



FAO:  
Planning Department,  
Uttlesford District Council

Ref: UTT/25/0574/LB  
Date: 01/04/2025

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: Garden Wall, Margaret Street, Thaxted, Essex**

Built Heritage Advice regarding Proposed rebuilding of collapsed section of wall, strengthening of wall and removal of trees.

The application relates to the eastern part of the Grade II listed Walls to East and South of Tennis Courts to North of Clarence House, Margaret Street (List entry number 1112985), a flint and red brick wall with square gate piers, surmounted by stone pineapples which has been dated to the eighteenth century. Grade I listed Clarence House (List entry number 1166193) which dates to 1715, is located on the opposite side of Margaret Street to the south with a garden bound by a Grade I listed wall of red brick with square gate piers surmounted by stone cappings and balls (List entry number 1322228) of the same date. The application site is also located in the Thaxted Conservation Area and in proximity (to the east of) the locally listed Greenhouse, Clarence Gardens and to the northwest of the locally listed Thaxted Village Hall (both considered non-designated heritage assets for the purposes of the National Planning Policy Framework).

I am of course supportive of the proposal to reinstate the collapsed wall, however, I have some concerns about the current proposal and would request some additional information and revisions to the scheme. A plan indicating the extent of the proposed rebuilding and repair works should be submitted as part of the application and an 'as previously existing' elevation drawing should also be provided (based on an intact part of the wall).

Whilst I appreciate that the repairs have been specified by a structural engineer, what is proposed is not on a strictly like for like basis. Of greatest concern is the introduction of new brick piers where these were not features of the historic wall and this would be harmful to the architectural interest of the listed structure. If removal of the trees which were the main cause of the structural failure is to be permitted, it should be possible to re-instate the wall on a like for like basis with bricks and flint work to match the existing historic structure (the bricks to match in terms of colour, dimensions and bond). Given that the use of lime render is proposed which should allow moisture to pass through the structure, I would not support the introduction of a damp proof membrane to the garden side of the wall. Instead, it may be beneficial to consider the introduction of a new low height retaining brick wall



that would allow a small degree of separation between the historic wall and the garden with a French drain in the gap between the new retaining wall and the historic wall. This is a measure that might also be considered to provide better protection to other parts of the listed structure. I am also unclear why wall ties are required rather than bonding the rebuilt sections of wall to the sound historic structure using traditional construction methods.

It may be beneficial to consult a conservation accredited structural engineer (CARE registered engineer – see <https://www.ice.org.uk/download-centre/conservation-accreditation-register-of-engineers>) for further advice regarding a conservation led repair proposal.

In conclusion, I am unable to support the current proposal which, in my opinion, would fail to preserve the special interest of the listed wall contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 with a low level of less than substantial harm to its significance in terms of the NPPF, making paragraphs 212, 213 and 215 relevant. The proposal would preserve the character and appearance of the Conservation Area in accordance with Section 72(1) of the 1990 Act and in terms of the NPPF, and I do not consider there would be harm to the significance of the Conservation Area or the other above named designated and non-designated heritage assets arising from the proposal.

Yours sincerely,

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Senior Built Heritage Consultant  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*