



Appeal Decision

Site visit made on 2 December 2025

by Stuart Willis BA Hons MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th January 2026

Appeal Ref: APP/C1570/Y/25/3371112

Kellers, Duck Street, Wendens Ambo, Essex CB11 4JU

- 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 Ms Susan Watson against the decision of Uttlesford District Council.
 - The application reference is UTT/25/0867/LB.
 - The works proposed are described as 'on the western side of Kellers (semi-detached to Trout Hall), we propose to replace a damaged pair of French doors to the property. We propose to install similar doors but custom made to resemble the original doors while meeting modern security and safety standards. The appearance will be similar to the original doors.'
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The listed building subject to this appeal is shown on the official listing as Trout Hall. The building is currently 2 separate properties. This appeal relates to a property known as Kellers.
3. As the proposal is in a conservation area and relates to a listed building, I have had special regard to sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

Main Issue

4. The main issues are whether the proposal would preserve the Grade II listed building known as "Trout Hall" (Ref: 1238289) and any of the features of special architectural or historic interest that it possesses.

Reasons

5. The property is from circa 1600 with considerable alterations in the 18th and 19th centuries when it was faced in brick and hanging tile. The north end of the building, where this appeal relates to is red brick and has a more consistent appearance and layout to its openings. The windows I was able to see closely were timber single glazed, as are the French doors. Although varying in style in places, the windows and doors reflect the traditional materials and detailing with many openings potentially retaining historic glass and timber. While different in terms of design and appearance, this includes the opening subject to this appeal. The openings generally exhibit historic appearance, materials and craftsmanship.
6. Given the above, I find that the special interest of the listed building, insofar as it relates to this appeal, is from the use of traditional materials and construction

techniques. Its evidential interest, in this respect is derived from the retention of historic fabric which includes its windows and doors.

7. The proposal would involve the removal and replacement of the existing French doors leading out to the garden. The proposed doors would match the general form of the existing ones and as now, be timber. Notwithstanding this, unlike the existing doors, from the plans before me, the replacements would have stuck-on glazing bars and be double glazed.
8. There is no conclusive evidence that the appeal property was affected by bomb damage and that the glass in the French doors was put in after World War II. The already damaged pane is said to have possibly been historic. In the absence of clear evidence to the contrary, and my observations, other panes could also be historic.
9. The whole of the existing fabric of the doors would be lost. I saw that there was a broken pane of glass in one of the French doors and they need some repair works. However, there is no clear information or assessment of the existing fabric to support the extent of the works proposed or that the existing doors are structurally unsound. Large sections of the timber and glazing appear to be in a reasonable condition. Therefore, it has not been demonstrated that the remaining glass and timber is incapable of being retained.
10. The stuck-on glazing bars shown on the plans would be highly inauthentic and fall short of the craftsmanship to be expected in a building of national importance. While slim line, the thickness and reflectivity of the double glazing would be discordant with the windows it would most readily be seen with and different to that experienced from the secondary glazing currently fixed to the French doors. Historic England's 'Traditional Windows' states that consideration may be given to the installation of new slim-profile double-glazed replacement windows. However, this is where the significance of a building has been harmed by the installation of replacement windows of non-historic design, no incidental damage to the building fabric would result from the removal of the existing windows and the new windows are of a more sympathetic design. This is not the case here.
11. There is currently secondary glazing attached to the French doors which prevents the shutters fully closing. Nonetheless, as with the condition of the existing doors, it has not been shown that other less intrusive options have been fully explored that would maximise the retention of historic fabric. As such, I cannot be sure that the works cause the least possible loss of historic fabric.
12. There are very limited, if any, public or private views of the French doors. However, listed buildings are safeguarded for their inherent architectural and historic interest irrespective of whether or not public views of the building can be gained.
13. Given the above, I find that the proposal would fail to preserve the special interest of the listed building. Due to the limited extent of the works, it would lead to harm at the lower end of less than substantial harm. Nevertheless, this would be of considerable importance and weight.
14. There would be public benefits from thermal improvements and energy efficiency as well as from ensuring the building is watertight, preventing further deterioration of the historic fabric. However, as this relates to one opening these benefits only

attract limited weight. While it is said the proposal would reduce crime and fear of crime, no detailed breakdown of incidents at the site or wider area has been provided to support this. Given the scale of the scheme any public benefits associated with security would be small. It has also not been demonstrated that the proposal is the only or least harmful way of addressing this matter.

15. The continued viable use of the appeal property as a residential dwelling is also not dependent on the proposal as the building has an ongoing residential use that would not cease in its absence.
16. Consequently, I find that the public benefits do not outweigh the harm to the designated heritage asset, the conservation of which carries great weight. As such, the proposal would fail to preserve the special historic interest of the listed building. It would fail to satisfy the requirements of the Act and paragraph 210 of the Framework. Insofar as relevant it would also be contrary to the heritage protection aims of Policy ENV2 of the Uttlesford Local Plan 2005.

Other Matters

17. The appeal site is located within the Wendens Ambo Conservation Area (CA). It covers much of the village core around St Mary's Church and nearby green spaces often with fields beyond the properties. It includes many historic buildings along winding roads and lanes of vernacular design with traditional materials such as thatch, slate, brick and flint evident.
18. Given the above, I find that the significance of the CA is derived, insofar as relevant to this appeal, from its historic properties, in a verdant rural village context. Trout Hall is an example of one of these historic properties reflecting the materials and appearance of the CA. As such, it contributes positively to the significance of it.
19. The French doors are located on the elevation away from the road. The surrounding vegetation and built form mean that there would be little, if any, views of the proposed changes from the public domain or nearby private locations. Moreover, the general appearance of the replacement doors would largely replicate the existing ones.
20. Due to the extent of the changes, very limited visibility from the public and private vantage points and the resultant effect on the CA as a whole, the proposal would preserve the character and appearance of the CA. This would satisfy the requirements of the Act and paragraph 210 of the Framework.

Conclusion

21. For the above reasons and having regard to all other matters raised I conclude that the appeal should be dismissed.

Stuart Willis

INSPECTOR