3: Nos. 16 - 22 (Godsafe)*



**Details**

Type	Bedrooms	Storeys	Year built	Listing
Originally almshouses; now four flats	1? per flat	2	1872	None

**Elements visible from the highway**

Main façade	Roof	Windows	Notable entrance	Front boundary
Two gabled cross-wings; exposed yellow brick and red brick; brick arched lintels above windows; hung tiles on first floor	Cross and dual gabled; tiled; dormers and half-dormers; three large chimney stacks	White-framed casements; on ground floor they have stone mullions	Recessed under large canopy with tiled, monopitched roof as continuation of main roof; other doors to rear on ground and first floors	House immediately adjoins pavement with wooden gate for access to rear & outside stairs; front garden has low black railings/floors

				brick wall and metal gate
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### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting, although the blank side elevation adjoining the pavement negatively affects the building's relationship with the public realm. This side elevation is also of a poorer condition compared to the rest of the building

### Extra information

- Has elements of Victorian Gothic style (e.g. ecclesiastically-influenced windows with arched, brick lintels) and Queen Anne style (e.g. large chimneys, various dormers and tile-hung gable ends)
- Previously called Crabb's Almshouses (and MacLeod's Almshouses?)
- On site of former Newman's Almshouses
- Now part of the Godsafe buildings

### Notable planning history

#### Granted

HW/ST/02/00135 Two Storey Rear Extension for Lift Tower

Ref: W.L

## War Memorial, Churchgate Street

Fig. W.L. 1: War Memorial



- Erected in 1920
- 

Ref: W.m

## **Lych Gate to Churchyard**

*Fig. W.m.1: Lych Gate*



- Lych gate of tarred softwood
- Grade II listed since 6/81
- Built in 1872/3 on site of former gate
- Gabled, tiled roof with decorative cross

### **Notable planning history**

#### **Granted**

91/00326 (LBC)     Repairs/alterations to Lych Gate

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Ref: W.n

## 24 (Stafford Almshouses) Churchgate Street

Fig. W.n.1: No. 24 (Stafford Almshouses)

Fig. W.n.2: No. 24 (Stafford Almshouses)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Set of detached villas; now single house	4	2	1630	Grade II since 7/50

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendered; exposed, black-painted timber-framing; black weatherboarding near ground level and to rear	Gabled; tiled; chimney stack	Black-framed, horizontal-sliding sashes with diamond latticing	Small, black gabled canopy and fanlight above	Immediately adjoins pavement

### Extra information

- Tudor style (e.g. exposed timber and design of the windows)
- Inscription over the door reads: "Given by Julian the wife of Alex. Stafford Esq. for the habitation of two poor widows of this Parish AD 1630"
- Upper storey is jettied at the rear
- Doorway and windows have original shaped brackets
- Turned into three almshouses at some point
- Sold to a private buyer in 1958 and reconfigured in 1974



## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to its appearance and setting beside the Lych Gate and alleyway to the Church.

Ref: W.o

### 26 (Queen's Head Inn) Churchgate Street

Fig. W.o.1: No. 26 (Queen's Head Inn)



Fig. W.o.2: No. 26 (Queen's Head Inn)



#### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached public house with ground floor wing; timber-framed		2	1515	Grade II* since 6/81 (Grade II from 7/50 to 6/81)

#### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Jettied first floor; white rendering with black edging; black weatherboarding on side	Gabled; tiled; large chimney stack	White-framed casements and sashes with black surrounds; bay window under first-floor jetty; windows are 18 <sup>th</sup> century	One of the front doors is side-facing under first-floor jetty	Immediately adjoins pavement

#### Extra information

- Tudor style (e.g. jettied first floor and timber framing [not visible due to plastering])
- Two flats at first floor level

- Date painted on main beam (bressumer) is 1515
- Recorded as being Queen’s Head Inn in 1715
- A shop window was inserted in the 19th century but otherwise it remains as originally built

**Contribution to Conservation Area (CA)**

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to being historic public house.

**Notable planning history**

**Granted**

HW/ST/02/00073    Erection of stables (and earlier 93/00166)

**Land to the rear**

- Gently sloping site of 0.73ha in size, enclosed by a brook to the south, cemetery to the west and the rear boundaries of houses to the east
- The Churchgate Street Area District Plan (CSADP) stated that any development on this site would be back-land development, intruding into the surrounding open countryside
- Residential development had been refused on this land in 1968, mostly due to difficulties in providing satisfactory access
- The CSADP then identified the land as Site 12.6 (to maintain land as undeveloped extension of the countryside)

*Fig. W.o.3: Land to the rear*



Ref: W.p

## 28 - 32 Churchgate Street

Fig. W.p.1: Nos. 28 - 32



Fig. W.p.2: Nos. 28 - 32



### Details

Type	Bedrooms	Storeys	Year built	Listing
Group of three cottages	2 per house?	1.5	Approx. 1700	Grade II since 6/81

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White-painted brick (No. 28); white weatherboarding and rendering (No. 30); white weatherboarding, exposed brick under bay window and black weatherboarding to side (No. 32)	Gabled, with hipped and flat roof elements; two types of tiling; two chimney stacks; dormer windows	Mostly casements; ground-floor: black framed and surrounded, large 19 <sup>th</sup> century shop window with black surround (No. 30); bay window with black surround (No. 32); first-floor on all: white-framed; all windows on No. 32 have diamond latticing		Immediately adjoins pavement

### Extra information

- No. 30 known as “Disty’s” (and previously “Gayleen”)
- Hairdresser traded from mid-1960s to mid-2000s

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The modern shop window and other differences between the dwellings at ground floor, however, disrupt the original symmetry of the building

### Notable planning history

#### No. 30: Granted

34/62 Change of Use from workshop to ladies hairdresser  
 HW/PL/04/00204 Change of Use from Class (A1) Shop to Dwelling

#### No. 32: Granted

HW/LBC/22/00320 (LBC) Removal and replacement of existing weather boarding.

Ref: W.q

## 34 & 36 Churchgate Street

Fig. W.q.1: No. 34



Fig. W.q.2: No. 36



### Details

Type	Bedrooms	Storeys	Year built	Listing
Pair of semi-detached houses	3 per house	2	Mid 19 <sup>th</sup> century	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross-wings; exposed yellow brick	Cross and dual gabled; slated; large chimney stack	White-framed casements; diamond latticing on windows on No. 32 and side of No. 34; brick lintels above	Exposed yellow brick porches with monopitched, slated roofs	Immediately adjoins pavement; No. 36 has steps up to front door

## Extra information

- A bakery traded from one of these houses until 1973

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm.

## Notable planning history

### Granted

95/00160 Single-storey rear extension and front porch

HW/HSE/16/00562 Proposed Two Storey and Single Storey Rear Extensions

*Officer report concluded it would preserve character and appearance of the CA and not harm adjacent listed building*

Ref: W.r

## 38 Churchgate Street

Fig. W.r.1: No. 38



Fig. W.r.2: No. 38



## Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house, in style of Nos. 34 & 36 (possibly originally two houses)		2	Mid 19 <sup>th</sup> century	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cross-wings to sides (one is deeper and likely added later); exposed yellow brick; white weatherboarding on wing to side and dormers	Cross and dual gabled; slated; dormer windows; large chimney stack	White-framed casements; brick lintels above		Small paved area with some vegetation; steps up to front door

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The modern weatherboarding on the wing to the side, however, means the original symmetry of the building has been disrupted

Ref: W.s

## 40(?) Churchgate Street

Fig. W.s.1: No. 40(?)



