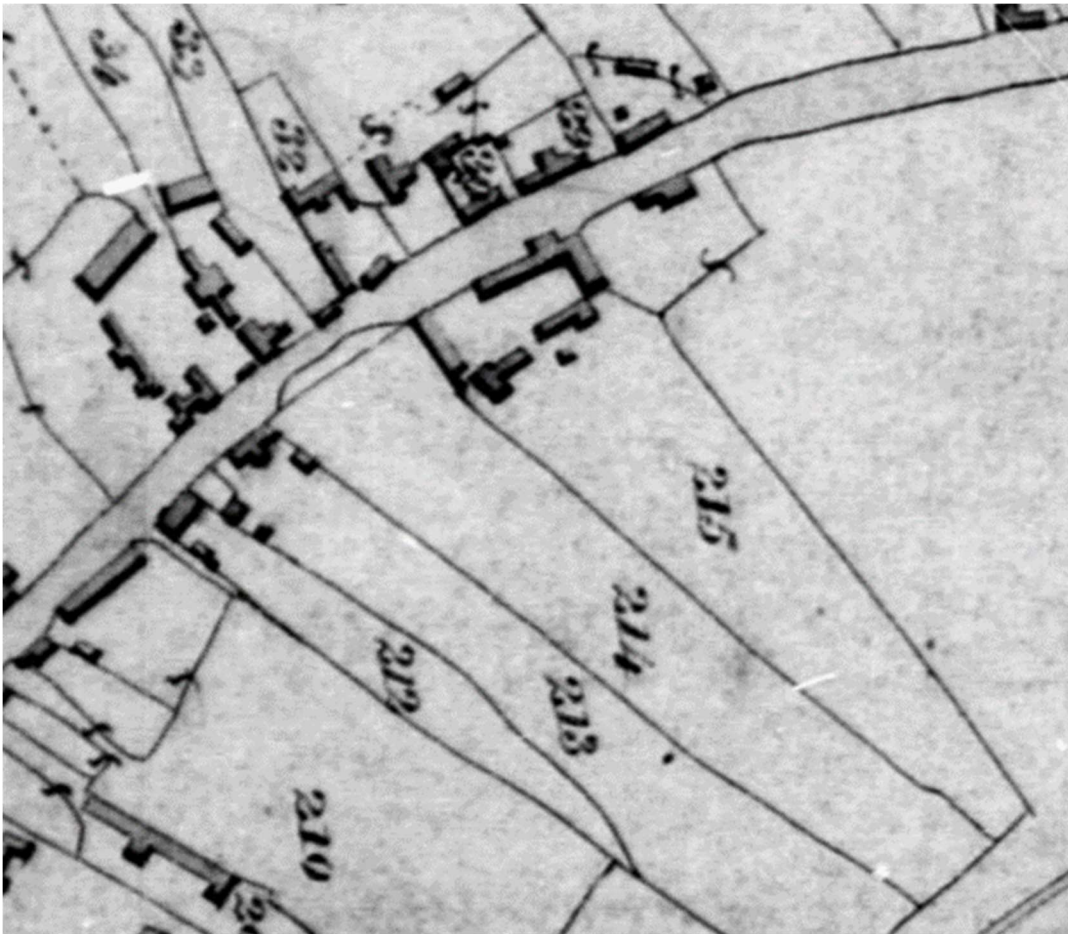


# Heritage Impact Assessment



**Kitchens Farmhouse**  
**20 Church End**  
**Gamlingay**

**On behalf of**  
**Mr Alex Glencross**

**October 2023**



# Project Information

<b>Site Address</b>	Kitchens Farmhouse, 20 Church End Gamlingay
<b>Development Proposal</b>	New summerhouse and new greenhouse
<b>Client</b>	Mr Alex Glencross
<b>Local Authority</b>	South Cambridgeshire District Council
<b>Type of report</b>	Heritage Impact Assessment

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**Reviewed By:** Hannah Lence

**Report Revision:** V1

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## 1. Introduction

This Heritage Impact Assessment has been prepared in support of an application for full planning permission and Listed Building Consent to create a new summerhouse and green house at 20 Church End.

The site sits to the eastern end of the settlement of Gamlingay. To the west of the farmhouse are large, contemporary agricultural buildings. The surrounding area is residential, with surrounding properties dating from the 17<sup>th</sup> to 20<sup>th</sup> centuries.

This report assesses the significance of the relevant heritage assets and their settings and any potential effect of the proposed development on this significance.

Historic England's Conservation Principles are key factors in this instance:

"Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change. Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change,

but few places are so sensitive that they, or their settings, present no opportunities for change".

This report should be read in conjunction with drawings by Lisa Allard, Adam Frost Design and other supporting documents submitted as part of this application.



Figure 1 Site Location and Context. Source: Google

## 2. Identify which heritage assets are affected

### Identifying Assets

The NPPF places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected by proposals, 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.

