



Heritage Statement

44 Church Lane
Cheveley
Newmarket
CB8 9DJ

29th September 2023

Contents

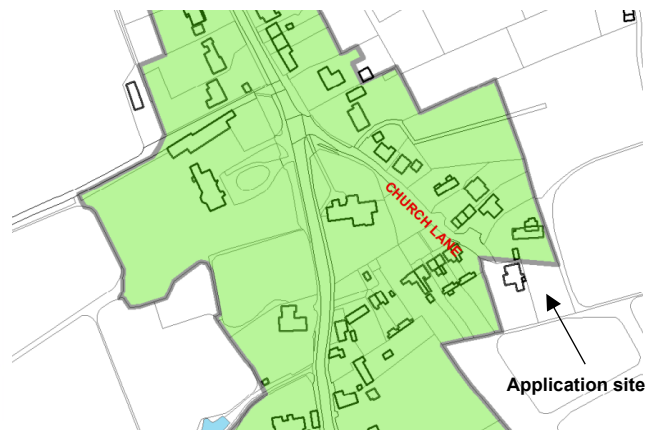
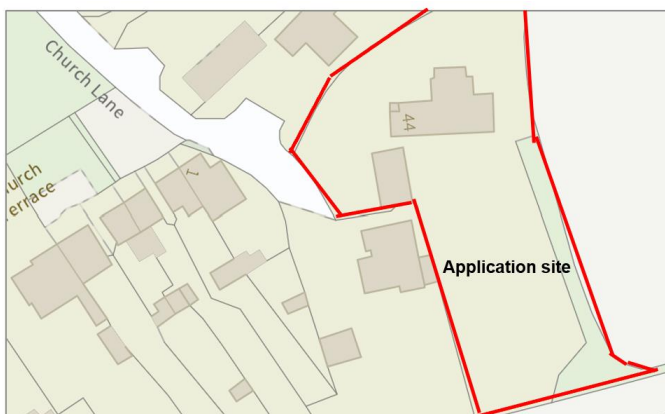
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Introduction & Site Location

1.1 This Heritage Statement has been written to support an application for planning permission for the erection of a single dwelling in the garden of 44 Church Lane, Cheveley. The National Planning Policy Framework 2021 (NPPF) requires an applicant to describe the significance of any heritage assets affected by the proposal, 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 (paragraph 194).

1.2 This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact of the proposed works on the significance of the heritage asset is then described and considered.

1.3 The site comprises the southern section of the garden to 44 Church Lane, which is situated at the end of the lane to the south-east of the parish church. The site is located just outside the Cheveley Conservation Area, whilst the existing house is situated within it.

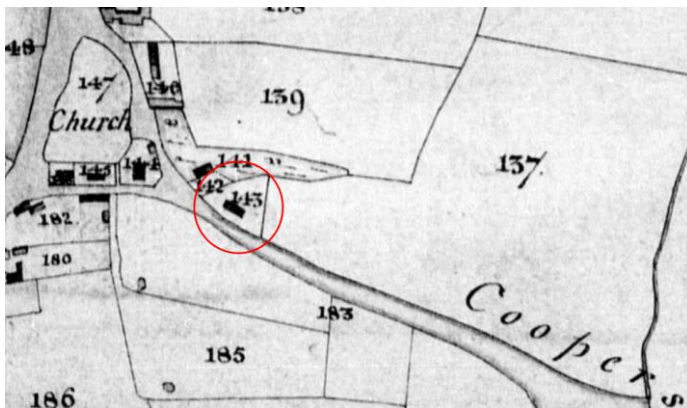


44 Church Lane

The Heritage Asset: Description & Significance

2.1
No. 44 Church Lane is not a listed building. It is situated within the conservation area around 100metres south-east of the grade I listed parish church of St Mary and the Holy Host of Heaven (list entry no.1318059).

2.2
Church Lane is shown on the 1837 tithe map extending into 'Coopers Lane' and ran further south to Broad Green. One of a tangle of lanes which at that time linked Cheveley to neighbouring settlements which were rationalised at inclosure in 1844¹, Coopers Lane is now truncated at The Homestead which is an extended inter-war house to the south-west of 44 Church Lane. The tithe map shows 44 Church Lane as plot 143 on the opposite side of the road to Church Cottages. It was owned by the Duke of Rutland and occupied by John Tweed. It is described simply in the apportionment as 'cottage and garden'.