## Details

Type	Bedrooms	Storeys	Year built	Listing
Cottage (probably originally No. 40); now garage		1/1.5	Early-mid 19 <sup>th</sup> century	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White-painted brick	Gabled; slated; chimney stack	White-framed casement on first floor with black doors; ground floor windows incorporated into garage door	Black door along with large black garage door	Paved area

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The modern garage door, however, is somewhat out-of-keeping

Ref: W.t

## 42 - 44 (Hubbard's Hall Cottages) Churchgate Street

Fig. W.t.1: Nos. 42 - 44

Fig. W.t.2: Nos. 42 - 44



## Details

Type	Bedrooms	Storeys	Year built	Listing
18 <sup>th</sup> century range (now two houses); timber-framed	2 per house	2	Approx. 1790	Grade II since 6/81

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering; black weatherboarding near ground level	Fly-hipped; tiled; chimney stack	White-framed casements with diamond latticing and black surrounds	Black front door surrounds	Immediately adjoins pavement

## Extra information

- Georgian design elements (e.g. hipped roof, white rendering, door surrounds and strict symmetry of doors & windows)

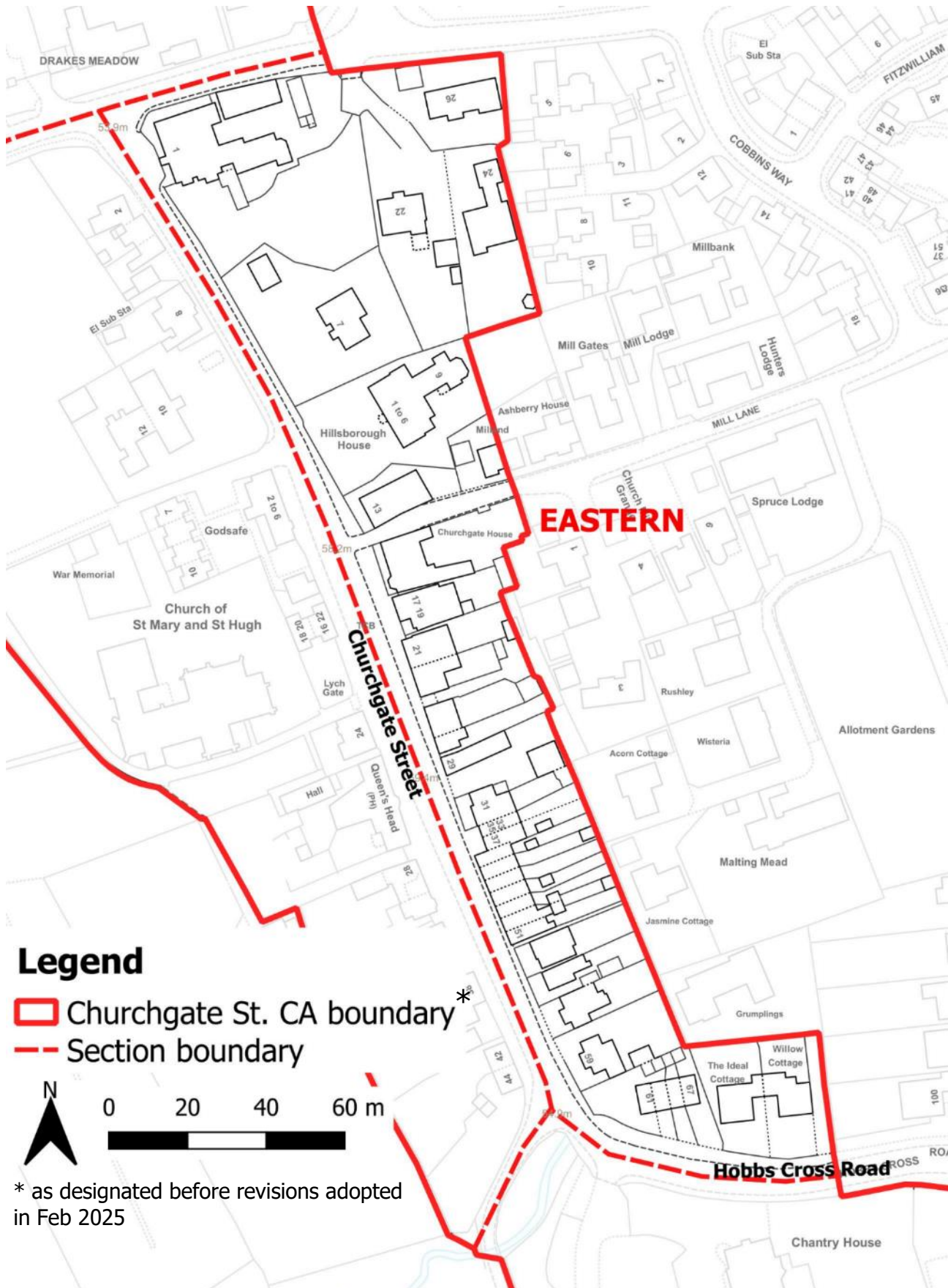
## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm.



# Appendix 3: Detailed Appraisal – Eastern Section

Fig. E.1: Map of the eastern section and the buildings appraised



Ref: E.a

## 1 (Meadham) & 1a Churchgate Street

Fig. E.a.1: No. 1 (Meadham)



Fig. E.a.2: No. 1 (Meadham) & No. 1a Fig. E.a.3: No. 1a



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with rear extension which is now No. 1a	No. 1: 5 No. 1a: 1	No. 1: 2.5 No. 1a: 2	No. 1: Early 17 <sup>th</sup> century No. 1a: Early-mid 19 <sup>th</sup> century	Grade II since 7/50

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering (No. 1); exposed red brick (No. 1a)	Hipped; tiled; three chimney stacks; No. 1 has dormers and notable soffits	White-framed sashes with black surrounds; No. 1 has black external shutters on window beside porch	Georgian front porch with curved top and other decorations (No. 1)	Gravelled area with small front garden, hedgerow and low brick wall (No. 1); No. 1a has small front garden with low black railings and wooden gate

## Extra information

- House has brick and possibly timber underneath rendering
- Built on large site (which formerly housed the old vicarage, demolished in the late 16<sup>th</sup> century), parts of which have been sold for housing (Nos. 22, 24 & 26)
- Used as VAD hospital in WWI
- Design based on Chantry House (Churchgate Hotel original building)
- The extension to rear, now No. 1 a, was built along with outbuildings (one of which is now No. 20)

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics, a large setting and a good relationship with the public realm. Landmark building due to its size and setting on the corner of Churchgate Street

## Development of surrounding land

- Residential development had been refused on this land in 1977 and 1978, as it was considered premature ahead of the Churchgate Street Area District Plan (CSADP) being prepared, and was considered to be out of character with the existing settlement
- The CSADP noted the area is well-screened from Sheering Road by a high red brick wall and a significant hedgerow (which are still in place)
- The CSADP then identified the land as Site 13.6-7 (proposed residential use), comprising the former tennis court, orchard and field. It stated that a planning and design brief had been prepared to ensure satisfactory development and a suitable environment which positively contributed to the wider CA, and that discussions with a developer were underway