A site visit was undertaken on 5<sup>th</sup> May 2023 by Parker Planning Services to inspect the site and to assess its relationship with designated and non-designated heritage assets within the vicinity. The site was walked over with views assessed into and from the site, from all accessible directions.

The National Heritage List for England (NHLE) and the following heritage assets have been identified as being the assets within the site boundary.

- No 20, Kitchens Farm: Grade II

Several grade II assets were identified as being within the setting of the proposal site. These assets are predominantly across the road from the site. However, following the site visit it was concluded that due to the small nature of the proposals, and their siting in the rear garden, these additional assets would not be affected by the proposal. They are not considered further in this report individually,

although their setting and group value is generally considered within the assessment of the Conservation Area.



Figure 2 Site in proximity to designated assets. Source: Historic England



The site is within the Gamlingay Conservation Area, which has an appraisal document dated 2000.

#### Non Designated Assets

The National Planning Policy Guidance states that non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

There is nothing within the site or its setting which would qualify as a non-designated asset. Most structures of historical interest are Listed.

#### Archaeology

There are no known archaeological implications at the site. However the loose plan form of the steading shown on the Tithe Map could suggest an early farmstead and there may be the potential for survival of archaeological remains (of medieval and later date). The Gamlingay HER notes a moated site at Dutter End (seen on historic maps which could relate to the manor of Avenells, later acquired by Merton College. This has no formal designation. Due to the lack of foundations required for the proposal, it is not considered necessary to impose an archaeological condition.



Figure 3 Map showing extent of conservation area and development framework. Source: South Cambridgeshire DC website

### 3. A Brief History of Gamlingay

Gamlingay's recorded history began in the Saxon period when an established settlement was first noted in a charter dating 975 but there is evidence the area was occupied before that.

Flint tools dated to the Mesolithic and Neolithic periods have been found alongside the brook and aerial photography reveals many prehistoric cropmarks. There is scant evidence of Roman occupation but it appears an important site during Saxon times.

When the Domesday Book was compiled in 1086 Gamlingay was the largest village in Longstowe hundred, with 65 people listed. There was also a hamlet called Newton on the Heath, but it failed to thrive and had disappeared by the time the Hundred Rolls were compiled in 1279.

In 1279 Gamlingay was divided between three manors, known as Avenel's, Merton and Woodbury. A number of free men held or rented land and a few religious houses also held land.

The village suffered under the Black Death in 1349. Manorial records suggest it killed around half the population between April and December 1349. The village slowly recovered in the succeeding two centuries. By the middle of the fifteenth century the church had updated, a sign of prosperity, with the addition of a chapel dedicated to St Lawrence and some new choir stalls.

On 21 April 1600, Gamlingay suffered a severe fire which destroyed 76 houses, including the barns and crops.

In 1599 Merton College had purchased the manor of Avenel's, which gave them ownership of around two-thirds of the arable land in the village. They commissioned a survey to better understand their newly-enlarged holding. The result was a series of informative maps of Gamlingay that give a detailed picture of the late Elizabethan village.

The seventeenth century sees the manorial power waning and the parish develop. One family, the Apthorpes, was particularly influential in village affairs and detailed records of this period survive. Most of the roads were maintained by the parish officers, but many were turnpiked in the 18th century.

In 1710 the Baptists built their own chapel in the village. Around the same time, Sir George Downing had a mansion built on his estate in the village. Called Gamlingay Park it was the largest house ever seen in the parish and came with a £9,000 price tag. His fortune and his title were inherited by a cousin, Jacob Garrard Downing. Sir George's will had made provision for a college to be set up in Cambridge if the Downing line failed, but when Sir Jacob died childless his widow clung on to the estate. Eventually it became clear she was going to lose the court case that followed, and in an act of sheer wilful vandalism, she had the mansion demolished in 1776 and the materials sold. Downing College was finally founded in the early nineteenth century, but all that's left standing of Gamlingay Park today is a brick-built folly known as the Moon, near Drove Road.

In 1848, Gamlingay's open fields were enclosed and a system of agriculture that had lasted a thousand years was dissolved. Land was apportioned in individual fields in proportion to that previously scattered in strips about the parish. Commons were done away with,

and common rights too. Enclosure was followed in 1850 by the Tithe Act, which exchanged the Church's right to a tenth of everything produced for a simple money payment. In 1862 the Oxford to Cambridge railway line was built through the village and a station constructed on the outskirts. However, the village particularly struggled with the agricultural depression and the village stagnated. A new school was built in the 1870s to replace the dame schools and the two competing schools established earlier in the century by the Church of England and the Baptists.

By the 19th century the village had a plentiful supply of inns. One of which was the Rose, later the Rose and Crown, which dates from 1622 and is now Kitchens Farm (the site).

After the First World War ended a few council houses were built, but the village was still trapped in the long agricultural depression.

