

Heritage Impact Assessment

THE OLD RECTORY
WENHAM MAGNA

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September 2023

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HERITAGE IMPACT ASSESSMENT

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INTRODUCTION

001 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. *Conservation* is the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. *Significance* is derived not only from a heritage asset's physical presence but also from its setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset is important to understanding the potential impact of any proposal. What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Actions to conserve heritage assets need to be proportionate to their significance and to the impact on that significance.

Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to judge how its heritage values are vulnerable to change; to take the actions and impose the constraints necessary to sustain those values; and to ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it (*Conservation Principles*; Historic England 2008).

002 Designated heritage assets are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values. *The Old Rectory* is a building listed under the *Planning (Listed Buildings and Conservation Areas) Act (1990)* for its *special architectural or historic interest*. The report focuses on this building as a heritage asset that is affected by proposals which are the subject of an application for planning permission and listed building consent. The report adopts a narrative format which describes what matters and why in terms of the significance of the affected heritage assets. The report also considers the potential impact of the proposals as part of a staged approach to decision-making concerning change that affects a heritage asset.

ASSESSING HERITAGE SIGNIFICANCE

- 003 An assessment of the significance of a heritage asset and the impact of a proposal on that significance should be undertaken as a series of stages in which assessing significance precedes the design process. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.
- 004 The Secretary of State has a duty to compile a list of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. The term *special architectural or historic interest* of a listed building is used to describe what is referred to as the heritage asset's significance. The building known as *The Old Rectory* was entered on the *List* in 1955 and is classified as a grade II listed building for being of *special interest and warranting every effort to preserve it*. The former parsonage house is a designated heritage asset for the purpose of planning policy.

The Old Rectory (formerly listed as Great Wenham Hall). 22.02.1955 (30.10.1990). II. GV. House. C16 or earlier origin with later alteration and additions including Georgian and Victorian rear wings. Exposed timber frame. Red plain tiled roofs. Left and rear right red brick chimney stacks. Two storeys. Long building with full height porch to left. Porch jettied to first floor and gable with blocked mullion to apex, small-paned horizontal sliding sash to first floor, recessed reproduction door, two-light C20 casements to return. Bay to left of porch with C20 single-storey extension. Right of porch, first floor, three small-paned horizontal sliding sashes, ground floor three vari-light casements with angled heads. To right a C20 reproduction gabled timber-framed porch, plank and muntin door. Internally although frame is mainly intact some features have been inserted from elsewhere. Original features include inserted ceilings with stop chamfered bridging joists and ceiling beams. Jowled storey posts. Segmental headed doorways. One arched brace to tie beam, other cut away. Fragment of arched brace by chimney stack. Stick staircase with wreathed handrail. Brick floors (NHLE 1194528).

- 005 The list entry for *The Old Rectory* indicates that the building also possesses *group value*. This is the extent to which the exterior of a building contributes to the architectural or historic interest of any group of buildings of which it forms part. This can include those instances where buildings comprise an important architectural or historic unity or where there is a historical functional relationship between buildings.



Fig.1 The Old Rectory, Wenham Magna



Fig.2 Church of Saint John, Wenham Magna

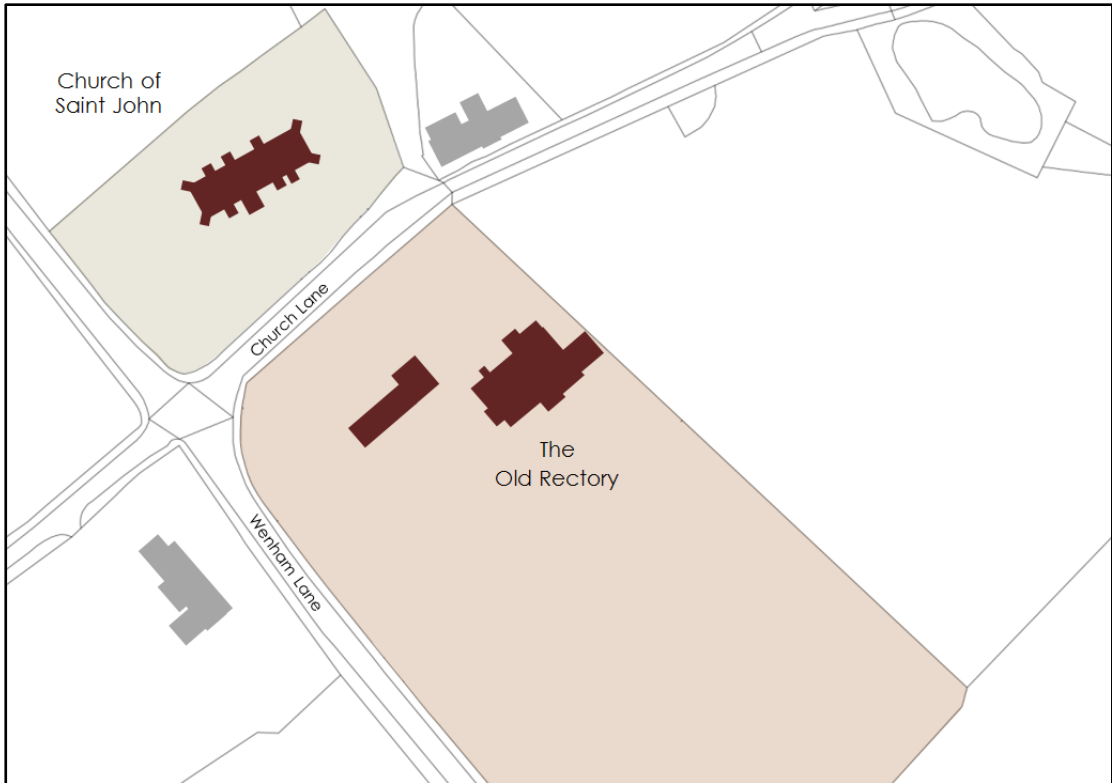


Fig.3 Present-day extent of property



Fig.4 Parish church and former parsonage house

- 006 The building known as the *Church of Saint John* was entered on the *List* in 1955 and is classified as a grade II* listed building for being a *particularly important building of more than special interest* (NHLE 1033403). The list entry for the parish church indicates that the building possesses *group value*. The building is also a designated heritage asset for the purpose of planning policy.
- 007 *The Old Rectory* at Wenham Magna appears to have been the childhood home of Matthew Hopkins (c.1620-47), the self-styled *Witch Finder General*. Matthew was the son of the Reverend James Hopkins who was rector of Wenham Magna from 1612 until his death in 1634. Matthew was sent by his mother (Marie) to the *Low Countries* for an education following the death of his father. Matthew would return in the early 1640s to work as a clerk for a ship-owner in Mistley before embarking on a career as a witch-hunter across East Anglia (1645-7). An entry in the Mistley parish register for August 1647 reads *Matthew, son of James Hopkins, minister of Wenham, buried at Mistley*.
- 008 The Reverend James Hopkins died in 1634. His will was written in December of that year and a probate inventory was appraised in January 1635. The seventeenth century inventory for *James Hopkins, clerk, of Great Wenham, deceased* does not refer to the building by name but almost certainly relates to *The Old Rectory*. The inventory recorded a *hall, parlour, pantry, buttery, and dairy* on the lower floor, and a *parlour chamber, little chamber, study chamber, hall chamber, and cheese and corn chamber* on the upper floor, together with a *backhouse, barn, and stable* within the grounds.
- 009 The Reverend James Hopkins was replaced by the Reverend Spencer Fell (c.1599-1676) who was rector of Wenham Magna from 1635 until his death in 1676. The Reverend Fell was recorded under Wenham Magna in both the *Ship Money* returns of 1640 and in the *Hearth Tax* returns of 1674 (*Mr Fell - 3 hearths*). The manor of Wenham Magna was held at this time by Sir Philip Parker (c.1601-75), formerly of *Erwarton Hall* but of *Wenham Hill* after 1636. Sir Philip was also recorded under Wenham Magna in both returns. *The Parsonage* was depicted on a survey of the Wenham estate which was undertaken in 1724 for Sir Philip Parker (c.1682-1741), 3rd *Baronet Parker of Erwarton Hall*. The building was shown in a stylised manner, with the parish church to the north and a field known as *Parsonage Pightle* to the east.