## Notable planning history

### Granted

28/67	Alterations and conversion of north wing ( <i>now No. 1a</i> ) into 2 self-contained flats
80/77	Conversion of existing house into 2 dwellings

Unknown	<i>Some time in the 1980s, approval was given for Nos. 22, 24 &amp; 26</i>
HW/PL/89/00220	Conversion of Existing Outhouse to A One-Bedroom Dwelling for Elderly Relatives, Connected to Stable Block by a Bathroom Addition
HW/PL/07/00154	Repairment & Replacement of Windows <i>Officer report concluded that replacement windows would be very good copies of the originals. Repairs considered to enhance positively the character of the building</i>
HW/PL/10/00091	Erection of Garden Room (and HW/PL/10/00092 for demolition of existing) <i>Officer report concluded that existing garden room in poor condition and detracted from streetscene; roof would match main house; existing brick wall at right angles to west front elevation of main house would be retained; it would preserve and enhance immediate setting of main house and appearance of the CA.</i>
HW/HSE/15/00217	Proposed Detached Single Storey Garage Ancillary to Main House <i>Officer report concluded that scale and bulk would respect the CA and minimise prominence within streetscene; pitched roof would reflect that of main house.</i>

#### **Land adjoining/adjacent to No. 1: Refused**

81/77	Erection of three 2-storey houses
259/77	Erection of one 2-storey house
Various	Single dwelling in garden (93/00316, HW/PL/94/00155, HW/LB/98/00260, HW/ST/99/00110, HW/CA/00/00131, HW/PL/04/00504 and HW/PL/06/00311) <i>All refused for similar reasons as per conclusions of officer reports, i.e. would detract from the Arcadian character of the northerly section of Churchgate Street; would detract from setting of No. 1; would make no positive contribution to the streetscene; would result in loss of private open space which has contributed to the immediate setting of Meadham and Little Meadham; introduction of two-storey dwelling would be inappropriate in the northern part of Churchgate Street which is characterised by Medieval dwellings.</i>
HW/PL/14/00365	Erection of Detached Garage (and later HW/PL/14/00551) <i>Officer report concluded it would give material harm to the character and appearance of the CA; would be prominent and relate poorly to other buildings; would have poor detailing.</i>

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Ref: E.b

## 20 (Little Meadham) Sheering Road

Fig. E.b.1: No. 20 (Little Meadham)



Note: Most of the house is not visible from a public highway, so photo opportunities are limited.

### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached main house with later house addition (chalet bungalow), outbuilding and further outbuilding	6 in total*	Various**	Early-mid 19 <sup>th</sup> century <sup>^</sup>	None

### Elements visible from the highway/front

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed red brick (main house, later house and outbuilding); hanging red tiles on first floor (main house); black weatherboarding (further outbuilding)	Tiled; chimney stacks Cross-gabled with dormers (later house and outbuilding); Gabled (further outbuilding)	White casements and sashes; bay window on ground floor of main house		

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
		x			Well-conserved building and well-designed additions with historic style, interesting aesthetics and a good setting, but not visible from the public realm.

## Extra information

- \*4 bedrooms in original house; 2 in outbuildings
- \*\*Main house is 2 storey; later house (chalet bungalow) is 1.5 storeys; outbuildings are 1 storey
- ^Main house is 19<sup>th</sup> century and was an outbuilding of No. 1 (Meadham); later house (chalet bungalow) built approx. 1910; outbuilding is later; further outbuilding (which replaced an original outbuilding) is 21<sup>st</sup> century
- Prior to use as a house, the main house and other original outbuildings were used as a coach house, stabling, workshops and accommodation for hounds

## Notable planning history

### Granted

HW/PL/89/00220	Conversion of Existing Outhouse to A One-Bedroom Dwelling for Elderly Relatives, Connected to Stable Block by a Bathroom Addition (not implemented)
HW/PL/08/00365	Conversion of Coach House into Accommodation And Construction of Swimming Pool Outbuilding on footprint of existing 20 <sup>th</sup> century outbuilding which would be demolished (earlier HW/PL/07/00417) <i>Officer report concluded it would retain character of original features of coach house; link and swimming pool of modest proportions and traditional design; north-facing streetscene elevation unaltered; external alterations to coach house minimised</i>

Ref: E.c

## 22, 24 (Old Court) & 26 (Redwall House) Sheering Road

*Note: Photos not included as houses are not visible from a public highway (although No. 26 can be visible depending on level of vegetation adjoining pavement).*

### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached houses	5? per house	2.5	1980s	None

### Elements visible from the front

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed red brick on ground floor (exc. No. 26); white/cream rendering on first floor (and ground on No. 26)	Gabled; tiled; chimney stack	Casements (No. 22: pale green; Nos. 24 & 26: white)	No. 22: Wide blue door(s) in red brick porch which has tiled, monopitched roof No. 24: Porch No. 26: Appears to be on side of house	Small front garden and hedgerow (No. 22 is currently undergoing redevelopment)

## Extra information

- No. 22 has rendered detached garage/extension to side/rear
- No. 24 has conservatory/extension to rear
- No. 26 has extension to rear
- Built on land which was formerly part of No. 1 (Meadham) – see entry for No. 1
- Residential development had been refused on this land in 1977 and 1978
- The Churchgate Street Area District Plan identified the land as Site 13.6-7 (proposed residential use), stating that a planning and design brief had been prepared to ensure satisfactory development and a suitable environment which positively contributed to the wider CA

### Nos. 22 & 24: Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
		x			Not historic buildings; no particularly interesting aesthetics or setting and mostly not visible from the public realm.

### No. 26: Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Not historic building; no particularly interesting aesthetics. However, depending on the current level of vegetation adjacent to the pavement, the house is one of the first glimpses into the CA when entering the area from the Gilden Way roundabout.

## Notable planning history

### No. 22: Granted

HW/HSE/19/00207 Rear extension of existing garage and conversion of roof space above garage to form games room  
*Officer report concluded that it would not harm the character or appearance of the CA*

HW/HSE/20/00540 Demolition of existing single storey rear extension and construction of new single storey rear extension  
*Officer report concluded that as this is a modern house, extension would not be considered inappropriate in its context; external materials would match existing; would not adversely affect the CA*

### No. 24: Granted

97/00314 Two-storey rear extension  
 HW/PL/97/00323 Two-storey rear extension  
 HW/ST/03/00322 Conservatory

### No. 26: Granted

HW/PL/87/00035 Single Storey Extension

Ref: E.d

## 7 (The Old Garden House) Churchgate Street

Fig. E.d.1: No. 7 (The Old Garden House)

Fig. E.d.2: No. 7



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house	4	2.5	2015	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross-wing; exposed brick with cream rendering on dormer and gable-end	Hipped and gabled, tiled; dormer; chimney stack	White-framed casements; bay window on ground floor with pitched roof	Brick porch with gabled roof	Large paved/gravelled driveway with front garden, black railings, low brick wall and gate

### Extra information

- Brick-built double garage with hipped roof and white doors in front garden
- Built on land which was formerly part of No. 1 (Meadham)

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Not a historic building, but designed with features in a historic style, interesting aesthetics and a good setting and relationship with the public realm.