The Second World War proved to be a catalyst for change. Farms became mechanised and workers left for other occupations. The 1950s brought mains sewage to the village for the first time. The 1960s saw the beginnings of a building boom that saw an unusually large amount of housing estates built in a village. By the time the 2001 Census was taken the population had more than doubled.

(Source: <https://www.gamlingayhistory.co.uk/brief-history>)



## 4. Identifying Setting and its contribution to Significance

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. This interest can be artistic, architectural, historical or archaeological. Historic England guidance has set out how significance can be assessed through considering the ‘heritage values’ of an asset. These values are aesthetic, historical, evidential, and communal.

The NPPF defines ‘Setting’ as the surroundings in which a heritage asset is experienced. Setting is subjective but it incorporates the asset’s visual surroundings, its relationship with any other assets, the ways in which the asset is appreciated, together with any historical association or patterns of use. Elements of the setting may contribute or detract from the significance of the asset. The Guidance requires assessment of the degree to which an asset’s setting makes a contribution to the significance of the asset.

### Historic Map Analysis

Historic cartography can assist in understanding historic patterns of use. The earliest map consulted is the Tithe map (1850). Kitchens Farm is shown, along with several long outbuildings to the north and east. These are arranged in a loose “U-shaped” formation, suggesting they are the farm buildings associated with the farm. The accompanying Tithe record lists the farm as being owned by William Kitchen and details a house, homestead and garden at the site, together with four other sites being within his ownership.

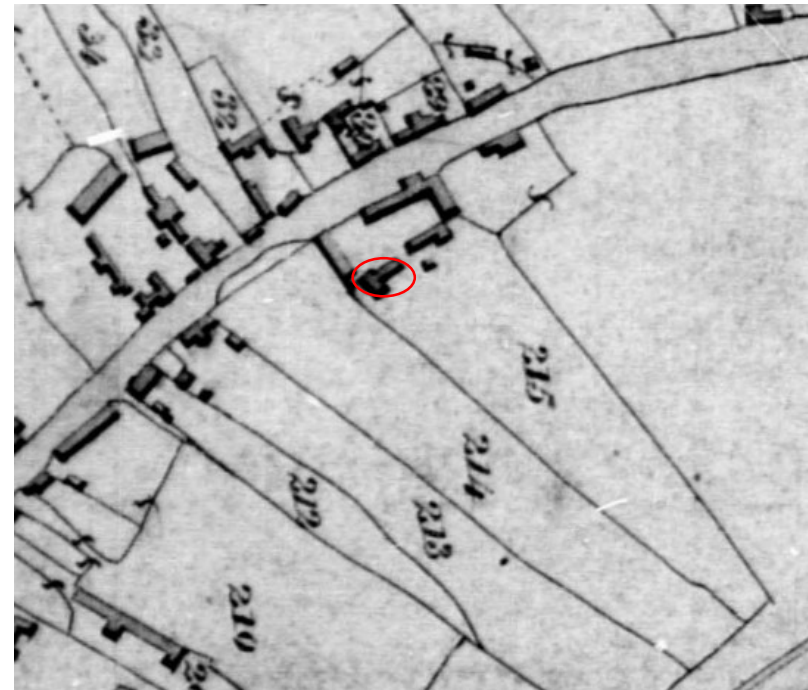


Figure 4 Tithe Map, 1850 Source: *The Genealogist*. Note the various buildings to the north and east of the house. Their courtyard arrangements suggests they are farm buildings associated with the farmhouse.

The First OS Map (1886) gives more information as the dwellings are marked in red. This confirms the majority of the structures around the farmhouse are not occupied and lends support to these being the farm complex, particularly as they are arranged yards for stacking or animal management. These buildings have been notably expanded since the Tithe Map. The period 1750-1880 incorporated the 'High Farming' years, which saw a sharp increase in agricultural productivity, in which the rebuilding of farmsteads played a key role. The expansion at Kitchens Farm was likely due to this increasing prosperity. However there are three buildings shown in addition to the farm which are marked as dwellings. This is not unusual and they were likely used by farm workers. This map also shows Kitchens Farm having a defined garden, which is separated from the remainder of the plot.

The Kitchen family appear on the 1871 census, with the occupier James Kitchen living there with his wife and four daughters, plus one female servant. James is listed as a "Farmer of 159 Acres Employing 8 Men & 4 Boys", which gives some idea of the scale of the holding at the time.

There are virtually no changes to the steading in early to mid-20<sup>th</sup> century, and the settlement around it also remains constant. Historic photographs online at <http://www.gamlingayphotos.co.uk/church-end/> show the property in the 1920s and 1970s. The only notable change is a door in the front cross wing has been replaced by a window by 1970. A low building can just be seen to the left of the farmhouse in the 1970 picture, suggesting the outbuildings were still in position at this date.

