



Appeal Decision

Site visit made on 3 January 2026

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 20 February 2026

Appeal Ref: APP/C1570/D/25/3374800

The Old House, Carmel Street, Great Chesterford, Essex CB10 1PH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs C Bennett against the decision of Uttlesford District Council.
 - The application Ref UTT/25/2068/HHF, dated 1 August 2025, was refused on 26 September 2025.
 - The development proposed is the erection of a lightweight car canopy in the driveway.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. Due to an administrative error, the Council's decision notice did not include the wording of the reason for refusal. However, this was set out clearly in the conclusion of the Council's officer report which the appellant responded to in their appeal statement. The incomplete decision notice did not therefore prejudice the appellant in this instance and the appeal can be fairly determined.

Main Issue

3. The main issue is the effect of the lightweight car canopy on the character and appearance of the Great Chesterford Conservation Area (CA) and the setting of the Grade II listed Old House.

Reasons

4. The car canopy, which has already been erected, consists of a low-pitched roof covered by a modern waterproof membrane supported by a lightweight frame of thin steel and wooden posts. About 4.8 m long, 3 m wide and raised about 1.8 m above ground, the structure covers a parking space in front of a single garage which is now used for storage. The structure is situated in one corner of a short driveway off Carmel Street which provides access to the parking space/garage of The Old House together with other garages serving nearby properties.
5. The Grade II listed Old House is an attractive late 16th century timber framed and plastered house fronting Carmel Street which is separated from the new structure by its rear garden and a modern 1970s 1.8 m high wall. This and the curving 1.8 m high boundary wall to the neighbouring unlisted¹ Cleavers Cottage post-date the 1967 listing of Old House and complicate any assessment of its curtilage.

¹ According to the appellant's Design and Heritage Statement, although this also says that the listed building was converted into two dwellings, The Old House and Cleavers Cottage, in the 1980s, after the listing in 1967. The list description also includes 'a later addition at the south-east end, formerly a slaughter house' which would appear to be Cleavers Cottage.

However, the structure lies within the setting of the listed building as seen from the driveway, notwithstanding that this is a relatively recent feature in this part of the village. Importantly, the structure also lies in the heart of the extensive Great Chesterford CA which is designated in recognition of its special architectural and historic interest.

6. Carmel Street is one of the most attractive and historic streets in the central part of the CA. It is lined by several timber framed and painted plaster buildings with tiled roofs sited hard up to the road amongst some later 18th/19th century buildings of painted brick and slate roofs and front boundary walls of flint and brick. Whilst the car canopy is set back behind the street frontage in one corner of a driveway off Carmel Street, it is clearly seen by passers-by. A poorly designed and temporary looking modern structure amongst the traditionally constructed buildings nearby, and built of unsympathetic materials given its context, the canopy appears as an unusual, discordant and intrusive feature out of character in its setting.
7. The structure is freestanding, not connected to any historic fabric, reversible, and screened on three sides by buildings or walls. It is said that the garage is not now suitable for use, and the canopy is needed to protect the appellant's car from the weather. However, these arguments and the private benefit for the appellant do not outweigh the heritage harm, albeit less than substantial, that is caused by the introduction of the car canopy into the CA and the setting of the listed building.

Conclusion

8. For these reasons the lightweight car canopy significantly harms the character and appearance of the Great Chesterford CA and the significance of the Grade II listed Old House by encroaching on its setting. This conflicts with Policies ENV1 and ENV2 of the Uttlesford Local Plan 2005 which seek to preserve or enhance the character and appearance of the CA and protect the setting of the listed building. The canopy also conflicts with the legislative duties to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA and to have special regard to the desirability of preserving listed buildings and their settings.
9. The appeal should therefore be dismissed.

David Reed

INSPECTOR