Fig.5 Survey of Wenham estate (1724)

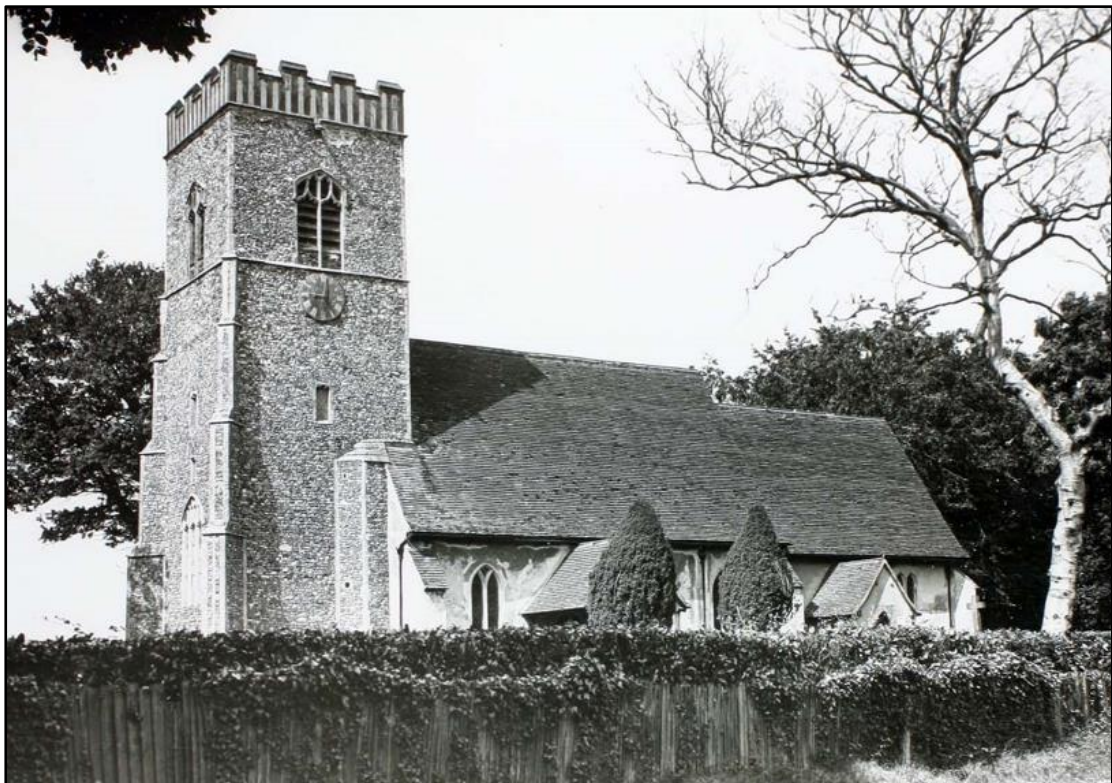


Fig.6 Church of Saint John (NBR 1944)

- 010 The word *rectory* in its strictest sense refers to an estate rather than to any physical building. A rector required a living and the incumbent was duly endowed with land known as *glebe* which provided an income. Glebe terriers were returned at regularly occurring visitations and provided a record of the benefice income together with details of landholdings and rights. These surveys typically included a description of the parsonage and also recorded the amount of glebe that belonged to the benefice. Glebe terriers do not survive for the parish of Wenham Magna.
- 011 Further regular income was provided in the form of tithes. The tithe apportionment of 1843 recorded that the glebe was then held and occupied by the Reverend Daniel Constable Whalley (c.1806-69). The Reverend Whalley had replaced the Reverend John Ashley (c.1778-1859) as rector of Wenham Magna in 1842. A drawing of *Great Wenham Church* by the artist Henry Davy (c.1793-1865) was published in that year and included an inscription that recorded the Reverend Ashley as rector and the Reverend Whalley of Dedham as patron. The patron was the person who had the right of presentation of a priest to the benefice. The Reverend Whalley acquired the patronage in 1836 and was recorded in 1844 as both patron and incumbent, having been presented to the rectory on his own petition in 1842. The Reverend Ashley had replaced the Reverend George Deane as rector in 1830 and was recorded under Wenham Magna in the census return of 1841. The Reverend Deane had been rector since 1819 and had obtained a licence in January 1822 to be absent from the benefice for a period of two years on the grounds that the residence was *unfit*.
- 012 The Reverend Whalley was rector of Wenham Magna from 1842 until his death in 1869 and was married to Anne Waller (c.1809-82) in 1844. The Reverend Whalley was recorded at the *Rectory* in the population census of 1851 and 1861, and as rector of Saint John's in the census of religious worship in 1851. The Reverend Whalley was the nephew of John Constable (c.1776-1837), the renowned landscape painter (being the son of John's elder sister, Martha [c.1769-1843]). John and Martha's younger sister, Mary (c.1780-1865), bequeathed her collection of John's earliest drawings to the Reverend Whalley. The Reverend Whalley of *Great Wenham Rectory* died in 1869 and was buried in the churchyard.



Fig.7 Tithe map (1839)



Fig.8 The Reverend Whalley (1860s)

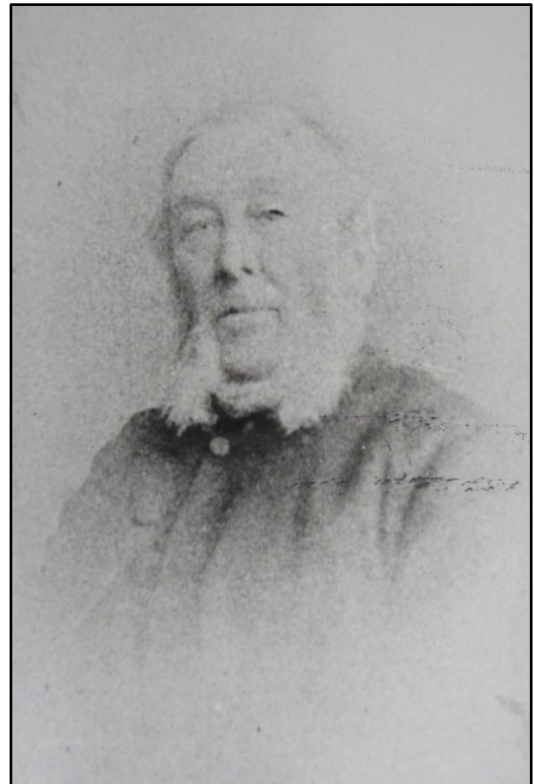


Fig.9 The Reverend King (1870s)

- 013 It was stated in 1844 that the amount of land that belonged to the benefice of Wenham Magna was sixteen acres and that this land was *mostly in other parishes*. The tithe apportionment of 1843 recorded that the glebe land within the parish amounted to slightly more than six acres (6a.0r.9p). The remainder of the glebe lay in the adjoining parishes of Holton St. Mary and Raydon as can be found in the respective apportionments of 1840 and 1841. The return for the census of religious worship in 1851 stated that the amount of land that then belonged to the benefice was fifteen-and-a-half acres.

Year	Parish	Landowner/occupant	Plot	Description	a.r.p
1840	Holton St Mary	The Reverend John Ashley	34	Holton Field	8.1.37
1841	Raydon	The Reverend John Ashley	426	Wenham Glebe	2.1.11
1843	Wenham Magna	The Reverend Daniel Constable Whalley	142	Churchyard	0.2.22
			144	Garden	0.2.33
			145	House and premises	0.1.1
			146	Field	2.0.36
			60	Pightle	0.3.13
			91a	Glebe Piece	1.1.24
Total					16.3.17

Fig.10 Glebe land belonging to the benefice of Wenham Magna

- 014 The tithe apportionment for Wenham Magna was accompanied by a map which recorded the *house and premises* (plot 145), a *garden* to the west of the house (plot 144) and an arable field to the south (plot 146). The 1839 tithe map depicted the house with its porch on the entrance front and an extension to the rear. The two-storey extension and the adjoining stair tower date from the first half of the nineteenth century and were most probably constructed as part of a phase of improvements that were made to the building in the early 1820s.
- 015 The *premises* in 1839 included a large building which stood on the roadside between the house and the church. This building was most probably a timber-framed barn and was quite possibly that which was recorded in the inventory of 1635. The barn appears to have been demolished in the 1840s and was not shown on the OS map of 1886 (surveyed in 1884). Appearing on this map was a stable and coach-house which had been built in the mid-nineteenth century. This building, together with garden walling, would appear to have been constructed for the Reverend Whalley in the 1840s (the boundary wall along *Church Lane* has an inscribed date of 1845).