## Notable planning history

### Granted

HW/PL/12/00295 Development of a Detached Four-Bedroomed Dwelling House, Together With Vehicular Access, Parking Provision And Associated Landscaping Works (earlier HW/PL/10/00203)

*Formerly 0.123ha of garden land within curtilage of No. 1. Officer report concluded that proposed house would relate well to its setting, has been designed to have seamless visual relationship with neighbouring properties; would provide close match of fenestration and overall proportions; principal elevation aligned with that of nearby Hillsborough House; replacement of boundary treatment with hedgerow would enhance appearance of streetscene; would not harm character and appearance of streetscene and CA*

Ref: E.e

## 9 (Hillsborough House) (Flats 1 to 6) Churchgate Street

Fig. E.e.1: No. 9 (Hillsborough House)



Fig. E.e.2: No. 9 (Hillsborough House)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house (now flats)	2 per flat	2	Early 1860s	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Yellow brick	Hipped; slated; three chimney stacks	White-framed and surrounded casements; pair of two-storey bay windows with hipped roofs	Portico porch inc. columns	Gravel area and garden; brick wall and metal gate

## Extra information

- Bay windows added early 1910s
- Originally a neo-Georgian design (e.g. hipped roof, symmetry of windows and door and the Portico porch)
- Extended to rear early 1910s; extension known as No. 11 at some point
- Used as St. Mary's College
- Also used as part of VAD hospital in WWI

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting

## Notable planning history

### Granted

- HW/PL/88/00234 Conversion of Dwelling into Six Flats
- HW/PL/89/00160 Erection of 2 Semi-Detached Bungalows
- 91/00123 Single dwelling (*seemingly not implemented*)
- 91/00334 Erection of two chalet bungalows with single garages (*seemingly not implemented*)
- HW/HSE/23/00416 Erection of a single storey rear extension/conservatory to replace modern uPVC conservatory (and earlier HW/HSE/22/00414)  
*Officer report concluded that the brick cladding, parapet detailing, etc. would match main house, representing a more sympathetic addition to the building; extension would be to rear of property so shielded from boundary treatments and not significantly visible from public realm; would be improvement on existing modern uPVC conservatory*

Ref: E.f

## 13 (Little Hillsborough) (Flats 1 to 5) Churchgate Street

Fig. E.f.1: No. 13 (Little Hillsborough)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house (now flats); timber-framed		2	Approx. 1600	Grade II since 6/81

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering (front part); white-painted brick (rear part)	Hipped; tiled; four chimney stacks	White-framed sash (inc. casements on part of the rear section); two-storey bay windows		Brick wall; small front garden

### Extra information

- Originally known as The Shieling
- One third of the house was taken down after WWI
- Rear section contains three of the flats

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics (and unusual due to the clear loss of one third) and a good setting and relationship with the public realm.

## Notable planning history

### Granted

34/57	Conversion into two units of living accommodation
16/76	Change of use to old peoples' home with rear extension
44/76	Conversion to 5 bed sitting rooms with communal use of kitchen/lounge
95/00200	To form three two-bedroom 'care and share' dwellings

### Refused

199/80	Change of use from residential to office use
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Ref: E.g

## Millend, Mill Lane

Fig. E.g.1: Millend



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house		2	Approx. 1992	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross wings (one jettied); cream rendering with decorations	Cross and dual gabled; monopitch over centre; catslide to rear; tiled; gabled dormer at front	Brown-framed casement; bay window on ground floor under first-floor jetty	Under recess of central roof	Small front garden; black railings and gate; low brick wall

## Extra information

- Garage with hipped, tiled roof to side of house
- Along with adjacent house, was built on land which was formerly part of No. 1 (Meadham)

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Not a historic building, but nonetheless well-designed with features in a historic style, interesting aesthetics and a good setting and relationship with the public realm.

## Notable planning history

### Granted

HLW/91/00123      Single dwelling

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Ref: E.h

## 15 (Churchgate House) Churchgate Street

*Fig. E.h.1: No. 15 (Churchgate House)*



*Fig. E.h.2: Pre-1880s ground-floor extension (1960s)*      *Fig. E.h.3: Restoring the façade (1998/9)*



## Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house; half-timbered	5	2	1600	Grade II since 7/50

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cream rendering; exposed timber on side	Hipped, tiled; two chimney stacks (one is significant as it is almost standalone)	White-framed sash; pair of two-storey bay windows with flat roofs		Front garden with hedgerow and low, white wooden fence

## Extra information

- Considered to be a smaller version of Meadham
- Grocer (Archbell's) and draper (Jacob's) traded from a ground-floor extension on part of the front garden from approx. 1880 or earlier – see Fig. E.h.2. The draper unit was occupied by an antique dealer from 1936. All or part of the retail use ceased in the early 1960s
- Front extension was demolished and left-hand front bay restored in 1998/9 – see Fig. E.h.3 and planning history

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original and restored features, interesting aesthetics and a good setting and relationship with the public realm. Landmark building due to size, appearance and setting on the corner of Mill Lane.

## Notable planning history

### Granted

49/62	Change of use – part of premises used as shop into residential accommodation
44/64	Extension
97/00062	Demolition of single-storey front extension; construction of new wall/windows
HW/PL/07/00331	Single Storey Rear Extension And Alterations <i>House was sympathetically restored at the north end of the front elevation in 1999. Officer report concluded that this proposal would represent further step in process of restoring the house</i>

Ref: E.i

## 17 & 19 (Churchgate Stores/Post Office) Churchgate Street

Fig. E.i.1: Nos. 17 & 19 (Churchgate Stores)

Fig. E.i.2: Nos. 17 & 19 (Churchgate Stores)



### Details

Type	Bedrooms	Storeys	Year built	Listing
Modified house with ground-floor front extension (No. 17's current use is convenience store and café)		1.5/2	Early-mid 18 <sup>th</sup> century	Grade II since 7/50

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cross-wing; white rendering	Hipped & gabled; tiled; chimney stack; No. 19 has gabled dormer (part of two-storey bay window) which is a later addition	No. 17: black-framed casement with latticing; large shop windows No. 19: white-framed casement with black surround; two-storey bay window (later addition)	No. 19: small porch with pitched, tiled roof	No. 17: immediately adjacent to pavement; No. 19: small front garden; hedgerow

### Extra information

- Deeds for building here dates from 1664
- Sub post office opened in 1894. Currently operating as Churchgate Stores (convenience shop and café). This included the sub post office until that ceased in 2009
- Butcher also traded from here at one point
- House considerably altered over the years

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The ground-floor front extension and latterly-added two-storey bay are, however, somewhat out-of-keeping

### Notable planning history

#### Granted

44/64	Extension
22/76	2-storey rear extension for dining room, 2 bedrooms and bathroom
90/00298 (LBC)	Change of use of ground floor front living room to sub-post office

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Ref: E.j

## K6 Telephone Kiosk

In front of 17-19 Churchgate Street.

