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Dorli and Daughter
Equine Planning



Statement of Historical Impact

Equine Development at

East Hall Farmhouse,

St Peters Walden,

Hitchen,

SG4 8DL

This statement has been prepared to accompany a Planning Application for the
“Construction of Equine Manège and Associated Fencing.”

The equine facilities are intended for the sole use of the residents of East Hall Farmhouse.

Applicant: Mrs Richardson, East Hall Farmhouse, SG4 8DL

Agent: Dorli Newbery, Shingle Hall, Ongar Road, Dunmow, CM6 1JB - 07946584925

1.0 Location

East Hall Farmhouse (Easthall Farmhouse) is part of a large land holding incorporating East Hall Farm, a number of properties and East Hall School. The residents have a long-term tenancy on the farmhouse and also manage the school. The site comprises a 18th century Grade II listed farmhouse, a group traditional farm building to the north and north-east.

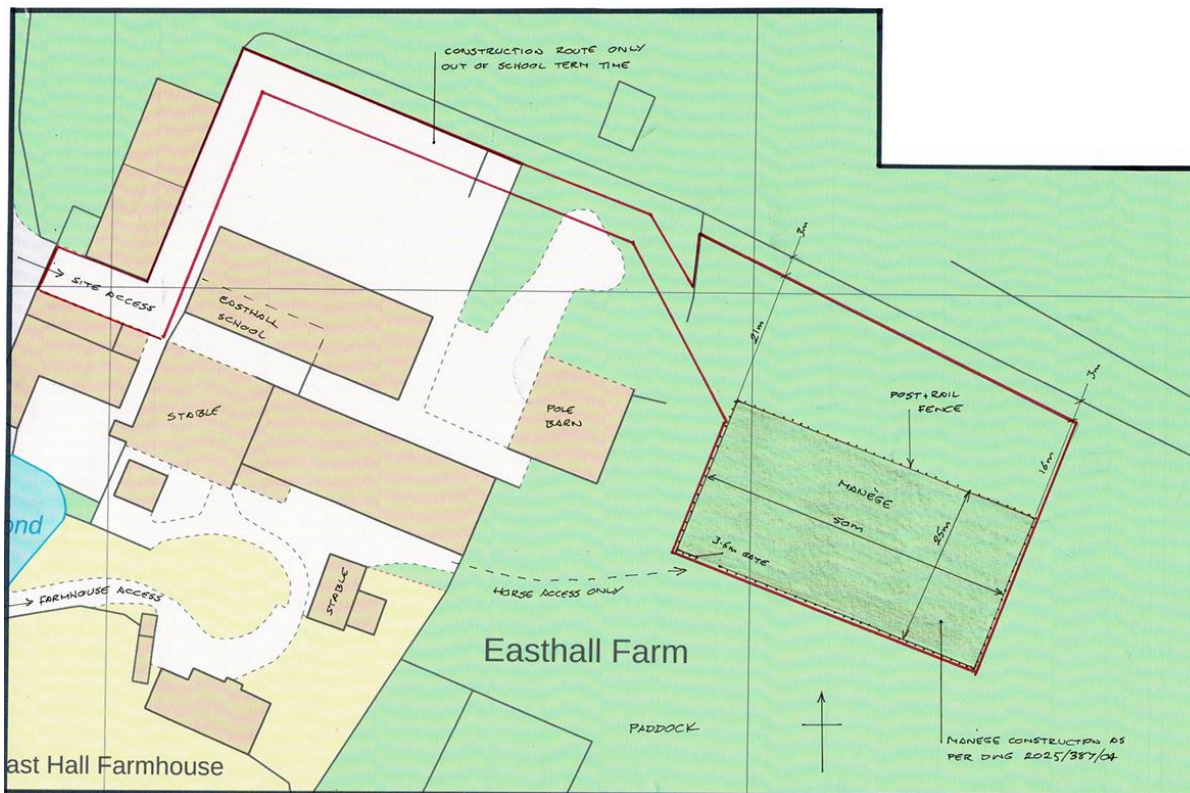
The facilities associated with East Hall Farmhouse include stable buildings, barns, outbuildings and paddocks. The residents own 6 horses/ponies which they keep for personal use. The proposed manège is for personal use only for the exercising and schooling of their own horses.