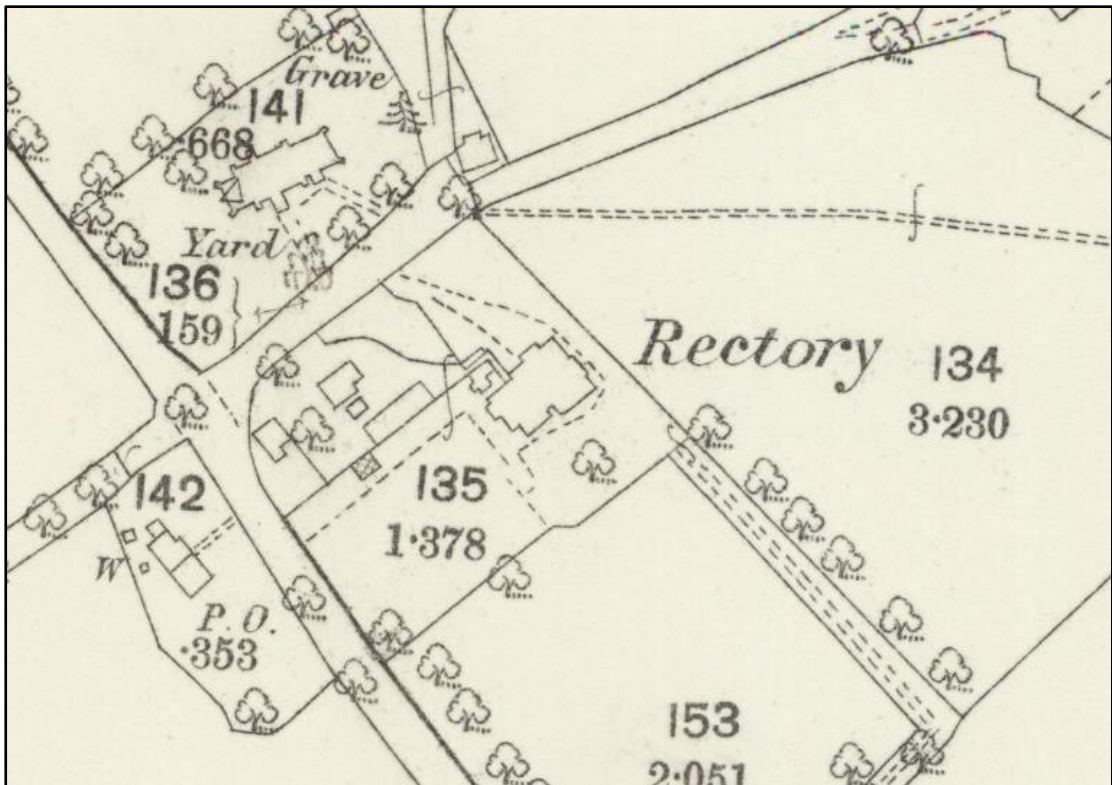


Fig.11 1886 OS map (surveyed 1884)



Fig.12 Georgian (right) and Victorian (left) additions to rear of building (c.1910)

- 016 The Reverend Daniel Constable Whalley was replaced by the Reverend Joseph King (c.1818-89) who was rector of Wenham Magna from 1869 until 1876. The Reverend King was married to Sarah Martha Parkins (c.1824-92) in 1844 and was recorded at the *Rectory* in the population census of 1871. In 1869 the Reverend King obtained consent for *the enlargement and alteration of the house of residence upon the glebe of his benefice*. The architect Henry Eaton (c.1833-1900) examined *the Rectory House, stable and outbuildings* at this date and his condition survey recorded that *the front part of the house was timber-built, lath and plastered, the dining room and staircase was a brick addition, and the stable and coach-house was brick-built*.
- 017 An agreement was made with the Governors of *Queen Anne's Bounty* in May 1869 for the borrowing of money *to be expended in enlarging and altering the Parsonage House of the said Rectory and in repairing the stables and outbuildings belonging to such Parsonage House upon the glebe belonging to the said church*. The *Bounty* had been established in 1704 to augment the livings of poorer clergy through the provision of grants that were intended for the purpose of acquiring local land in order to generate a source of income. The *Bounty* was permitted to provide loans for the improvement of parsonage houses from 1776 and for new building work from 1811.
- 018 Henry Eaton prepared a specification *for building an addition and for various alterations and repairs* (April 1869). The proposed work included the construction of a two-storey extension and the replacement of the pent roof above the Georgian staircase. The subsequently enlarged house was first depicted on the OS map of 1886. The rear elevation of the timber-framed building was now concealed by Georgian and Victorian brick additions (as recorded in a photograph that dates from the early twentieth century [c.1910]).
- 019 Floor plans of the building, as drawn by Henry Eaton in 1869, record the nineteenth century layout of the building prior to the Victorian scheme of alteration and enlargement. The hall was in use as the kitchen and a kitchen yard abutted a scullery. The proposed extension provided the residence with a drawing room on the lower floor and was to be accompanied by the repositioning of three window openings from the rear to the front elevation on the upper floor.

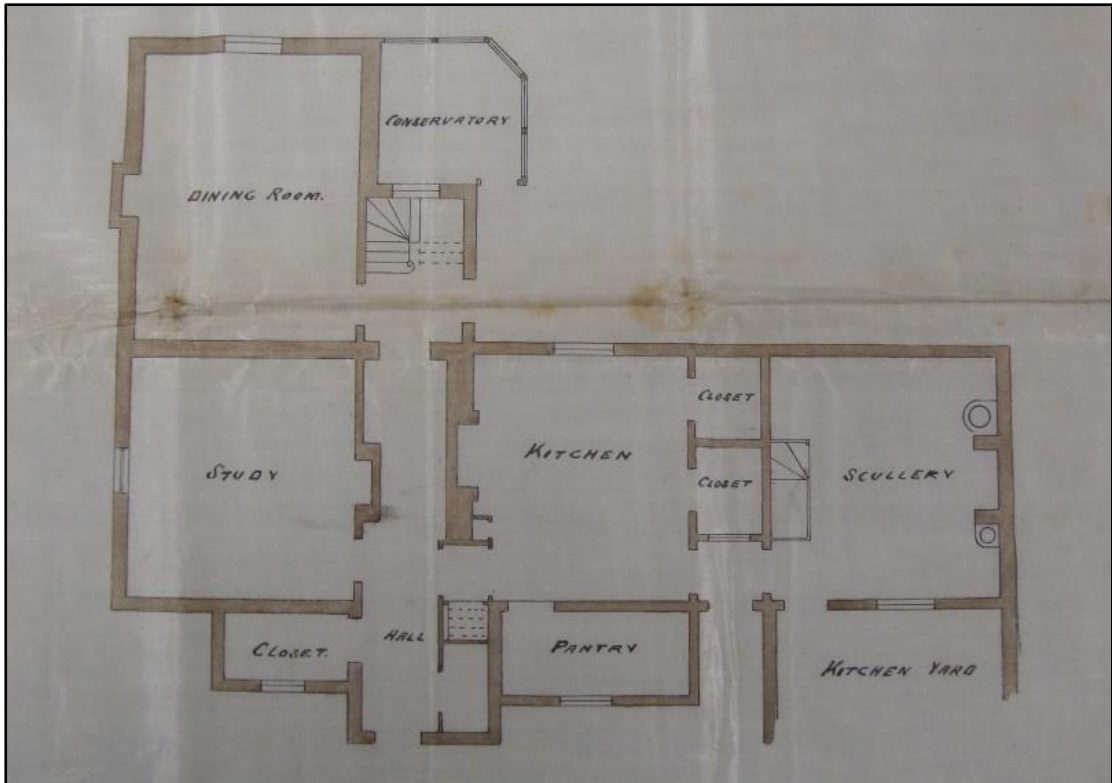


Fig.13 Lower floor as existing (1869)

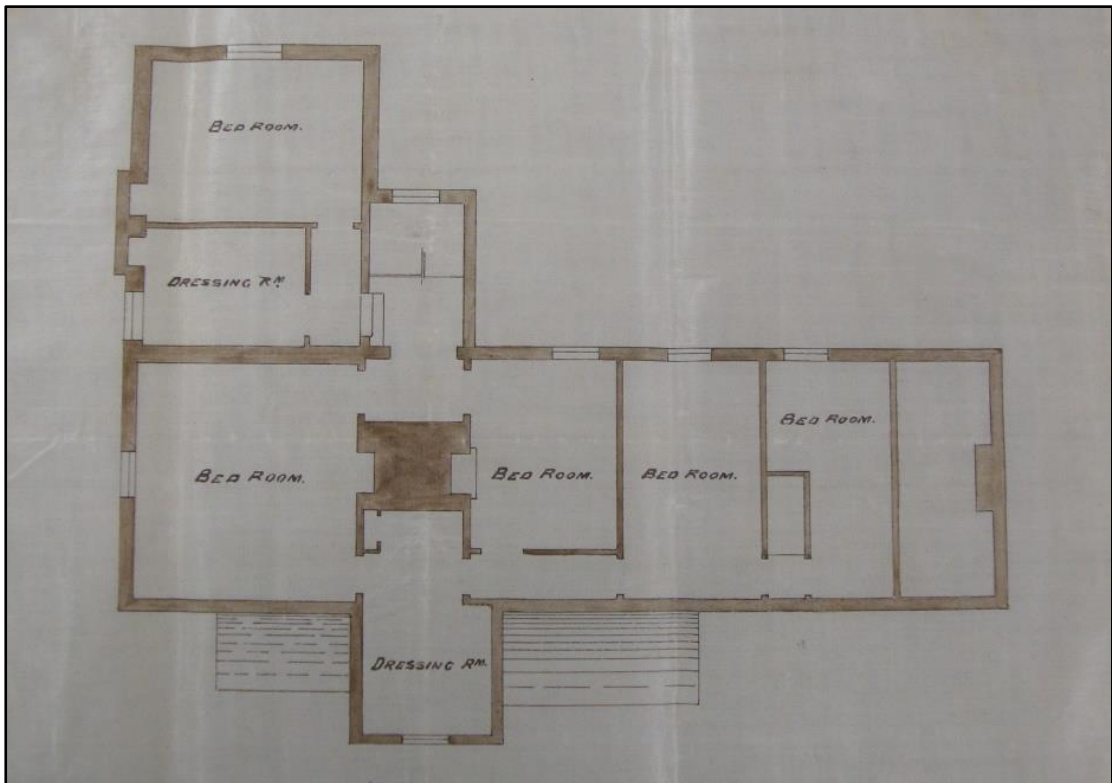


Fig.14 Upper floor as existing (1869)

