



Appeal Decision

Site visit made on 9 September 2025

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th October 2025

Appeal Ref: APP/C1570/Y/25/3361559

The Old Post House, Cambridge Road, Ugley, Essex CM22 6HR

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Miss Francesca Harrison against the decision of Uttlesford District Council.
 - The application Ref is UTT/25/0050/LB.
 - The works proposed are 3 replacement timber doors to the property.
-

Decision

1. The appeal is allowed and listed building consent granted for 3 replacement timber doors to the property at The Old Post House, Cambridge Road, Ugley, Essex CM22 6HR in accordance with the terms of the application Ref UTT/25/0050/LB dated 9 January 2025 subject to the following conditions:
 - 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
 - 2) The works hereby authorised by this consent shall be carried out in accordance with the following approved plans: block plan, proposed elevations, front door details, side door details and rear door details.
 - 3) Prior to the installation of the new doors hereby approved, additional section and elevation drawings between 1:20 and 1:1 (as appropriate) that show details of the approved new doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Preliminary Matters

2. As the proposal relates to a listed building and is within the setting of others, I have had special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

Main Issue

3. The main issue is whether the proposal would preserve a Grade II listed building, 'The Old Post Office, Cambridge Road' (The Old Post Office), or any features of special architectural or historic interest which it possesses.

Reasons

4. The Old Post Office is a Grade II listed building¹ dating from the mid-19th century. Located adjacent to Cambridge Road it forms part of a small group of similarly aged,

¹ List Entry Number 1273777

two storey Grade II listed buildings (3, 4 and 5 Cambridge Road² and 6 and 7 Cambridge Road³) in domestic use.

5. The statutory list entry description identifies the building as a brick and part timber framed house. The main roof has a multi gabled form. The upper floors are part exposed timber frame with plaster infill or decorative brick nogging and some tile hanging. A distinctive jettied cross wing characterises the building's west side, while 17th century style brick stacks with multiangular shafts rise prominently from the roof. In more recent times the building has undergone several alterations and interventions at the front and rear.
6. The significance and special interest of the appeal building are derived in part from its design, surviving traditional materials, detailing and construction, as well as its setting within a small cluster of similarly designed listed buildings. Despite the later alterations, that include flat roof additions at the far end of the front elevation and at the rear, and the inclusion of some contemporary window and door treatments, the integrity and authenticity of the building as a vernacular dwelling is still largely apparent and reinforced by its proximity to the cluster of similarly designed listed buildings to the north (referred to above).
7. The proposal involves the replacement of the existing front, side and rear external doors with new timber panelled doors. The works are required according to the appellant to improve draught proofing, sound insulation and security measures.
8. The existing front door has a vertical plank construction. The solid timber design, lack of openings and limited decoration give the door a rustic appearance. There is limited evidence that the front door is part of the older more historic fabric of the building, nevertheless its simple form and understated appearance does not detract from the special architectural and historic interest of the listed building. Furthermore, I have no reason to disagree with the Council's view that the existing front door is not of historic significance.
9. The existing windows flanking the door and elsewhere on the front elevation are primarily rectangular casement units, typically comprising two or three frames. These are well-proportioned and thoughtfully arranged, contributing positively to the building's architectural character. The front elevation as a whole has an attractive appearance, featuring a distinctive mix of external materials and design elements, most notably the historic brickwork, exposed timber framing, and prominent brick chimney stacks. These features collectively enrich the building's visual interest and heritage value.
10. The existing front door would be replaced with a 10 panelled timber door, painted peacock blue. The panels would be arranged in 3 rows with the bottom and middle mouldings having largely rectangular profiles, while the top panels, above the frieze rail have a roughly square shape. A small central window opening would be positioned in the middle of the central row of panels.
11. The Council contend that the proposed front door would detract from the listed building's architectural interest by being too formal and overly designed.
12. In contrast to the existing front door, the more decorative panelled design proposed would be more prominent on the building's frontage. However, the symmetrical and ordered arrangement of the panels would not disturb the simple rhythm of the building's fenestration, nor its architectural interest. The proposed door would also,

² List Entry Number 1273821

³ List Entry Number 1239239

aside from the small central window, maintain the solid appearance of the existing entrance, while the use of timber in its construction would be sympathetic to the material palette and integrity of the building as a whole.

13. The proposed front door would be visible from Cambridge Road, albeit those views would be somewhat angled given that the front door faces away from the road. Nonetheless I do not consider that such a low-key change, as a proportion of the front elevation's external fabric, would undermine either the building's sense of balance, symmetry or its architectural integrity.
14. The existing side and rear doors would also be replaced with timber panelled doors. Those existing doors are of limited value to the building's historic and architectural significance, and their timber replacements with equivalent panelled designs, would have a neutral effect on the appearance of the listed building.
15. Taken together then, the proposed doors would engender minor change to the character of the listed building, that would not in my view constitute material harm. Therefore, I find that the proposed works would preserve the special architectural and historic interest of the Grade II listed building, The Old Post Office. It also follows that there would not be harm to, the significance of the adjacent Grade II listed buildings (3, 4 and 5 Cambridge Road and 6 and 7 Cambridge Road) through the works.
16. Consequently, I do not find there would be any conflict with Section 16(2) of the Act. The proposal would also accord with the Framework with regard to sustaining and enhancing the significance of heritage assets. Insofar as the development plan for the area is relevant, the proposed works accord with Policy ENV2 of the Uttlesford Local Plan (adopted 2005) where it requires an assessment of the effect on heritage assets.

Conditions

17. I have imposed conditions specifying plans and a time-limit, both in the interests of certainty. A condition requiring further plans, including details of door construction are necessary for clarity and in the interest of preserving the special architectural interest of the building.

Conclusion

18. For the reasons set out above, I conclude that the appeal should be allowed.

RE Jones

INSPECTOR