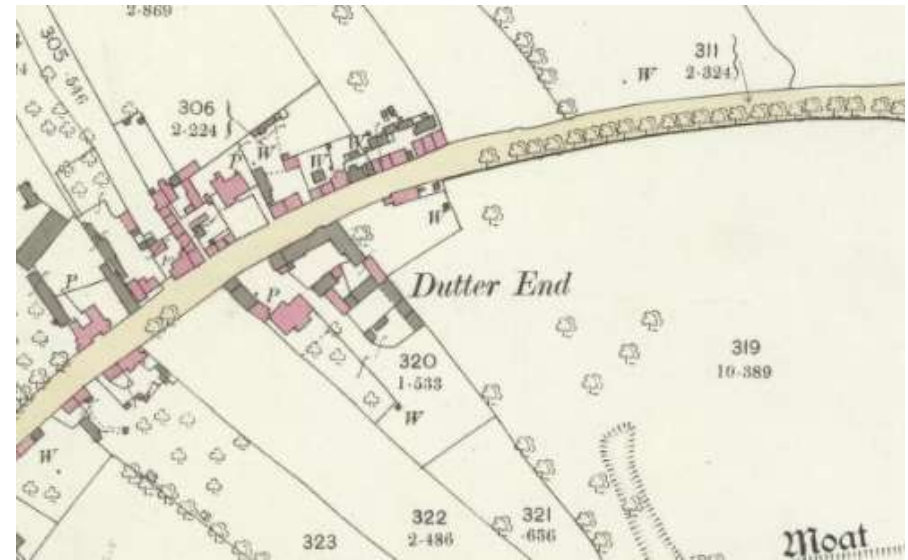


Figure 5 First OS Map, 1886 Source: National Library of Scotland.

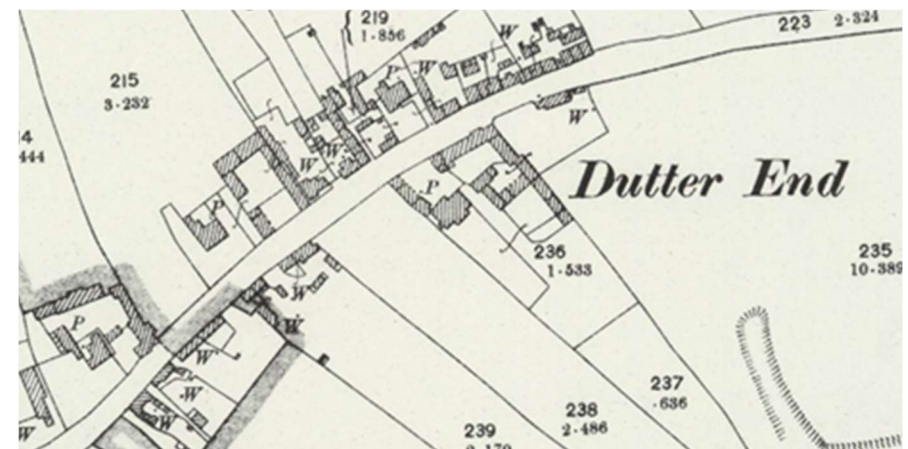


Figure 6 OS Map, 1900 Source: National Library of Scotland.



Figure 7 OS Map, 1947 Source: National Library of Scotland.

The farm buildings are all still shown on the 1947 OS Map and on military aerial photography from the Second World War. An aerial photograph dated 1962 on the Gamlingay Photo website, which has a comprehensive collection of images, shows the outbuildings are still there in 1962. After the Second World War, changing animal welfare standards and increasing use of machinery resulted in the development of larger multi-purpose pre-fabricated buildings. The previous farm buildings had often become redundant, due to increased machinery size and the greater demands of intensive farming.

A later aerial photograph in 1976 shows the farm buildings have been demolished and a row of terraced housing built in its place, with garage court to the front and a bungalow to the rear. This new development has a separate access, called "Dutter End". A similar photograph in 1981 shows the properties opposite Kitchens Farm have also lost their outbuildings and there has been a degree of infill development.

The review of historic maps and aerial photography demonstrates that the proposal site's setting has changed over time. In the early C19 the proposal site would have had a visual and working association with the agricultural buildings and land surrounding it. However the steading has evolved with the changes in agricultural technology and methods, eventually becoming redundant.

The NPPF makes it clear that the setting of a heritage asset is "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve".

### The Significance of Kitchens Farm

The List description states the house is of mid-17<sup>th</sup> century, with an 18<sup>th</sup> century extension to the rear. The property is timber framed and roughcast rendered. It has a plain tiled roof with red brick chimney stack of three conjoined diagonally set shafts on a rectangular base and moulded cornice. While the stack has largely been rebuilt it offers aesthetic value. There is a further stack to the north east end.