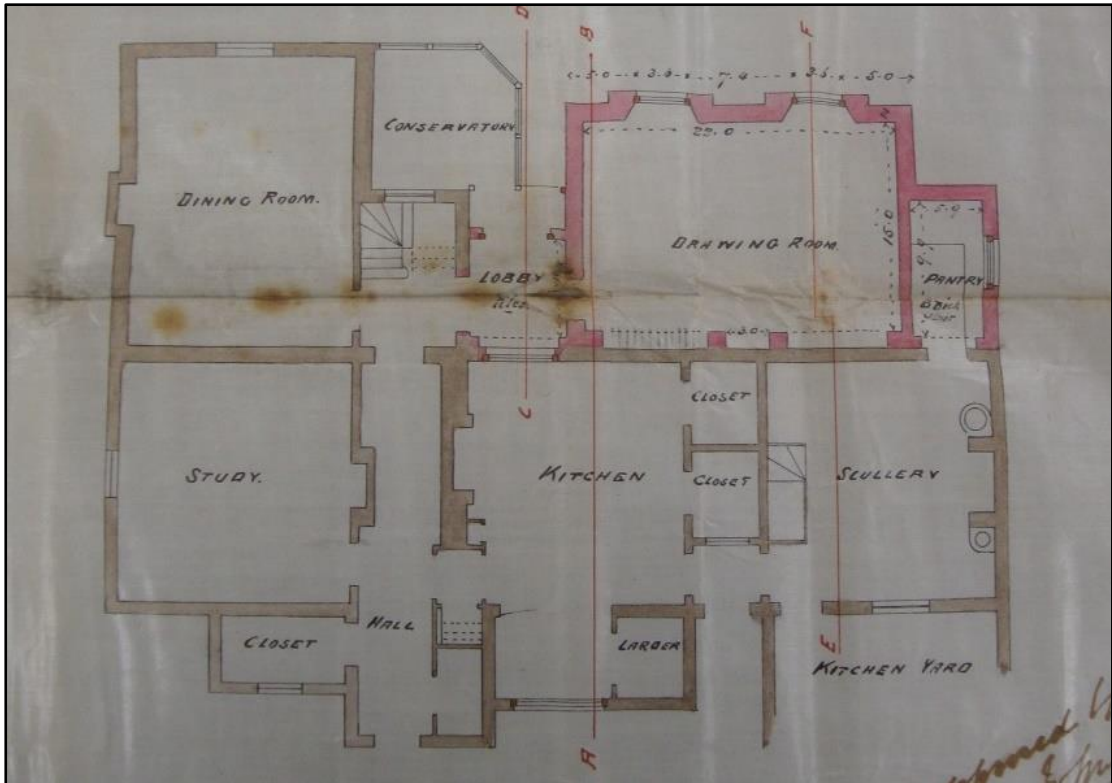


Fig.15 Lower floor as proposed (1869)

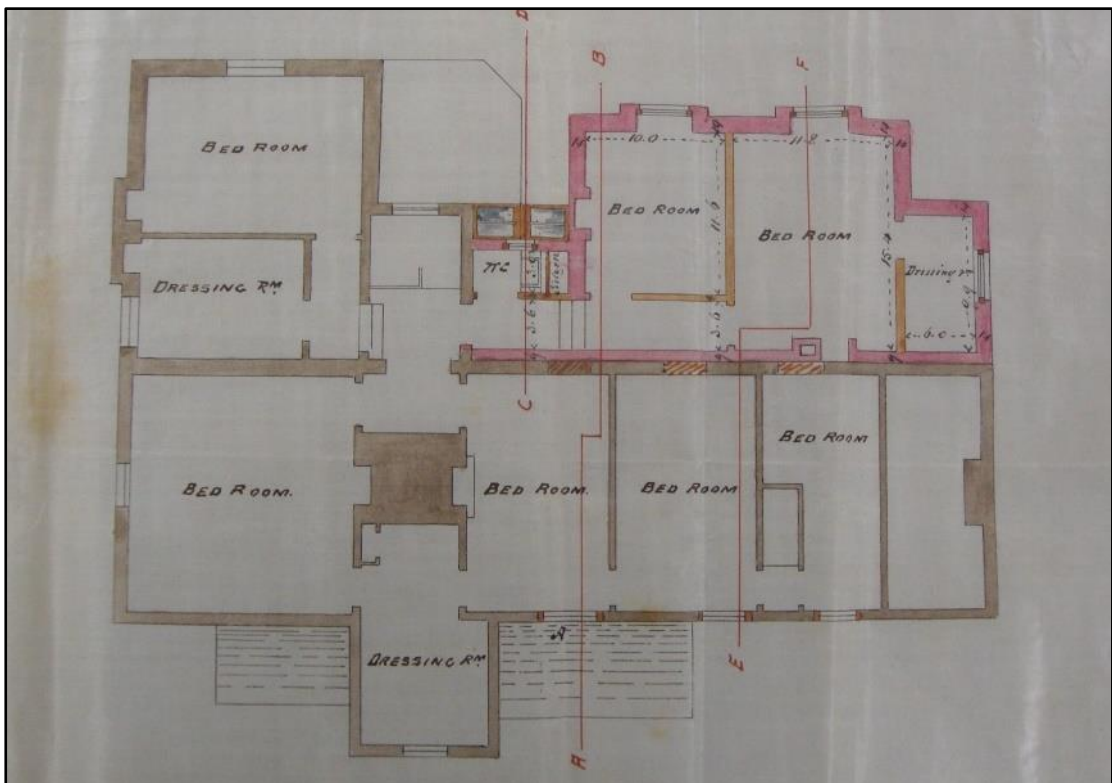


Fig.16 Upper floor as proposed (1869)

- 020 The Reverend Joseph Edward Price (c.1837-1903) was rector of Wenham Magna from 1882 until his death in 1903. The Reverend Price had married Sarah Maddy (c.1845-1916) in 1870 and was recorded at the *Rectory* in the population census of 1891 and 1901. The Reverend Price was the incumbent at the date of the OS survey in 1884 and, in addition to the mid-nineteenth century stable and coach-house, the published map recorded the existence of further outbuildings including one in the *kitchen yard* and another in front of the coach-house.
- 021 The Reverend Price was replaced by the Reverend Robert W.J. Kemball (c.1857-1936) who was rector of Wenham Magna from 1903 until 1930. The Reverend Kemball had married Mary McCreery (c.1861-1947) in 1888 and was recorded at the *Rectory* in the population census of 1911 and in the county directory of 1929. The parsonage house was evidently repaired following the arrival of the Reverend Kemball (a certificate of completion was issued in January 1904). The OS maps of the first quarter of the twentieth century (revised 1902 and 1924) continued to depict an outbuilding in the kitchen yard and another in front of the coach-house. The maps also confirmed the continued presence of a *conservatory* that was situated between the Georgian and Victorian additions (as shown in photograph of c.1910).
- 022 The benefice of Wenham Magna was united with the benefice of Holton Saint Mary in 1937. An Order was made in 1933 for the union of the benefices, at which date the Reverend Walter Edwards was the rector of Wenham Magna and the Reverend Charles James Howard (c.1881-1938) was the rector of Holton Saint Mary. The two benefices were to be united together and form one benefice under the style of *The United Benefice of Holton Saint Mary with Great Wenham*. The Reverend Edwards, who had been rector of Wenham Magna since 1930, vacated his position in 1936 and the Reverend Howard became rector of the united benefice.
- 023 The Order of 1933 required that, upon the union taking effect, the parsonage house belonging to the benefice of Holton Saint Mary shall become the house of residence for the incumbent of the united benefice and that the parsonage house belonging to the benefice of Great Wenham shall be sold. In May 1937 the former parsonage house was advertised for sale by direction of the Ecclesiastical Commissioners and, in the following decades, was known as *Great Wenham Hall*.