- Square telephone kiosk (type K6 which was designed in 1935) with domed roof
- Grade II listed since 7/88
- Made of cast iron
- Unperforated crowns to top panels and margin glazing to windows and door
- Renovated in 10/90
- Equipment removed by 6/05; now houses defibrillator (see planning history)

### Notable planning history

#### Granted

HW/LBC/19/00345	Installation of a public access defibrillator, inc. changing “telephone” sign to “defibrillator” <i>Appropriate use to secure long-term future and continued conservation of kiosk. Officer report concluded that it would not harm character and appearance of listed building.</i>
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Ref: E.k

## 21 - 25 Churchgate Street

Fig. E.k.1: Nos. 21 & 23



Fig. E.k.2: Nos. 23 & 25



### Details

Type	Bedrooms	Storeys	Year built	Listing
Formerly range of tenements housing eight cottages (now three houses); timber-framed	3 (each for Nos. 21 & 23) 5 (No. 25)	2	Mid 19 <sup>th</sup> century	Grade II since 6/81

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering; black weatherboarding near ground level	Gabled; tiled; four chimney stacks	Black-framed casements with black surrounds and window bars; No. 21 has diamond latticing on ground floor windows	Small canopies above front doors	Immediately adjoins pavement

### Extra information

- Originally eight cottages, converted to three houses in the late 1950s
- Large black gates in middle of terrace provide access to rear – the ground floor of one cottage was removed to accommodate this
- Door on the right-hand end of terrace is marked “25” – presumably extra access to No. 25
- There is no No. 27, so the extra door for No. 25 suggests it may have been two houses prior to the terrace being converted to three houses

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm.

### Notable planning history

#### Granted

37/58 Conversion into three houses

#### No. 21: Granted

HW/ST/99/00046 Single Storey Rear Extension

HW/PL/05/00376 Two Storey Rear Extension and Conservatory  
*Officer report concluded that it would be of acceptable form and proportions*

#### No. 23: Granted

HW/HSE/16/00546 Single Storey Rear Extension Replacing Existing Conservatory  
*Officer report concluded that existing two-storey rear extension doubled the size of the cottage and detracts from character of main house; proposal impact would therefore be limited due to existing inappropriate rear extension; proposal would preserve character and appearance of listed building and its setting*

#### No. 25: Granted

HW/PL/06/00034 (LBC) Installation of satellite

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Ref: E.L

## 29 Churchgate Street

Fig. E.L.1: No. 29



Fig. E.L.2: No. 29



### Details

Type	Bedrooms	Storeys	Year built	Listing
Former granary (now detached house)	3	3	Approx. 1760	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White weatherboarding; exposed yellow brick on part of side	Gabled; slate; chimney stack	White casement with black surrounds; tall windows on part of side; lucam – see below	Front door on side	Immediately adjoins pavement

### Extra information

- Originally a granary and design is typical of 18<sup>th</sup>/19<sup>th</sup> century buildings used for this purpose
- Lucam on second floor, now a bay window, which would likely have originally had a rope/chain hoist or pulley block
- External staircase at side

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The modern windows and materials for the first-floor side area, as well as the overall façade condition, are somewhat out-of-keeping. However, it is a landmark building due to its size and appearance.

Ref: E.m

### 31 Churchgate Street

Fig. E.m.1: No. 31



Fig. E.m.2: No. 31



#### Details

Type	Bedrooms	Storeys	Year built	Listing
Semi-detached house		2	Early-mid 19 <sup>th</sup> century	None

#### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed yellow brick	Cross (and dual) gabled; tiled; two chimney stacks	White-framed sashes; brick arched lintels above	Open, brick-built porch with gabled roof	Small, gravelled front garden with low wooden fence

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm.

## Notable planning history

### Granted

HW/PL/08/00320 Double Storey / First Floor Side Extension; Rear Conservatory; Workshop; Demolition of Existing Garages

*Proposed rear utility room and WC recessed to reflect the hierarchy of form of main house; officer report concluded that external materials would be sympathetic (including bargeboarding and terracotta ridge tiles); existing first floor horned sash window to be reused and duplicated; existing ramshackle garage would be replaced*

Ref: E.n

## 33 - 37 Churchgate Street

Fig. E.n.1: Nos. 33 - 37



## Details

Type	Bedrooms	Storeys	Year built	Listing
Semi-detached; now has flat(s)	2 (No. 33)	2	Early-mid 19 <sup>th</sup> century	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
White rendering; former retractable shop canopy over No. 37 and tiling under shop window	Gabled; tiled; chimney stack	White-framed sash with large shop window		Paved area with steps

## Extra information

- No. 35 was recorded in 1984 as being in use as an appliance shop (Servopoint), while No. 37 was in use at the time as a butcher (G. Newman). The retail use at No. 35 ceased by 1996, and in No. 37 ceased in the mid-late 2000s.

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
				x	Low score due to modern changes and additions, including the conversion of the front garden to hardstanding and installation of shop window and canopy, as well as the condition of the ground-floor doors, windows and shop canopy

## Notable planning history

### Nos. 35: Granted

96/00309 Replacement of ground-floor frontage and change of use from Class A1 shop to dwelling

Ref: E.o

## 39 - 51 Churchgate Street

Fig. E.o.1: Nos. 39 - 51



Fig. E.o.2: Nos. 39 - 51



### Details

Type	Bedrooms	Storeys	Year built	Listing
Row of terraced housing	3 per house	2.5	Approx. 1850	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed red brick	Gabled; slated; three chimney stacks; latterly added rooflights	White-framed sashes with white arched lintel each; No. 51's ground-floor window has been enlarged and lintel is not arched	White arched lintel above each front door	Immediately adjoins pavement

### Extra information

- Accommodation in attic space in each house with added rooflights
- No. 51 may have been used as a shop at some point

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. However, the contrasting colours of the front doors and the modified window at No. 51 disrupt the original symmetry of the terrace.

Ref: E.p

## 53 Churchgate Street

Fig. E.p.1: No. 53



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with two-storey side extension	5	2	Mid-1920s	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross-wing with jettied first floor and brackets; cream stippled rendering	Cross-gabled; slate; gabled half-dormer	White-framed sash (1 <sup>st</sup> floor); white-framed casement bay window (ground floor)	Recessed under first floor jetty with steps up to door	Small front garden; paving; low black railings

### Extra information

- Two-storey side extension – see planning history
- Part of ground floor is garage which has white double doors and slate, monopitched roof

### Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
			x		Some original features have been lost, including conversion of most of front garden to hardstanding. There are also some issues with the condition of façade, front wall and first-floor overhang



## Notable planning history

### Granted

HW/ST/02/00049 Two-Storey Side Extension, in part over existing garage

*Officer report concluded that it would provides suitable design to match the main house and surrounding built form*

Ref: E.q

## 55 Churchgate Street

Fig. E.q.1: No. 55



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house	3	2	Mid-1920s	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Cream stippled rendering	Gabled; slated; chimney stack	White-framed casement; bay window with hipped slate roof across width of front elevation	Under roof extending from bay window; steps up to door	Paved area

### Extra information

- Paved area to side, leading to garage
- Originally known as Ivy Villa
- Substantial pine outbuilding on grounds once housed birth, death & marriages office and, during WW2, was used by the relieving officer who identified and addressed the needs of local residents

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
			x		Overly large canopy over bay window and front door and the conversion of front garden to hardstanding has resulted in the loss of original features.

### Notable planning history

#### Granted

HW/ST/02/00068 Double Storey Rear & Side Extension, in part over existing garage  
*Officer report concluded that it would provide suitable design to match the main house and surrounding built form*

Ref: E.r

## 57 Churchgate Street

Fig. E.r.1: No. 57



Fig. E.r.2: No. 57



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with ground-floor side extensions	3	2	1923	None

## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed yellow brick; red brick quoins and other details	Gabled; slated; two chimney stacks	White-framed sash with red brick, arched lintel on first floor; bay window with hipped roof on ground floor	In ground-floor extension to side; steps up to door	Paved area

## Extra information

- Typical house of the 1920s – angular bay window, simpler design and smaller than earlier styles
- This house is described in literature as “one of two narrow fronted villas”, along with No. 59
- Extension and garage to side in same style as house, built in the early 2000s – see planning history

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The side extension with the large garage door is sympathetic to the main house and sufficiently in-keeping.