The windows are 19<sup>th</sup> century and modern casement replacements. The baffle entry doorway has a lean-to porch which appears to be



later. There is a 18<sup>th</sup> century brewhouse at the front. The interior has chamfered main beams and back to back inglenooks. The Listing states the house was probably built in 1664 by Christopher Charnock. It was the Rose Inn (later known as the Rose and Crown). An inventory of Richard Collins d.1692 identifies the hall, parlour and kitchen with chambers over the brewhouse and lists the contents.

Although it has lost its complex of farm buildings, which constitutes some of its evidential and historical value, the reduced farmstead illustrates the changes experienced within the local farming economy after the Second World War. The farmhouse itself also offers a high level of aesthetic and evidential significance. There is also historical significance from its use as an inn and as a place marker in the history of the village. It is considered to be of low communal significance.



Figure 8 Kitchens Farm, South Elevation

### The Significance of the Gamlingay Conservation Area

The Conservation Area Appraisal has a brief assessment of Church End, which states:

“At the corner of Church End and Church Street the townscape becomes less consistent – newer buildings around both sides of the bend have an adverse effect on the settings of a number of listed buildings, most notably Emplins and the church. The quality of the townscape is quickly reasserted however with a succession of listed one and a half storey cottages running along the back edge of the footpath on the southern side of the street, nos. 4, 6 and 8, which form a group of buildings strongly defined by type. The most striking feature of these cottages are the simple roofs unpunctuated by dormer windows, being fenestrated at first floor level only at the gables. They are also characterised by their black tarred brick plinths.

Opposite are some barns which have been converted in a manner which has made them appear to be new buildings. This is somewhat unfortunate as the previous rustic and aged character of the barns contributed much to the street scene.”

The document goes on to mention Kitchen's Farmhouse specifically:

“Kitchen's Farm on the southern side of the street makes a substantial contribution to the quality of Church End. It is unfortunate that its setting has been compromised to a degree by the modern highway standards and buildings of Dutter End, but the grass verge and garden fronting it still give an important feeling of spaciousness and informality to this, the largest building on Church End.”





Figure 9 View across Dutter End to Kitchens Farm Source: Google Street View

### Considering Views and their Contribution to Significance

As identified within the Conservation Area Appraisal, the 20<sup>th</sup> century buildings at Dutter End detract from the setting of Kitchens Farm. There is also a modern dwelling immediately west of the asset. However, this is well screened by leylandii trees.

Many of the buildings along Church End make a positive contribution to the building's setting and in general, views up and down the road are positive. It is considered that the views at the front of the asset do contribute towards its significance. There are no views to and from the rear of the property due to high hedging and lack of public access.



Figure 10 View from rear garden of Kitchen Farm towards Dutter End. Garden is well screened.



Figure 11 View across the front elevation of Kitchens Farm, looking east. This front garden is considered to contribute to the significance of the asset.

## 5. Proposed Development

The proposal is a green house and summer house within the garden of the Listed Building and Conservation Area.

For full details of the proposal, please see drawings and supporting documents from both Lisa Allard and Adam Frost Design.



Figure 12 Proposed Site Layout. Note position of green house and summer house to rear of house.  
Source: Adam Frost Design

## 6. Impact Assessment

### Access

The existing site access is via Church End and is unaffected. There are no additional vehicular movements to affect the asset.

### Scale and Massing

Both structures are modest in scale. The green house is approximately 2.0m wide, 3.1m deep and 2.5m high. The proposed summer house is 4.5m square and 2.5m high.

The scale of the structures means they are clearly subservient to the dwelling and their presence will not confuse the narrative of development of the site.

### Design and Materials

The green house is traditional and simple in style, with opening windows and vents. It is built in metal and glass and avoids unnecessary detailing.

The proposed summer house is a minimal, contemporary design with a timber frame. A timber frame is an appropriate choice, given the construction of the Listed Building is also timber frame. It will be clad in timber (cedar). This finish was chosen as an alternative to composite cladding, as it was considered more appropriate to the setting of a heritage asset. It will be clearly distinguishable as a new element, which sitting comfortably within the garden setting. The dark grey doors are unobtrusive and their streamlined design, without



fenestration bars, means they will not compete with the more intricate details on the Listed Building.