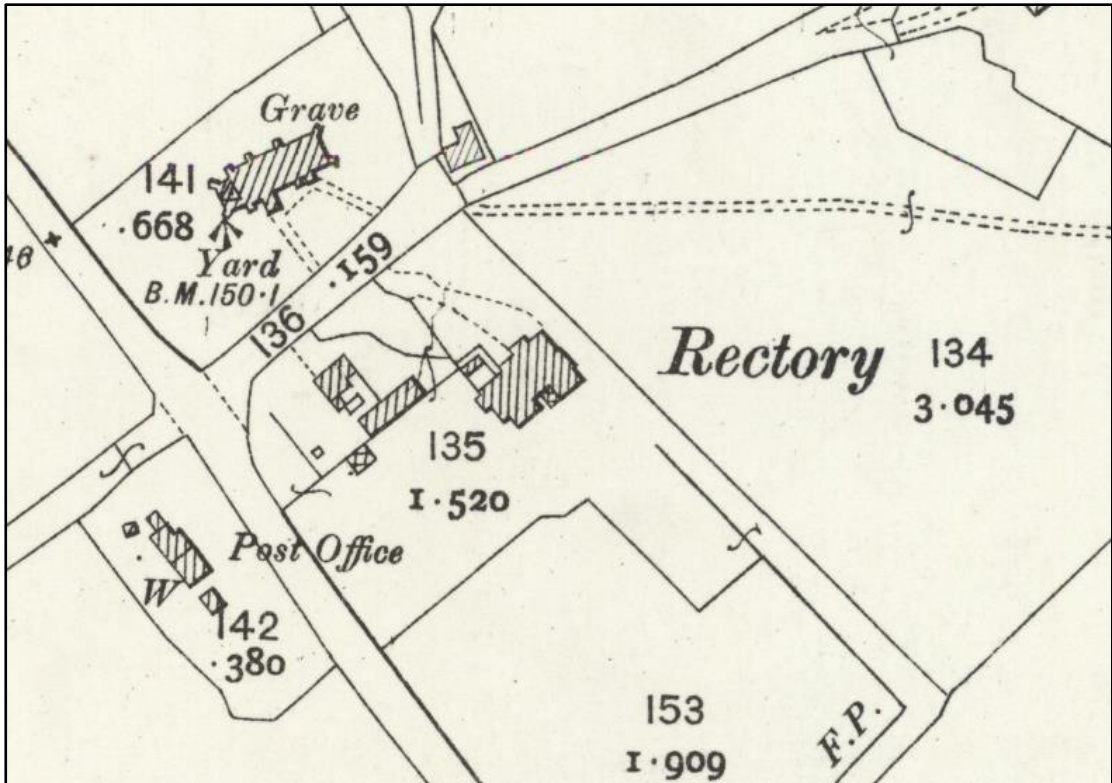


Fig.17 1904 OS map (revised 1902)

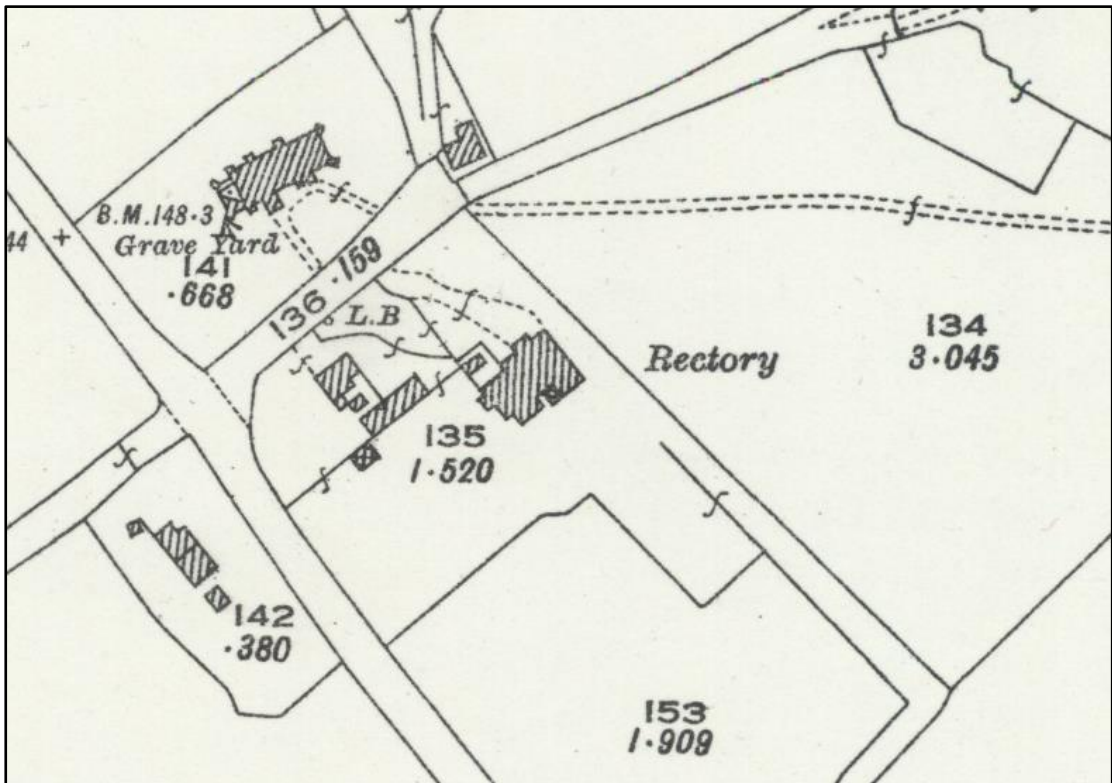


Fig.18 1926 OS map (revised 1924)

- 024 The current list entry for *The Old Rectory* describes the building as having a *sixteenth century or earlier origin, with later alteration and additions* that include *Georgian and Victorian wings* to the rear. The building did not receive an entry in the first (1961) and second (1974) editions of *Pevsner*, but was included in the third edition (2015) when it was similarly described as *sixteenth century or earlier, with exposed timbers, a deep, two-storey, gabled and jettied porch, and Georgian and Victorian additions to rear*. The building was first listed in 1955 and would have been assessed by an Inspector on behalf of the Ministry between 1947 and 1950.

The Hall (formerly Rectory). II. C16. Two storey and attic. Half-timber, plaster, plain tiles. Modern casements. Modern wing at rear in white brick and slate in angle of original L-plan (Provisional List, 1950).

- 025 The earliest standing section of *The Old Rectory* appears to date from the late sixteenth century (c.1580) and represents the hall and parlour of a larger timber-framed building. The former parsonage house originally comprised an inline arrangement of two storeys which incorporated a central hall with a parlour to the east and service rooms to the west. A *cross-passage* lay at one end of the hall and a narrow chimney bay existed between the hall and parlour at the other end. The close-studded building was provided with a collared-rafter roof which appears to have originally possessed half-hipped gables. The roof structure remained unsooted and was ventilated by small vertical gablets which were commonly associated with thatched roofs.
- 026 A fine two-storey porch was added to the front of the building in the early seventeenth century (c.1620). The close-studded porch was jettied on the entrance front and was positioned to provide the house with a *lobby-entrance* between the hall and parlour. The probate inventory of 1635 recorded the hall and parlour on the lower floor, with the lost pantry, buttery and dairy to the west of the hall. The upper floor comprised a chamber above the hall and parlour, a *study chamber* in the porch (together with a *little chamber* in the attic), and a *cheese and corn chamber* above the service rooms. The inventory also recorded the existence of a *backhouse* (kitchen) which continued to be provided in the form of a detached block at this date. Evidence suggests that *backhouses* often stood corner-to-corner and at right angles to the service end of the house.