## Notable planning history

### Granted

HW/ST/02/00496 Two Single Storey Flank Extensions  
*Officer report concluded that design would be appropriate and acceptable*

Ref: E.s

## 59 Churchgate Street

Fig. E.s.1: No. 59



Fig. E.s.2: No. 59



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house with side extensions	4	2.5	1923	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled cross-wing; exposed yellow brick with some red brick; red brick quoins	Cross-gabled; slated; two chimney stacks	Cream-framed sash with red brick, arched lintel on first floor; bay window with hipped roof on ground floor	Steps up to door; monopitched, slated canopy above door	Paved area with garden and low, white wooden fence

### Extra information

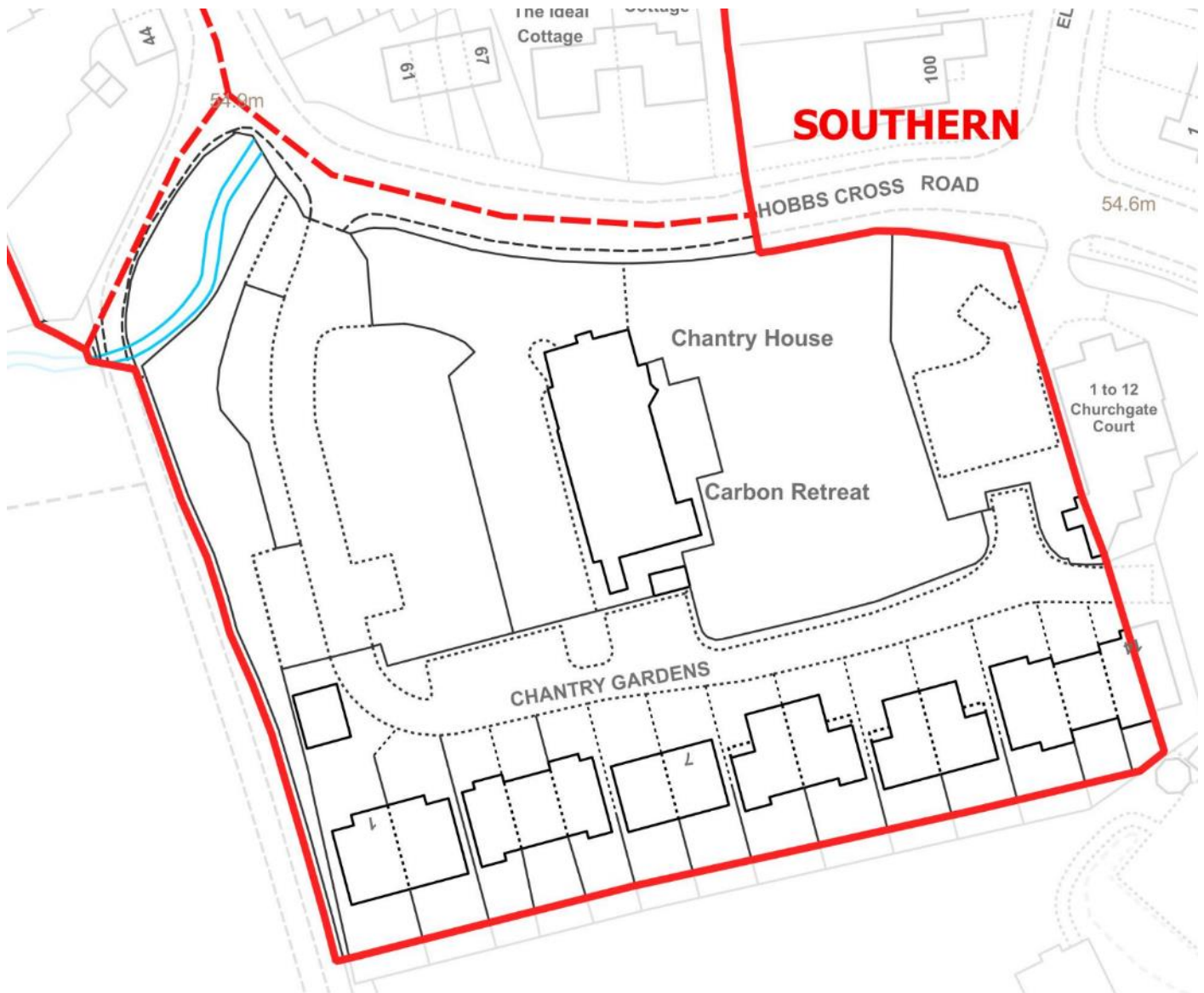
- Originally known as Norfolk Villa
- Typical house of the 1920s – angular bay window, simpler design and smaller than earlier styles
- This house is described in literature as “one of two narrow fronted villas”, along with No. 57, so the extensions to sides are likely later additions
- Extension and garage to side in same style as house, although garage has monopitched roof

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. The monopitched roof on the ground floor side extension is, however, somewhat out-of-keeping.

## Appendix 4: Detailed Appraisal – Southern Section

Fig. S.1: Map of the southern section and the buildings appraised



### Legend

- Churchgate St. CA boundary\*
- Section boundary



\* as designated before revisions adopted in Feb 2025

Ref: S.a

## 61 - 67 Churchgate Street

Fig. S.a.1: Nos. 61 - 67



Fig. S.a.1: Nos. 61 - 67



### Details

Type	Bedrooms	Storeys	Year built	Listing
Row of workmen's cottages (originally four, now three)	2 per house (4 for Nos. 61 & 63 which were combined)	2.5	Approx. 1910	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Exposed yellow brick	Gabled; slated; two chimney stacks	White-framed sashes (casements in dormers); arched brick lintels above ground-floor windows	Arched brick lintels above doors and ground-floor windows	Gravelled area (Nos. 61 & 63); garden and gravelled area (Nos. 65 & 67)

### Extra information

- Traditional “two up two down” terraced workmen's cottages, probably to accommodate local farm workers and/or domestic staff employed by large houses locally
- Originally known as 1 - 4 Brook Cottages, referencing the nearby brook
- Nos. 61 & 63 are now known as Brook Cottage after a single dwelling was formed following works completed in 2004

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. However, the conversion of one of the front gardens to hardstanding for car parking is somewhat out-of-keeping, along with the dormers which have differing window styles and a different roof style to the main roof

### Notable planning history

#### Granted

HW/HSE/15/00462 Single Storey Rear Extension

*Officer report concluded that design would not harm character and appearance or setting of the CA*

Ref: S.b

## Ideal Cottage, Hobbs Cross Road

Fig. S.b.1: Ideal Cottage



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached chalet bungalow		1.5	Mid 20 <sup>th</sup> century	None



## Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Brick, painted white (black just above ground floor); black weatherboarding on dormers	Fly-hipped; dormer windows; chimney stack	Black-framed casements with black surrounds & diamond latticing; two bay windows with tiled, monopitched roofs	Tiled, gabled canopy with rendering and timber decoration; steps up to door	Garden with low brick wall; gravel area in front of garage