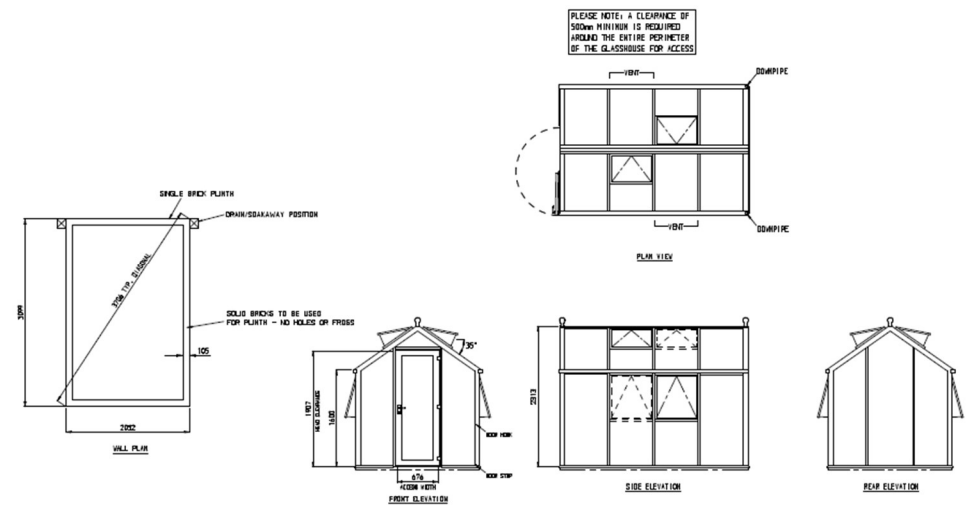
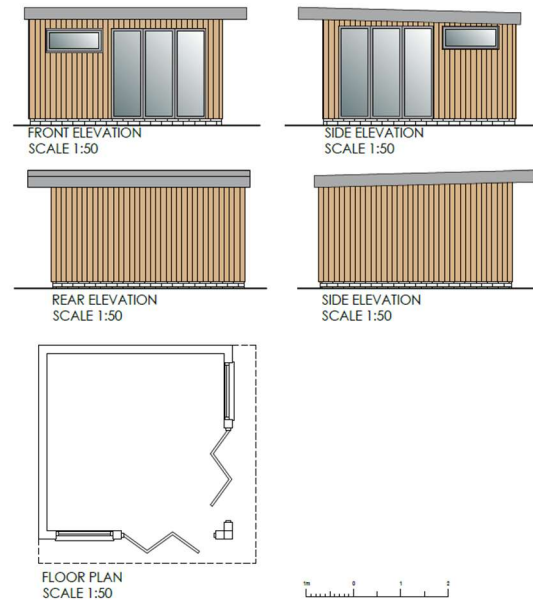
**Views and Setting**

Views of the main elevation of the Listed Building will not be affected and there will be no change to views from the Conservation Area.

There are no changes to the views between Kitchens Farm and any Listed Building. The garden is also well screened from Dutter End by a tall, established hedge.

The only change in views will be within the rear garden itself. It is considered that a view of these garden structures within a rear garden is appropriate and will not substantially alter the significance of the setting. The new structures are visually separate from the farmhouse and it is clear they are of a more temporary nature, as additional accommodation supporting the main house.

There is a risk that several, successive small structures of varying design and purpose, could detract from the significance of the asset. However, this is not what has been proposed and the process can be appropriately managed through the planning system, if it were to arise.



*(Opposite) Figures 12 and 13 Proposed elevations of greenhouse and summer house*

### General

The proposed new structures are modest and typical garden structures. It was not considered appropriate to replicate the historic farm buildings as something of their scale was not required and they were historically on land to the east of the site. However, they demonstrate that it is appropriate for there to be buildings within the setting of the dwelling are based upon structures which would have previously existed at the farm.

The proposed outbuildings being of a simple design and of low eaves height will avoid any competition with the farmhouse. This ensures the house maintains its position in the hierarchy of local buildings.

The new structures are in different locations to their historic predecessors (which were all outside the current site, on land now developed into Dutter End) but their size is far smaller than those of traditional farm outbuildings. The locations are an improvement to those traditionally accepted (for example the brew house to the front of the asset) as they allow the front elevation of Kitchens Farm, a key contribution to its significance, to remain open. Importantly the layout and overall character of the site remains unchanged, with the former farmhouse the key building.

The NPPF makes it clear that the setting of a heritage asset is “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

### Potential change to general character

The character of Kitchens Farm is that of a reduced farmstead, now functioning as a single dwelling. The wider area is also residential and takes the form of a linear village with some infill development.

The character of the site is not compromised by the introduction of the outbuildings, which are domestic in scale and dependent on their host dwelling.

### Maximise enhancements and avoid or minimise harms

In order to minimise harm and maximise enhancement in this part Gamlingay, as suggested in chapter 16 of the NPPF, the scheme has engaged a Heritage Consultant to comment on early design proposals and ensure heritage considerations were at the heart of the design process.

## 7. Conclusion

Kitchens Farm was once part of a group of historic buildings. The farmhouse was probably built in the seventeenth century and upgraded in subsequent centuries, in association with its use as an inn and; later in recognition of the increasing prosperity of the farm. During the twentieth century, the farm buildings to the east and south were demolished. It is likely the wider agricultural holding had already been reduced by this date but it is clear that the immediate curtilage was reduced once the modern terrace of dwellings (Dutter End) was built in place of the former farm courtyard. Kitchens Farm remains of sufficient architectural, evidential and historical interest to be designated a Grade II Listed Building. The property is also located within a Conservation Area.