The total plot area associated with the dwelling house is 20ha. The site development site affected by this proposal is 0.3ha.

2.0 Proposal

The proposal is to construction a 25m x 50m equestrian manège for the sole use by the property owners. There is already stabling on site and the applicant has 4 horses/ponies which live on-site. The manège will be finished in a sand and fibre mix and will be bordered by post and rail fence. The manège is located in an existing managed grassland paddock, and is orientated NW-SE centred on the existing pole barn.

3.0 Proposed Site Plan – not to scale



4.0 Planning Policy

4.1 National Government Policy (NPPF 2024) – relevant policies:

Para 207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (incl development affecting the setting of a heritage asset) taking account of the evidence and any necessary expertise. They should take t considering the impact of a proposal on a heritage asset, to conflict between the heritage asset's conservation and any a

Para 210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

4.2 Local Government Policy

The following policies of the Local Plan are relevant to this statement:

Policy SP13: Historic environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance; b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;
- c) Periodic reviews of Conservation Areas and other locally designated assets; and
- d) Publication of detailed guidance.

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;

- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):
 - a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
 - b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
 - c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

5.0 Official List Entry – see Appendix A for full listing and map

List Entry Number: 1102439

Date first listed: 08-Feb-1988

List Entry Name: EAST HALL FARMHOUSE

Farmhouse. Early C18 (although 'RJ 1789' cut on brick to right of entrance), renovated in early/mid C19 with front porch added on S. Red brick with random black headers in Flemish-bond. Old red tile M-roof. Slate roof to porch. A large, 2-storeys, cellar and attics house facing S with 2 parallel roofs covering contemporary front and rear ranges. Central-entrance, end-chimneys plan with lower hip-roofed extension at W end of S range. S front has 2 gabled dormers on roofslope with cusped bargeboards and 3/3 panes sashes. A crenellated parapet links the chimneys across the central valley at the gable ends. Flat gauged arches to 3 1st floor casement windows. Cambered wide arches to triple-sashes to ground floor of 1/1: 2/2: 1/1 panes. 2 blocked openings in W extension. Central 1st floor window cut down as French doors over brick and slate porch with gable parapet and round arched entrance.

6.0 Analysis of Impact and Harm to Heritage Assets

Source – Seeing the History in the View – English Heritage 2011

- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

A way of defining the asset and potential harm can be done by considering the view. This can include views looking towards the heritage asset or from the heritage asset. Using the table below, a single asset is identified in the view. East Hall Farmhouse is Grade II listed but stands alone in an agricultural setting. There is no other listed building amongst the cluster of farm/stable buildings. The fabric and immediate setting of the farmhouse is not directly impacted by the proposal and should therefore be considered to be of 'Low Importance'.

TABLE I
VALUE/IMPORTANCE OF
INDIVIDUAL HERITAGE
ASSETS IDENTIFIED
WITHIN THE VIEW

VALUE/ IMPORTANCE	DEFINITION
HIGH	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
MEDIUM	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
LOW	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

When considering the view as a whole, the heritage asset should be considered at of ‘Low Importance’ as defined as shown:

Source – Seeing the History in the View – English Heritage 2011

Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.
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A guiding document for assessing the setting is ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017) – by Historic England. It discusses how setting is a concept which is individual to the assets and is hard to define.

In this case the proposed construction of a equestrian manège is totally separate to the setting of the historic building and does not affect the historic fabric. The domestic/equine setting of the farmhouse relies on the circular drive flanked by stable buildings. The grassed area in the centre is important to the setting, as are the buildings.

This setting will not be affected by the proposal which is a distance of 68m at its closest from the farmhouse.

The view looking towards the 'Low Importance Asset' of the farmhouse will not be altered by this proposal.

The NPPF advises that works that are moderately minor in scale are likely to cause less than substantial harm or no harm at all. The proposed manège is a large feature on plan but does not include any built structure (apart from post and rail fencing – appropriate to the setting) and is a ground feature. Therefore, impact looking towards the listed farmhouse from the land the other side of the manège is minimal. The view looking from the farmhouse across the site in general will not be largely impacted by the addition of the manège, a feature which is often seen in equine settings.