## Extra information

- Garage to side with gabled, tiled roof and white door, adjoining garage of adjoining property

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm

## Notable planning history

### Granted

- HW/PL/14/00379 Extension (Part Ground Floor, Part Ground/First Floor) to Rear of Existing Building and Formation of Roof Dormer on Existing Rear (not implemented)  
*Officer report concluded that it would be acceptable in principle; well contained to rear of property; no harm to CA*
- HW/PL/15/00001 Part Single, Part Two Storey Rear Extension And Replacement Of Garage.  
*New garage would be in approx. the same location as existing detached garage. Garage and first floor part of extension would be rendered; remainder finished in brick to match main house. Officer report concluded that it would not raise any CA concerns*

Ref: S.c

## Willow Cottage, Hobbs Cross Road

Fig. S.c.1: Willow Cottage



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached chalet bungalow		1.5	Mid 20 <sup>th</sup> century	None

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Brick, painted white (black just above ground floor); black weatherboarding on part of dormers	Fly-hipped; dormer windows; chimney stack	Black-framed casements with black surrounds and diamond latticing; two bay windows with tiled, monopitched roofs	Gabled, tiled canopy with timber posts; additional door in front of garage	Garden with low brick wall; gravel area in front of garage

### Extra information

- Garage to side with gabled, tiled roof and salmon door, adjoining garage of adjoining property
- Extension with hipped, slated roof in front of garage

## Contribution to Conservation Area (CA)

Score					Reason for Score
2	1	0	-1	-2	
	x				Well-conserved building with original features, interesting aesthetics and a good setting and relationship with the public realm. Ground floor extension somewhat disrupts the original aesthetics of the house

### Notable planning history

#### Granted

HW/HSE/79/00160	Extension of existing dwelling to provide a bathroom and additional bedroom at the first floor, and entrance lobby and garden room at ground level.
HW/CA/00/00053	Conservatory <i>Officer report concluded that there would be no visual impact on character or streetscene of Conservation Area</i>

Ref: S.d

## Chantry House (Former Churchgate Hotel), Churchgate Street

Fig. S.d.1: Chantry House



Fig. S.d.2: Chantry House



### Details

Type	Bedrooms	Storeys	Year built	Listing
Detached house; timber-framed; various extensions – see below		2/3	Between 1615 and 1652	Grade II since 7/50

### Elements visible from the highway

Main façade	Roof	Windows	Notable entrance	Front boundary
Gabled central projection; white rendered	Cross-gabled; tiled; gabled half-dormers, two of which are jettied	Black-framed casements with diamond latticing and black surrounds; pair of two-storey bay windows	Recessed within the central projection	

### Extra information

- Formerly known as Chantry House
- On the large site is a pond along with significant trees and boundary hedges
- Extensions to Chantry House were made southwards: some prior to 1848; a further two added around 1911; another added in 1923
- Chantry House had various owners and was eventually acquired by the Harlow Development Corporation, before being sold to Henry Freeman in approx. 1960
- Freeman oversaw the conversion of the building to a seven-room hotel with small restaurant which was operational from the early 1960s
- Further additions comprising the main hotel extension, which combined were larger than the original building and its extensions, were built southwards and eastwards between 1965 and 1988. This included a replica building – see Fig. S.d.3.

Fig. S.d.3: Replica building to the east



- The land of the hotel and its extensions was identified in the Churchgate Street Area District Plan as Site 12.8 (policy of no further intensification of the commercial use)
- A replica building to the east, outside the Conservation Area, was built in 1988. It is now known as Churchgate Court and contains flats
- The hotel ceased operation in September 2014
- Planning permission was granted in 2015 for redevelopment of the site. The replica building was converted into 12 flats and is now known as Churchgate Court, just outside the CA. The 20<sup>th</sup> century hotel extension and additions were replaced by 14 semi-detached and terraced houses, which are in a private road (Chantry Gardens).

**Contribution to Conservation Area (CA)**

Score					Reason for Score
2	1	0	-1	-2	
x					Well-conserved building with original features, interesting aesthetics, a significant setting with large grounds and a good relationship with the public realm. A landmark building due to its size, appearance and setting at the southern end of Churchgate Street. The asymmetrical additions to the rear are somewhat out-of-keeping, but not enough to affect the score given the other positive factors.

**Notable planning history**

**Granted**

- 4/61 Construction of new entrance porch
- 29/62 Alterations and extension
- 32/62 Erection of private dwelling
- 51/69 Erection of 24 bedroom extension
- HW/FUL/75/00028 Extension to provide 48 additional bedrooms (26 double, 22 single) and increase in car parking facilities
- 184/76 Swimming pool
- 225/80 Detached bungalow for hotel manager

- HW/PL/85/00133 Construction Of New Swimming Pool And Bar In Existing Courtyard And Alterations To Reception, Stones Etc.
- HW/FUL/15/00504 Demolition of the Modern Additions to the Grade II Listed Churchgate Hotel. Refurbishment of the Original Listed Hotel. The Erection of 8 No. New Single Storey Garden Suites to be Associated with the Hotel. The Conversion of the Replica Building into 9 No. Affordable Flats and 3 No. Market Flats. The Erection of 14 No. New Residential Houses Comprising in Total 26 No. New Dwellings, with Associated External Works and Parking.
- Officer report concluded that proposal would redevelop unused and unattractive hotel site and have a significant positive impact on the Listed Building and CA, their settings and the surrounding local area; the scheme would also bring about improvements to the sites landscaping and parking facilities; 35% of the scheme would be secured as affordable housing. Note: the 8 garden suites were not implemented.*

## Refused

- 26/82 & 10/83 Enclosure of existing swimming pool and provision of squash courts, sauna and changing rooms
- HW/FUL/22/00301 Conversion of Chantry House into 11 residential flats, and the erection of four single-storey dwellings to the south-east of Chantry House
- Refused on flooding and infrastructure issues.*

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Ref: S.e

## 1 to 14 Chantry Gardens

*Fig. S.e.1: Chantry Gardens*



Fig. S.e.2: Chantry Gardens



**Details**

Type	Bedrooms	Storeys	Year built	Listing
14 houses; mix of detached and semi-detached	Various	2	2017	None

**Elements visible from the highway**

Main façade	Roof	Windows	Notable entrance	Front boundary
Various (exposed yellow brick; exposed red brick; white rendering); some have gabled projections	Gabled (some cross gabled); some dormers	Grey framed casements	Some have canopies; some are recessed to varying extents	Small gardens and paved areas

**Extra information**

- Built on site of former extension to Chantry House
- Condition of planning permission for the building of these dwellings removes the permitted development rights for householder alterations and extensions

**Contribution to Conservation Area (CA)**

Score					Reason for Score
2	1	0	-1	-2	
	x				Not historic buildings, but designed with features in a historic style, interesting aesthetics and a good setting and relationship with the public realm.