The proposal is to introduce two garden structures within the rear garden of the property; a greenhouse and a summer house.

The proposal is considered to result in **less than substantial harm** to Kitchens Farm. The building's significance is predominantly in its evidential, historical and aesthetical value. These values will not be affected by the proposal. The greatest contributor to the significance of the immediate site is the farmhouse itself, particularly the roof form, chimneys and imposing façade. This proposal preserves these values intact, while enhancing the present use of the listed building to make it more suitable for modern living.

The views from the front of Kitchens Farm contribute towards to the significance of the asset but these are similarly unaffected by the proposal.

The new structures reflect historic principles for the property and do not detract from the setting of the asset. Appropriate materials and designs have been chosen to avoid pastiche development, while simultaneously blending into the setting. Their intended positions will not intrude upon any important views of the house, being only visible within the rear garden itself.

There is no harm to wider setting of the asset, or to the Conservation Area, as there are no views of the proposal beyond its immediate rear curtilage. The principle of garden structures within a domestic setting is appropriate for the area, which is characterised by domestic buildings, including several which were originally smallholdings. The open spaces to the front of the farmhouse will be preserved.

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits can be anything that deliver economic, social or environmental objectives. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The less than substantial harm to the asset will be outweighed by securing the optimal use of a heritage asset. By providing ancillary space which works for the owners, the asset is retained as a dwelling and preserved for future generations, which constitutes a public benefit.

The NPPF sets out that “Local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

The proposal demonstrates an understanding of the significance of the heritage assets alongside an assessment of the potential impact of the proposal on that significance. It preserves the setting of the heritage assets by being of an appropriate scale, form, height, massing and position.

It is considered that the development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 16 of the NPPF, Historic England's Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment July 2016 and Good Practice Advice in Planning 3 – The Setting of Heritage Assets December 2017.

## References and Bibliography

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2019 (NPPF)
- Historic England's Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment, 2015
- Historic England: Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets, 2017
- PPG Conserving and enhancing the historic environment 2014
- Historic England, Conservation Principles. Policies and Guidance, April 2008
- <https://www.historicengland.org.uk/listing/the-list>
- <https://www.heritagegateway.org.uk>
- Wade Martins, Susanna "Historic Farm Buildings" 1991 London: Batsford
- National Farm Building Types, Historic England, 2013
- National Farmsteads Character Statement, Historic England, 2014.
- <http://www.gamlingayphotos.co.uk/church-end/>
- [Local Development Plan | East Cambridge District Council](#)
- Gamlingay Conservation Area Appraisal, 2000
- Gamlingay Village Design Statement

## 8. National and Regional planning policies and guidance

Section 66.1 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

The National Planning Policy Framework (NPPF) states that 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.

It further states “where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the

proposal including, where appropriate, securing its optimum viable use”.

NPPF sets out that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

The NPPF makes it clear that the setting of a heritage asset is “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Other relevant documents are the Planning Practice Guidance (PPG) Conserving and enhancing the historic environment, April 2019, which advises on enhancing and conserving the historic environment – especially paragraphs 008, 009 and 013 -, Historic England's Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment, July 2016, Good Practice Advice in Planning 3 – The Setting of Heritage Assets, December 2017 and Statements of Heritage Significance Advice Note 12, October 2019. The Historic England Guidance on Farm Buildings has also been consulted.



## 9. Records

### Historic England: The List

GAMLINGAY CHURCH END TL 2452 (South east side) 12/41 No 20  
Kitchens Farmhouse 7.2.80

GV II

Farmhouse. Mid C17, extended C18 at rear. Timber framed, plaster and roughcast rendered, some brick. Plain tiled roofs with red brick chimney stack of three conjoined diagonally set shafts on a rectangular base with moulded cornice. The stack has largely been rebuilt. End stack to north east end. Hall and crosswing plan. Two storeys. One first floor three-light, C19 wood casement and two modern casements in small openings at ground floor. Baffle entry doorway has a lean-to porch. The south west crosswing has a modern window to each storey. The C18 additions at the rear are red brick, painted and tiled. There is a C18 brewhouse at the front. Timber framed, and brick. Interior: Stop chamfered main beams. Back to back inglenooks. Clapsed side purlin roofs and downward wall bracing. North east gable has long straight wind bracing to the roof. Jowled post heads. The house was probably built 1664 by Christopher Charnock. It was the Rose Inn (later known as the Rose and Crown). An inventory of Richard Collins d.1692 identifies the hall, parlour and kitchen with chambers over the brewhouse and lists the contents.