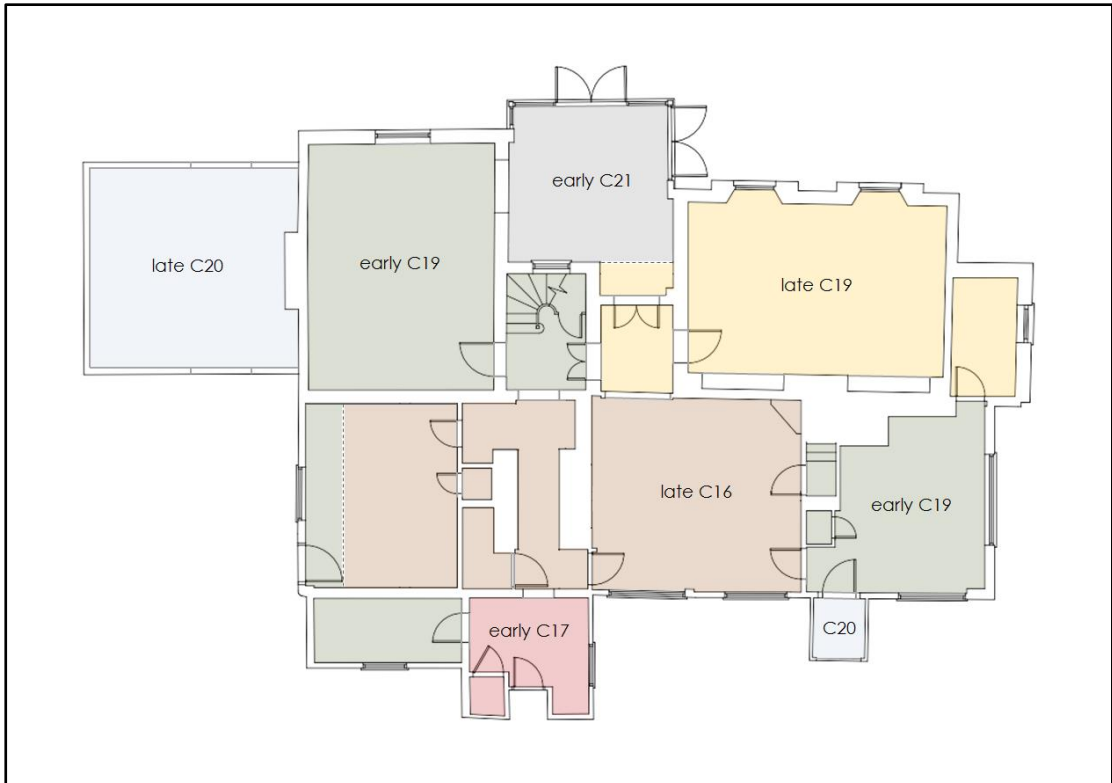


Fig.19 Indicative phasing plan



Fig.20 Late sixteenth century core and early seventeenth century addition

- 027 Parsonage upkeep was difficult and the eighteenth century is today acknowledged as an age of parsonage dilapidation. The rector had obtained a licence in January 1822 to be absent from the benefice for a period of two years on the grounds that the residence was *unfit*. A scheme of improvements was subsequently undertaken in the early nineteenth century which included the enlargement of the parsonage house (c.1825).
- 028 The parlour at the east end of the building was extended and the service accommodation at the west end was rebuilt. The latter re-used the rafters from the sixteenth century roof. A two-storey brick extension was constructed to the rear of the parlour and a new open-well staircase with stick balustrading was housed in a brick addition to the rear of the chimney bay. Small-paned vertical and horizontal sliding sash windows were introduced into the building and a pair of single-storey lean-to additions were built forward of the hall and parlour. The footprint of this building was recorded on the tithe map of 1839.
- 029 The parsonage house was altered and enlarged in the late nineteenth century (c.1870) to a design by the architect Henry Eaton. A two-storey extension was built in white brick to the rear of the *kitchen* and *scullery* to provide the residence with a drawing room on the lower floor. The works included the repositioning of three rear windows on the upper floor of the timber-framed range and the replacement of the pent roof above the Georgian staircase. The new extension incorporated large-paned vertical sliding sash windows and a rear lobby with encaustic tiles. The rear elevation of the timber-framed building was now concealed by the Georgian and Victorian brick additions, and the footprint of this building was recorded on the OS map of 1886.
- 030 The timber-framed structure of both the original sixteenth century building and the seventeenth century porch addition would typically have been covered with lath and plaster at the end of the seventeenth century or the beginning of the eighteenth century. Henry Eaton examined the *Rectory House* in 1869 and recorded that the timber-framed section of the building was *lath and plastered* at that date. The timber-framed walls of such buildings were often exposed in the first half of the twentieth century and the inspection undertaken between 1947 and 1950 would suggest that such a change had probably been made to the former parsonage house since 1937 (*half-timber*). The frame was heavily *restored* and the infill panels replaced.



Fig.21 Early and late nineteenth century additions



Fig.22 Mid-nineteenth century stable and coach-house

- 031 The probate inventory of 1635 recorded a barn and stable within the grounds of the parsonage house. The tithe map of 1839 recorded a large building which stood on the roadside between the house and the church. This building was most probably a timber-framed barn and was quite possibly that which was recorded in 1635. The barn appears to have been demolished in the 1840s and was replaced by a stable and coach-house which was first shown on the OS map of 1886.
- 032 The stable and coach-house was built in the mid-nineteenth century (c.1845). The building was constructed in red brick and slate, and was examined by Henry Eaton in 1869. Two-thirds of the building served as a coach-house (west) and one-third as a stable with a hayloft above (east). The front elevation of the building included a pair of doors for the coach-house and a single door and window to the stable. The rear elevation possessed only a single high-level window which served the coach-house. The two sections of the building were divided by a lateral wall but shared the same side-purlin roof.
- 033 In 1839 the parsonage house had stood within its own one-acre grounds (plots 144 and 145) on the south side of *Church Lane*. The house faced north towards the parish church which stood within the churchyard (plot 142) on the north side of the lane. The glebe included a two-acre field to the south of the house (plot 146). The grounds of the house were improved further in the 1840s with the construction of garden walling. One section of walling stood along *Church Lane* and incorporated a pair of carriage entrances into the property - one to the main house and one to the coach-house. The new outbuildings and garden walling were recorded on the OS maps of the late nineteenth and early twentieth century. Also shown was a perimeter walk around the field to the south of the house. This field today forms part of the wider private grounds of the former parsonage house.
- 034 The list entries for the parish church and the former parsonage house indicate that the buildings possess *group value*. Setting is an established concept that relates to the surroundings in which a place is experienced, embracing both past and present relationships. The importance of setting lies in what it contributes to the significance of a heritage asset or to the ability to appreciate that significance. There is a historical functional relationship between the two buildings which is reinforced by their combined setting in *Church Lane* and by the proximity and intervisibility between the two sites.



Fig.23 Rear of mid-nineteenth century building

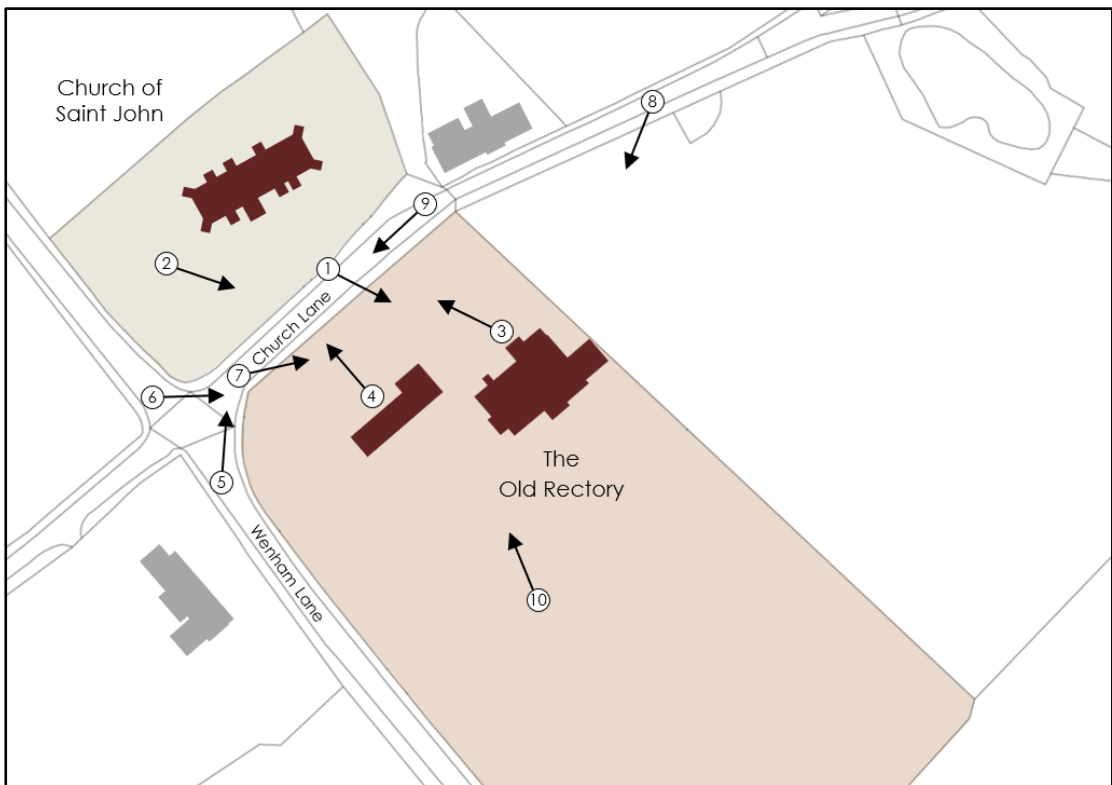


Fig.24 Visual appraisal of combined setting in Church Lane



Fig.25 View (1) of house through entrance off Church Lane



Fig.26 View (2) of house from churchyard



Fig.27 View (3) towards church from porch addition to house



Fig.28 View (4) towards church from coach-house



Fig.29 View (5) towards church from Wenham Lane



Fig.30 View (6) towards house from Wenham Lane



Fig.31 View (7) towards house from Church Lane



Fig.32 View (8) towards house from Church Lane



Fig.33 View (9) west along Church Lane



Fig.34 View (10) towards church from wider grounds of house

SYNOPSIS

- 035 The building known as *The Old Rectory* has been included in a list of buildings of special architectural or historic interest. In legislation and designation criteria, the term special architectural or historic interest of a listed building is used to describe what, in planning terms, is referred to as the identified heritage asset's *significance*. Significance derives not only from a heritage asset's physical presence but also from its setting, and is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.
- 036 *The Old Rectory* was entered on the *List* (as *Great Wenham Hall*) in 1955. The earliest section of the grade II listed building was built in the late sixteenth century (c.1580) and represents the hall and parlour of a larger timber-framed building. A fine two-storey porch was added to the front of the building in the early seventeenth century (c.1620). A scheme of improvements was undertaken in the early nineteenth century which included the construction of a two-storey extension to the rear (c.1825). A stable and coach-house was built in the mid-nineteenth century (c.1845) and the former parsonage house was itself further altered and enlarged in the late nineteenth century (c.1870).
- 037 The significance of a place is the sum of its heritage values. *Evidential value* derives from the physical remains that have been inherited from the past. *The Old Rectory* possesses evidential value through the survival of the standing building. *Aesthetic value* derives from the ways in which people draw sensory and intellectual stimulation from a place. *The Old Rectory* possesses aesthetic value through the evolved form and appearance of the building and through the combined setting with the parish church. *Historical value* derives from the ways in which the past can be connected through a place to the present. *The Old Rectory* possesses *historical* value through its previous use as a parsonage house and through its association with Matthew Hopkins (c.1620-47) and John Constable (c.1776-1837). There is also a historical functional relationship between the former parsonage house and the parish church which is reinforced by their combined setting in *Church Lane* and by the proximity and intervisibility between the two sites.