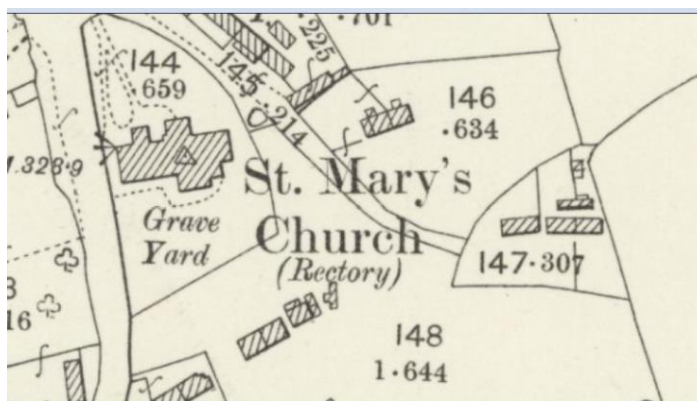


Tithe Map 1837

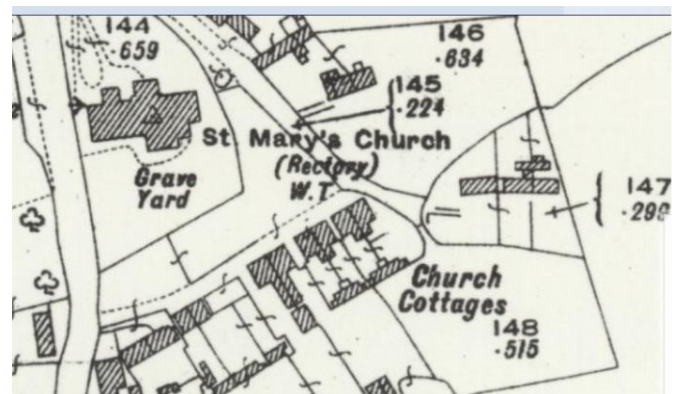


1884

2.3
Later maps from 1884 show the application site with three cottages on it and the arrangement carried on well into the 20th century and three cottages are shown on the 1925 map



1901



1925

¹ Victoria County History (VCH)

2.4
Gradually older cottages were replaced and the spaces between were infilled. This process began in the inter-war period, but gathered pace from around 1970. The three cottages which occupied the site of the present 44 Church Lane were reduced to a single dwelling and a new house, The Homestead, was built during the 1930s to its south-west side. In January 1981 a conservation area was designated, which included much of High Street and the area around the grade I listed church, including the length of Church Lane. The Homestead was excluded as was the land to the south of 44 Church Lane, which comprises the application site.

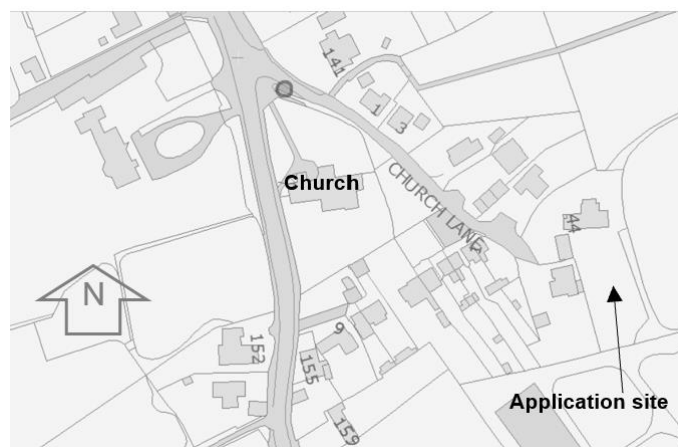
Significance

2.5
The National Planning Policy Framework defines 'significance' as, "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".²

2.6
The grade I listed parish church is of exceptionally high significance and its setting at a small green with the listed war memorial and the extent of its large churchyard adds to the significance. Old maps show that the church had a cluster of cottages to the south and along Church Lane and though the dwellings were scattered, they made a positive contribution to that setting.

2.7
Subsequent centuries have seen the amount of housing increase, but despite this the village church stands as a village landmark and the 20th century development is a modern iteration of its setting within an area of loosely-knit housing outside its churchyard and on its east and south sides. This scattering of houses around the parish church forms the defining character of this part of the conservation area.

2.8
No. 44 Church Lane is a gault brick and slate house which dates from the late 18th or early 19th century and makes a positive, if secluded, contribution to the character of the conservation area.