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Listing NGR: TL2433752446

GAMLINGAY CHURCH END TL 2452 (South east side) 12/40 Nos 16, 18  
22.11.67

GV II

House, now two dwellings. Late C16-early C17. Timber framed, plaster and roughcast rendered on rubblestone plinth. Plain tiled roof. Late C17-early C18 red brick ridge stack with recessed panel to north west side. Earlier projecting stack to crosswing of sandstone rubble with dressed clunch quoins. Hall and crosswing plan. Two storeys. Two first floor windows including one with horizontal sliding sash. Three ground floor windows are modern. Doorway to no 16 remains but original baffle entry doorway now blocked. Crosswing is of two storeys and jettied at first floor. The jetty beam and joists are concealed by applied timber. One window at ground and first floors. There is a gabled stair turret at the rear. The bressumer over the hearth is of clunch and has an ogee and an ovolo moulding. There is a stop chamfered main beam and jowled heads to the posts, arched wall braces and braced tie beams. No 16 has jewel stopped and chamfered main beam and blocked inglenook hearth.

RCHM: West Cambs mon (9)

Listing NGR: TL2426752425

GAMLINGAY CHURCH END TL 2452 (South east side) 12/39 No 14

GV II

House. C18. Timber framed, plaster rendered and pantiled roof, steeply pitched. Central stack rebuilt above the ridge. Two storeys. Three first floor windows probably in original openings and including a single light closet window opposite the stack. Two ground floor casements similarly disposed on either side of a baffle entry doorway with a small hall light at the side. Lean to addition to north east gable end.

Listing NGR: TL2424752409

GAMLINGAY CHURCH END TL 2452 (North west side) 12/30 Nos 5 and 7 (Jasmine 28.6.84 Cottage)

GV II

House. 1653. Timber framed, now roughcast rendered and plain tiled roof. Ridge stack with four conjoined shafts on rectangular base with moulded cornice. A cut brick below the cornice has the date 1653. C19 stack of gault brick to north west end of crosswing. Two storeys. Two modern first floor windows and one at ground floor. Doorway to baffle entry now part blocked and fenestrated. Crosswing has a modern first floor and ground floor window and a doorway. The west wall of the crosswing retains a C18-C19 three leaded light casement. At the rear a small projection probably housed the staircase. Internally modernised.

RCHM: West Cambs mon (12)

Listing NGR: TL2427252456

GAMLINGAY CHURCH END TL 2452 (North west side) 12/31

No 11

GV II

Cottage. C18-C19. Timber framed, part plaster and part roughcast rendered. C19 plain tiled roof. Red brick projecting stack to south west side wall. End to road. Two storeys. One casement to each storey of end to road and doorway. North east wall has one first floor C18-C19 leaded light first floor casement and a boarded door with narrow hood on square brackets. In 1602 a house on this site was known as the Town and belonged to the Overseers of the Poor but in 1701 it was in decay. It is shown as the Town House in the 1848 Enclosure Award Report. Included for group value.

C Brown: Mss Notes

Listing NGR: TL2429452470

GAMLINGAY CHURCH END TL 2452 (North west side) 12/32 No 19 (Old Bull House)

GV II

House, formerly inn. Mid-late C17 extended at rear C19. Timber framed, rendered and cased in white brick, painted on the front. Red brick to north east end. Plain tile roof. Red brick ridge stack, repaired, of four diagonally set linked shafts on rectangular base with moulded cornice. Hall and south west crosswing plan. Two storeys. Two modern windows to first floor hall range. Baffle entry doorway. Modern window to each of two storeys to crosswing. The west wall of the crosswing has a first floor three-light ovolo mullion window. Lean to cellar added at rear C19 and raised to two storeys mid-late C20. Crosswing extended at rear C20. Interior: Inglenook hearth with abutting parlour hearth with shaped rear wall. Two chambers above also have original hearths. Downward wall bracing and clasped side purlin roof.

RCHM: West Cambs mon (11)

Listing NGR: TL2430652498

GAMLINGAY CHURCH END TL 2452 (North west side) 12/33

No 21 (formerly listed as Nos 21, 10.8.73 23, 25)

GV II

Cottage. C17-C18, renovated C20. Timber framed, rendered and long straw thatch roof with ridge stack rebuilt above the ridge. One storey and attic. Three eyebrow dormers. Three modern casements. Doorway now at the rear in lean-to additions. In the C19 the cottage was converted to three dwellings.

Listing NGR: TL2433252492

GAMLINGAY CHURCH END TL 2452 (North west side) 12/34

No 27

GV II

Cottage. C19, renovated. Timber framed, rendered and thatched roof. End stack. Two bays. One storey and attic. Two casements on either side of modern porch, thatched. Included for group value.

Listing NGR: TL2433452509

GAMLINGAY CHURCH END TL 2452 (South east side) 12/42 No 22 (Berries)

10.9.82 GV II

Cottage. Late C17, renovated and extended late C20. Timber framed, rendered on rebuilt plinth. Combed wheat reed thatch roof and ridge stack rebuilt. Original lobby entry plan, now replaced by door to south east end. One storey. Extended by one bay to north west end and by a wing at the rear. Inside: Only the roof is original.

Listing NGR: TL2438152498