MANAGING CHANGE TO SIGNIFICANT PLACES

038 *Planning Practice Guidance* (2019) advises that any decisions where listed buildings are a factor must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act* (1990), as well as applying the relevant policies in the *Development Plan* and the *National Planning Policy Framework* (2021).

039 Sections 16(2) and 66(1) of the 1990 Act place a duty upon the local planning authority to have special regard to the desirability of preserving the listed building or its setting.

In considering whether to grant listed building consent for any works, the local planning authority 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 (section 16[2]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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 (section 66[1]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

040 Preservation has been interpreted by the courts as meaning *to keep safe from harm* – that is, not harming the special interest of an individual building, its significance, as opposed to preventing any change. The desirability of preserving a listed building has been determined by the courts to be a consideration that must be regarded as having *considerable importance and weight*.

041 Section 38(6) of the *Planning and Compulsory Purchase Act* (2004) requires that, where regard is to be had to the *Development Plan*, decisions shall be made in accordance with the *Plan* unless material considerations indicate otherwise. In determining applications, the order of precedence of statutory duties would therefore appear to be to make a decision in accordance with the *Plan*, so far as it is material; to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest; and to have regard to any other material consideration. Whilst there is no explicit requirement to consider the *Plan* in determining an application for listed building consent, any relevant policy will be a material consideration.

- 042 The *Development Plan* for the district of Babergh includes the saved policies of the *Local Plan (2006)* which contains a specific policy for listed buildings (policy CN06).

Proposals for the alteration (including part demolition), extension, or change of use of a listed building (including curtilage structures), or for new work within the curtilage or setting of a listed building, should preserve the historic fabric of the building and ensure that all proposals to remove by demolition or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact; should retain all elements, components and features which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit; should not conceal features of importance or special interest; should be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting; should retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings; should include fenestration which respects the character of the building; should retain traditional thatch roof coverings; should use materials and components which are natural or handmade and which complement or harmonise with those on the building and the area; should use appropriate detailing, finishes, and colours; and should respect those features which contribute positively to the setting of a listed building, including space, views from and to the building, and historic layout (policy CN06; *Babergh Local Plan 2006*).

- 043 The *National Planning Policy Framework (2021)* states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Conservation is defined as the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. Designated heritage assets are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values. The policies contained within the *NPPF (2021)* are material considerations in the decision-making process.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 197; *National Planning Policy Framework 2021*).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 199; *National Planning Policy Framework 2021*).

Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 200; *National Planning Policy Framework 2021*).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202; *National Planning Policy Framework 2021*).

- 044 The building known as *The Old Rectory* has been entered on the list of buildings of special architectural or historic interest and is a designated heritage asset for the purpose of planning policy. Balanced and justifiable decisions about change in the historic environment depend upon understanding the values of any affected heritage asset and, with it, the ability to understand the impact of a proposal on its significance. An assessment of any affected heritage asset provides a baseline for considering the impact of a proposal on its significance.
- 045 *The Old Rectory* is a grade II listed building. The earliest section of the building was built in the late sixteenth century (c.1580) and represents the hall and parlour of a larger timber-framed building. A fine two-storey porch was added to the front of the building in the early seventeenth century (c.1620). A scheme of improvements was undertaken in the early nineteenth century which included the construction of a two-storey extension to the rear (c.1825). A stable and coach-house was built in the mid-nineteenth century (c.1845) and the former parsonage house was itself further altered and enlarged in the late nineteenth century (c.1870). There is a historical functional relationship between the former parsonage house and the parish church which is reinforced by their combined setting in *Church Lane* and by the proximity and intervisibility between the two sites. *The Old Rectory* also has a historical association with Matthew Hopkins (c.1620-47) and John Constable (c.1776-1837).
- 046 The benefice of Wenham Magna was united with the benefice of Holton Saint Mary in 1937. The parsonage house of Wenham Magna was duly sold in accordance with the Order for the union of the two benefices (1933). The building was renamed *Great Wenham Hall* and was entered on the *List* in 1955.

047 It would appear that the timber-framed structure of the seventeenth century porch and the front elevation of the sixteenth century range was exposed in the second quarter of the twentieth century. The removal of the lath and plaster appears to have been part of a phase of works that included the removal of the lean-to addition in the angle of the porch and the hall, the insertion of three windows with *angled heads*, and the construction of a porch to the entrance to the former scullery. The timber-frame was heavily *restored* at this date and the infill panels replaced (probably 1937x50).

Planning permission	Listed building consent	Proposed work	Date approved
-	B/LB/83/00009	Alteration and addition	February 1983
-	B/LB/83/00021	Alteration	March 1983
-	B/LB/87/00154	Alteration	August 1987
B/87/01121	B/LB/87/00178	Addition and outbuilding	October 1987
DC/18/03688	DC/18/03692	Addition	January 2019

Fig.35 Planning applications

048 Listed building consent was granted by the local planning authority in February 1983 for the construction of a conservatory at the rear of the house and for the construction of a pitched roof above the Georgian staircase (ref. B/LB/83/00009). Further consents were granted in March 1983 for the insertion of a pair of sash windows in the Georgian extension (ref. B/LB/83/00021) and in August 1987 for the insertion of two casement windows in the former scullery and two casement windows in the chamber above (ref. B/LB/87/00154). Planning permission and listed building consent was granted in October 1987 for the construction of a single-storey extension at the side of the house and for the construction of a double garage which would replace a lean-to that was built against the end wall of the stable (ref. B/87/01121 and B/LB/87/00178). A further permission and consent was granted in January 2019 for a glazed addition at the rear of the house (ref. DC/18/03688 and DC/18/03692).

049 A conservatory was built at the rear of the house and a new roof was formed above the staircase (1983 approval). Two casement windows were inserted in the former scullery and two in the chamber (1987 approval). An extension was built at the side of the house and a garage was built against the stable (1987 approval). A glazed addition replaced the late twentieth century conservatory (2019 approval).

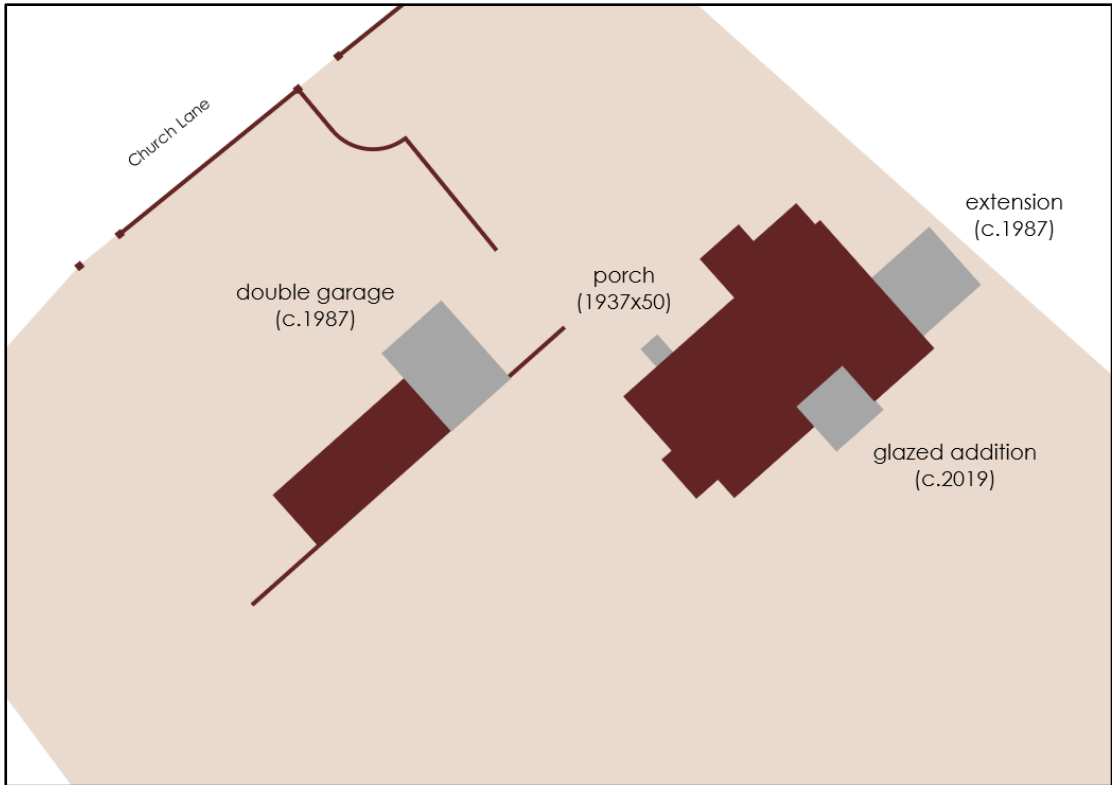


Fig.36 Modern additions to main house and outbuilding



Fig.37 Late twentieth century casement windows



Fig.38 Late twentieth century double garage



Fig.39 Early twenty-first century addition

- 050 The property was acquired by the current owners in 2021. The submitted application proposes work to the exterior and interior of both the main house and the former stable and coach-house. The application also proposes new work within the immediate setting of these buildings.
- 051 Whilst the stable and coach-house is not listed in its own right, a *listed building* is a legal concept and may extend so as to encompass other structures which are then to be regarded as part of the building on the *List*. The stable and coach-house satisfies the criteria for a *curtilage structure* and therefore forms part of the *listed building*. The stable and coach-house is also to be regarded as part of a designated heritage asset for the purpose of planning policy.