² NPPF 2021 Glossary

Proposed Works & Heritage Impact Assessment

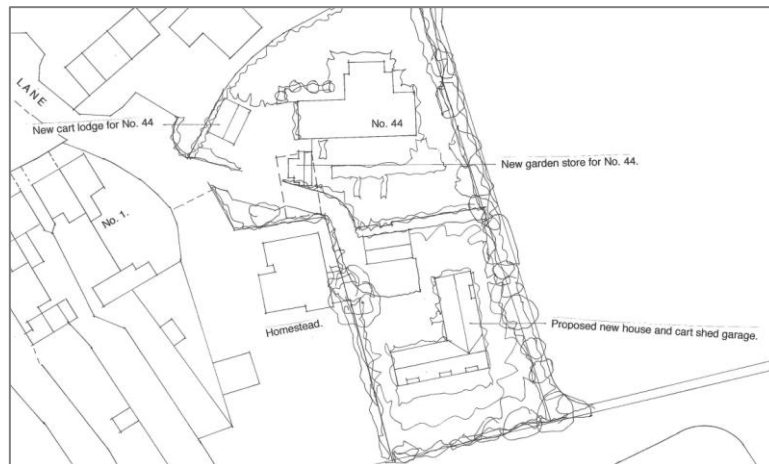
3.1
The proposal is to build a single dwelling on garden land to the south of 44 Church Lane. The existing access to 44 Church Lane will be used, necessitating the re-siting of the cart lodge style garage which was built in 2002. The site has a number of mature trees and shrubs, forming a secluded end to the enlarged garden of 44 Church Lane.



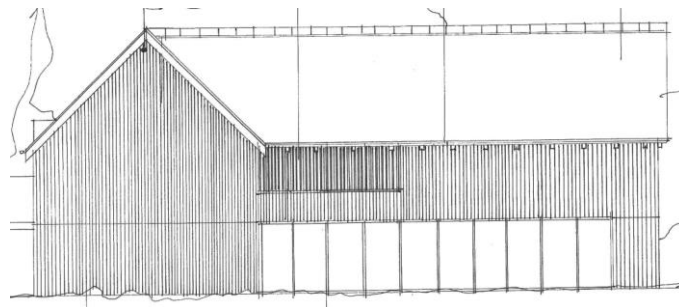
Application site from the house



The house from the application site



3.2
The proposal is a two-storey dwelling of a high-quality contemporary design which is explained in the accompanying Design & Access Statement. It is clad in vertical timber boarding beneath a natural slate roof and the proposed outbuildings are of matching timber cladding.



Heritage Impact Assessment

3.3

The choice of building materials ensure that the proposed dwelling is discreet and set within a discreet location. The question is whether the proposal affects the setting of the parish church or the character of the conservation area.

3.4

The Department for Levelling Up, Housing and Communities Planning Practice Guidance (PPG) July 2019 states that

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.³

3.5

It goes on to say that

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change.

3.6

The proposed dwelling is sufficiently secluded and distant from the parish church to have no visual impact on its setting. It will not be seen from church and indeed, it will not even be visible from Church Lane itself. The proposal will cause no harm to the manner in which the grade I listed building is experienced and understood. Also, the provision of a 'green screen between the new house and 44 Church Lane will prevent the former from being viewed from the latter.

3.7

Though the application site lies outside the conservation area boundary, its host building, no.44 Church Lane lies within it. Whilst the appearance of this part of the conservation area has undergone cumulative change, its character can still be appreciated. The addition of a further single dwelling beyond the end of the lane does not materially detract from the asset's (the conservation area's) significance. It is not harmful.

³ Planning Practice Guidance (PPG) para. 013

Conclusion

4.1
The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (section 66.1). Special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts (section 72).

4.2
The National Planning Policy Framework (2021) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings and conservation areas can be harmed or lost by alteration to them or by development in their setting. Paragraph 206 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

4.3
Paragraph 194 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 197 requires local planning authorities, in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets

4.4
Paragraph 200 states “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’ and paragraph 199 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation. It goes on to advise that significance can be harmed or lost through the alteration or destruction of those assets.

4.5
In this case, the proposal is not harmful to the setting of the parish church nor is it harmful to the character and appearance of the adjacent conservation area.

4.6
Consequently, in this case the balance is in favour of the proposed development. It satisfies both national planning guidance and local planning policies which seek to protect the historic environment and encourage quality in the design of new buildings.

Bibliography

Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government	<i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>	July 2019
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