**No. 1: History of notable planning applications granted planning permission**

HW/HSE/21/00055 Loft conversion including rooflights

*Acceptable impact on main house, wider streetscene and character and appearance of CA*

## Appendix 5: Glossary

<b>A4D (Article 4 Direction)</b>	Direction removing some or all development rights permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Article 4 Directions are issued by local authorities.
<b>Almshouse</b>	Charitable housing provided to enable people with certain needs to live in a particular community.
<b>Bargeboard</b>	A decorative board fixed to the projecting gables of a roof, often carved or ornamental.
<b>Bay window</b>	A window space projecting outward from the main walls of a building, forming a bay in a room.
<b>BI (Blue Infrastructure)</b>	Water features such as rivers, lakes and ponds.
<b>Buttress</b>	A projecting support of stone or brick built against a wall to strengthen or support it.
<b>CA (Conservation Area)</b>	An area of notable environmental or historical interest or importance which is administered by the Council as a Designated Heritage Asset and benefits from additional planning controls to protect it from undesirable changes.
<b>Canopy</b>	An overhead roof or structure that provides shade or shelter, typically over a door, window, or shopfront.
<b>Casement window</b>	A window that is attached to its frame by one or more hinges at the side, allowing it to swing open like a door.
<b>Catslide</b>	A roof with a long, low slope that often extends down below the main eaves level.
<b>Cladding</b>	Material applied to the exterior of a building to provide a decorative and protective layer.
<b>Cornice</b>	A horizontal molded projection that crowns a building element.
<b>Cross-gabled</b>	A roof design featuring two or more gables that intersect, usually at right angles.
<b>Cross-wing</b>	A section of a building that projects at right angles to the main part of the building.
<b>Density</b>	The amount of buildings per unit of land area.
<b>Dormer</b>	A window that projects from a sloping roof.



<b>East of Harlow Garden Community</b>	One of the four main Garden Communities being designed as part of the HGGT. It is located in the east of Harlow and crosses the boundary into the Epping Forest district.
<b>Eaves</b>	The lower edges of a roof that project beyond the walls of a building.
<b>Ecclesiastical</b>	Related to designs of a church or cathedral.
<b>External shutters</b>	Window coverings fixed to the outside of a building, which can be opened and closed.
<b>Façade</b>	The front face or elevation of a building.
<b>Floodzone 3</b>	Land assessed as having a greater than 1 in 100 annual probability of river flooding (>1.0%), or a greater than 1 in 200 annual probability of flooding from the sea (>0.5%) in any year.
<b>Flue</b>	A duct or pipe for the passage of smoke or gases.
<b>Fly-hipped</b>	A roof design where the hip extends out beyond the end wall of a building.
<b>Gable</b>	The triangular upper part of a wall at the end of a ridged roof.
<b>Green Infrastructure</b>	Natural and semi-natural green features such as allotments, play areas, wooded areas and meadows.
<b>GPDO (General Permitted Development Order 2015)</b>	Statutory instrument (as amended) that grants automatic planning permission for certain types of development.
<b>Grade II or II*</b>	See Listed Building.
<b>Half timber framed</b>	A construction method where timber frames are exposed and the spaces between are filled with materials like brick or plaster.
<b>Hardstanding</b>	A durable surface, often made of concrete or tarmac.
<b>Heritage asset</b>	A building, monument, site, or place that is considered to have historic, architectural, or cultural significance.
<b>HGGT (Harlow and Gilston Garden Town)</b>	Harlow, Epping Forest and East Hertfordshire District Councils are working in partnership with Hertfordshire County Council and Essex County Council to deliver transformational growth in the form of a Garden Town, with clear design principles tailored to the unique characteristics of Harlow and the Gilston area.
<b>Highway</b>	Road, pavement, public footpath, bridleway, unadopted street or private way (unless otherwise stated)

<b>Hipped</b>	A roof with all sides sloping downwards to the walls, usually with a fairly gentle slope.
<b>HLDP (Harlow Local Development Plan)</b>	Development Plan Document setting out the overarching strategy for an area, with designations, allocations and policies against which planning applications are determined. Accompanied by a Policies Map.
<b>Jettied</b>	A building feature where the upper floors project beyond the lower floors.
<b>Lantern</b>	A small structure with windows, typically on top of a roof, to provide natural light to the space below.
<b>LBC (Listed Building Consent)</b>	Permission required for any alterations to a listed building that would affect its character as a building of special architectural or historic interest.
<b>Latticing</b>	A crisscrossed framework of strips of wood or other material, often used as a decorative feature in windows.
<b>Lintel</b>	A horizontal support across the top of a door or window.
<b>Listed Building</b>	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest, and is nationally listed by Historic England as either Grade I, II or II*.
<b>Locally Listed Building</b>	Buildings which do not quite meet the criteria for being nationally listed by Historic England, but which are still of architectural or historical importance in the local area and are on the Council's Local List.
<b>Lucam</b>	A projecting structure on the roof of a mill, used for hoisting sacks of grain or flour.
<b>Monopitched roof</b>	A single-sloping roof surface that typically slopes in one direction. Also known as a shed roof or lean-to roof.
<b>MPG (Management Plan and Guidance)</b>	For Churchgate Street CA specifically, the MPG will offer advice regarding the A4D and identify where parts of the CA could be improved in future
<b>Mullion</b>	A vertical element that forms a division between units of a window.
<b>Nationally Listed Building</b>	See Listed Building.
<b>NPPF (National Planning Policy Framework )</b>	Central government's national planning policies for England.

<b>Outbuilding</b>	A smaller building separate from the main house, such as a shed, barn, or garage.
<b>PDR (Permitted Development Rights)</b>	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
<b>Pebble-dashed</b>	A rough exterior wall finish in which pebbles are embedded in a coating of wet plaster or cement.
<b>Pediment</b>	A triangular upper part of the front of a building, typically above a portico, often decorated.
<b>Pendant</b>	An ornamental hanging feature, often found in ceilings or on buildings.
<b>Pitched roof</b>	Roof that has a sloping surface, typically forming a peak or ridge at the top.
<b>Portico porch</b>	A structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.
<b>Projection</b>	Any part of a building that sits forward of the main structure.
<b>Public realm</b>	Spaces that are open and accessible to people, including pavements and open spaces.
<b>Quoin</b>	The external corner of a wall or building, often vertically marked by a feature of bricks or stones.
<b>Ragstone</b>	A hard, coarse, sedimentary rock used as building material.
<b>Rendering</b>	A coat of plaster or cement applied to a surface.
<b>Ridged roof</b>	Roof that has a pronounced horizontal peak or ridge along the top. The ridge is the highest point where two sloping roof surfaces meet.
<b>Rooflight</b>	A window set in a roof or ceiling to allow natural light to enter the space below.
<b>Sash window</b>	A window with parts that slide to open and close.
<b>Soffit</b>	The underside of eaves.
<b>Soil and vent pipe</b>	A pipe that removes sewage and greywater from a building and allows the venting of gases.
<b>Supplementary Planning Document</b>	Document which adds further detail to policies in a Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

<b>Stippled rendering</b>	A wall finish created by applying plaster or cement in a way that leaves a textured, stippled surface.
<b>String course</b>	A horizontal band or molding running along the face of a building, often used for decorative purposes.
<b>Tenement</b>	A multi-occupancy building, often a rental apartment building.
<b>Timber-framed</b>	A construction method where the structural frame is made of timber, visible from the outside or inside of the building.
<b>Topography</b>	Elevation changes and the contours of the land surface, providing detailed information about its slopes, heights, and depths.
<b>Triple-gabled</b>	A roof design with three gables.
<b>Urban grain</b>	The pattern and arrangement of streets, buildings and open spaces.
<b>Weatherboarding</b>	Cladding material made of horizontal boards that overlap each other to protect the walls of a building from the weather.
<b>Window bars</b>	Bars or grills installed across windows, often for security purposes or as a decorative element.

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