To summarise:

Eat Hall Farmhouse – asset of low importance – no harm to heritage asset

6.0 Assessment of Historical Asset

6.1 In order to minimise the impact on the special interest of the historical building and its setting the significance of East Hall Farm has been assessed.

6.2 As a Grade II listed building, the special interest of East Hall Farmhouse is evidenced. It is a good example of 18th Century rural architecture and uses vernacular materials which connect with the landscape and setting. The group of historic agricultural buildings to the north and east of the farmhouse also possess historic, architectural and evidential values in illustrating early agricultural homesteads. There is a clear historical and functional relationship between the farmhouse and the agricultural buildings.

6.3 Although East Hall Farmhouse is no longer involved in agriculture the site is home to equines. The farm is still operating in agriculture in the wider landscape but the farmhouse is a residential tenancy – with associated equine facilities.

7.0 Historical Impact Assessment

7.1 The impact of the proposed development on the listed building known as East Hall Farmhouse and its immediate setting should be considered.

7.2 The proposal is for a new equine manège to provide an all-weather surface for the exercise and training of the horses/ponies already living on site. This development is to take place to the north of the site, to the north/east of the historic farmhouse. It should be noted that there is a brick stable building between the farmhouse and proposed manège which will provide shielding on any view.

7.3 The proposed equine manège is to be sited as close as possible to the existing pole barn which has been ear-marked for equine use in the future.

7.4 The proposed works are not considered to result harm to the setting of East Hall Farmhouse. Additional equine facilities provide a concrete bond to the past use of the farmstead and further link the farmhouse to a countryside setting and use.

8.0 Conclusion

8.1 The proposed scheme of works is based on a thorough understanding of the character and significance of the historic buildings that comprise East Hall Farm and their setting.

8.2 The nearest corner of the proposed equine manège is approximately 68m from the listed farmhouse, East Hall Farm.

8.3 The windows to the front of the farmhouse look over the circular drive and courtyard. The main view is of the stables and the proposed manège will not be an intrusive feature.

8.4 Considering the site as a whole, the proposal will not result in any detrimental effect or harm to the special interest of the listed building.

8.5 Due to the topography and the ground feature nature of the proposal, there will not be any overwhelming of the historic building or it's setting.

8.7 The proposals are considered to be compliant in respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy.

Appendix A – Official Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102439

Date first listed: 08-Feb-1988

List Entry Name: EAST HALL FARMHOUSE

Statutory Address 1: EAST HALL FARMHOUSE

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: St. Paul's Walden

National Grid Reference: TL 20317 21835

Details

TL 22 SW ST PAUL'S WALDEN EAST HALL

5/131 East Hall Farmhouse GV II

Farmhouse. Early C18 (although 'RJ 1789' cut on brick to right of entrance), renovated in early/mid C19 with front porch added on S. Red brick with random black headers in Flemish-bond. Old red tile M-roof. Slate roof to porch. A large, 2-storeys, cellar and attics house facing S with 2 parallel roofs covering contemporary front and rear ranges. Central-entrance, end-chimneys plan with lower hip-roofed extension at W end of S range. S front has 2 gabled dormers on roofslope with cusped bargeboards and 3/3 panes sashes. A crenellated parapet links the chimneys across the central valley at the gable ends. Flat gauged arches to 3 1st floor casement windows. Cambered wide arches to triple-sashes to ground floor of 1/1: 2/2: 1/1 panes. 2 blocked openings in W extension. Central 1st floor window cut down as French doors over brick and slate porch with gable parapet and round arched entrance. (RCHM Typescript).

Listing NGR: TL2031721835

Legacy System number: 162923

Legacy System: LBS



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: EAST HALL FARMHOUSE



www.historicengland.org.uk

Heritage Category:	Listing
List Entry No :	1102439
Grade:	II
County:	Hertfordshire
District:	North Hertfordshire
Parish:	St. Paul's Walden

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TL 20317 21835
Map Scale:	1:2500
Print Date:	29 June 2025