Location	Proposed work	
Main house	Demolition of front porch (C20)	
	Demolition of glazed addition at rear of house (C21)	
	Replacement of entrance door (C20)	
	Replacement of infill panels between studs (C20)	
	Reinstatement of render cladding on front elevation	
	Reinstatement of render cladding on porch	
	Replacement of 7 no. casement windows (C20)	
	Construction of lean-to addition at rear of house	
	Construction of single-storey extension to side of house	
	Removal of window to create door opening into side extension (C20)	
	Creation of door opening through internal wall (C19)	
	Stable and coach-house	Demolition of double garage (C20)
		Construction of lean-to addition on end wall
Replacement of 2 no. windows (C20)		
Insertion of glazed doors behind pair of timber doors		
Insertion of glazed screen in blocked opening in end wall (C20)		
Creation of door opening in external wall to rear (C19)		
Creation of door opening through internal wall (C19)		
Creation of door opening through external wall into lean-to (C19)		
Provision of insulation and new internal surface finishes		
Grounds		Reinstatement of section of garden wall
	Reinstatement of opening in garden wall (C20)	
	Construction of three-bay garage/storage building	
	Construction of outdoor swimming pool	

Fig.40 Schedule of proposed work

- 052 The removal of the lath and plaster and the exposing of the timber-framed structure of both the sixteenth century principal range and the seventeenth century porch addition in the second quarter of the twentieth century was unfortunate. The frame was subsequently heavily *restored* and the infill between the studs was replaced with cement-based panels. The horizontal sliding sash windows on the upper floor were left protruding beyond the plane of the front wall. A lean-to addition was removed at this date and three casement windows were inserted in the external walls of the lower floor. A porch was also constructed to the entrance to the former scullery.
- 053 There is a sound case for restoring the external cladding of render to both the principal range and the porch addition. As well as aesthetic and historic reasoning, the reinstatement of an appropriate render to conceal the much-altered frame would provide an important protective barrier for the surviving historic fabric and would improve energy efficiency. The performance of the building would also benefit from the replacement of the twentieth century infill panels. Other improvements to the principal elevation of the building would include the removal of the modern porch and the replacement of the three modern windows on the lower floor. The modern entrance door in the seventeenth century porch would also be replaced.
- 054 The service accommodation at the west end of the principal range was rebuilt in the early nineteenth century and the floor plans of 1869 depicted a kitchen yard on the north side of a scullery. The OS maps recorded the kitchen yard and also the existence of a detached service building which stood forward of the main house. It is proposed to construct a single-storey inline extension at the west end of the house in order to provide a new kitchen and breakfast area. A door opening would be formed in the end wall which evidently possessed an internal chimney-stack in the nineteenth century. The stack has since been demolished and only a modern casement window now exists. An internal route is proposed to be formed between the new kitchen and the Victorian drawing room with the addition of a glazed *link* and the creation of a pair of door openings in nineteenth century walls. The local planning authority has confirmed at pre-app stage that it is content with the proposed route, which would include the removal of a sash window that is original to the Victorian phase. Additional service accommodation would be housed within a narrow wing in an arrangement that reflects the former kitchen yard.



Fig.41 Proposed reinstatement of render



Fig.42 Proposed siting of kitchen extension

- 055 Other works include the removal of the flat-roofed glazed structure to the rear of the house. This is proposed to be replaced with a modest lean-to addition that would provide a more appropriate infill between the Georgian and Victorian extensions. In addition, three modern casement windows in the principal range of the house and a fourth in the Victorian extension would be replaced.
- 056 The design and, in particular, the siting of the double garage is unfortunate. The structure is intrusive in both views of the main house and in the relationship between the house and the stable and coach-house. It is therefore proposed to demolish the modern garage and to provide undercover parking elsewhere within the site. The removal of the garage would be followed by the reinstatement of a lost section of garden walling, together with the re-opening of an adjoining gateway.
- 057 The site benefits from two entrances off *Church Lane*, with one serving the main house and the other the coach-house. It is proposed to improve the layout of the yard in front of the main house and to use the east entrance for occasional parking and deliveries. It is also proposed to create a yard in front of the coach-house which would be served by the west entrance off the lane. The nineteenth century building is not suitable for modern-day garaging and, based upon the layout of the site in the late nineteenth and early twentieth century, it is proposed to construct a new service building to the north-west of the coach-house. The building would face east across the yard and would provide the main house with undercover parking and external storage.
- 058 The former stable and coach-house is proposed to be altered to provide an entertainment space in conjunction with an outdoor swimming pool which is proposed to be built to the west. As well as the provision of appropriate forms of insulation and internal surface finishes, works to the building would include the replacement of modern windows, the insertion of glazed doors behind timber doors, the unblocking of a wide opening in the end wall, and the creation of a door opening in the rear wall. It is also proposed to construct a lean-to addition on the end wall of the stable as existed prior to the building of the garage. The new doorway in the rear wall of the coach-house would require an opening to be formed through nineteenth century brickwork, as would the new internal doorways that would connect the stable with both the coach-house and the lean-to addition.



Fig.43 Proposed demolition of double garage



Fig.44 Proposed siting of service building (viewed from Church Lane)



Fig.45 Proposed siting of service building (viewed from churchyard)



Fig.46 Interior of former coach-house

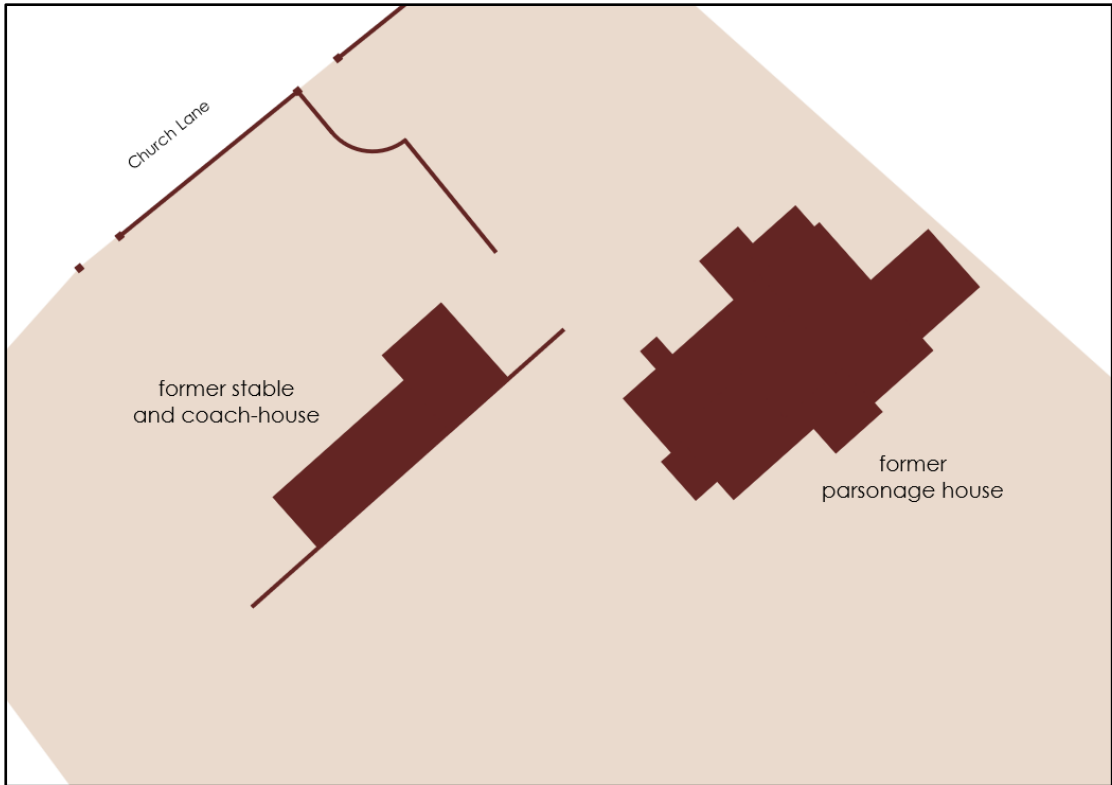


Fig.47 Layout as existing

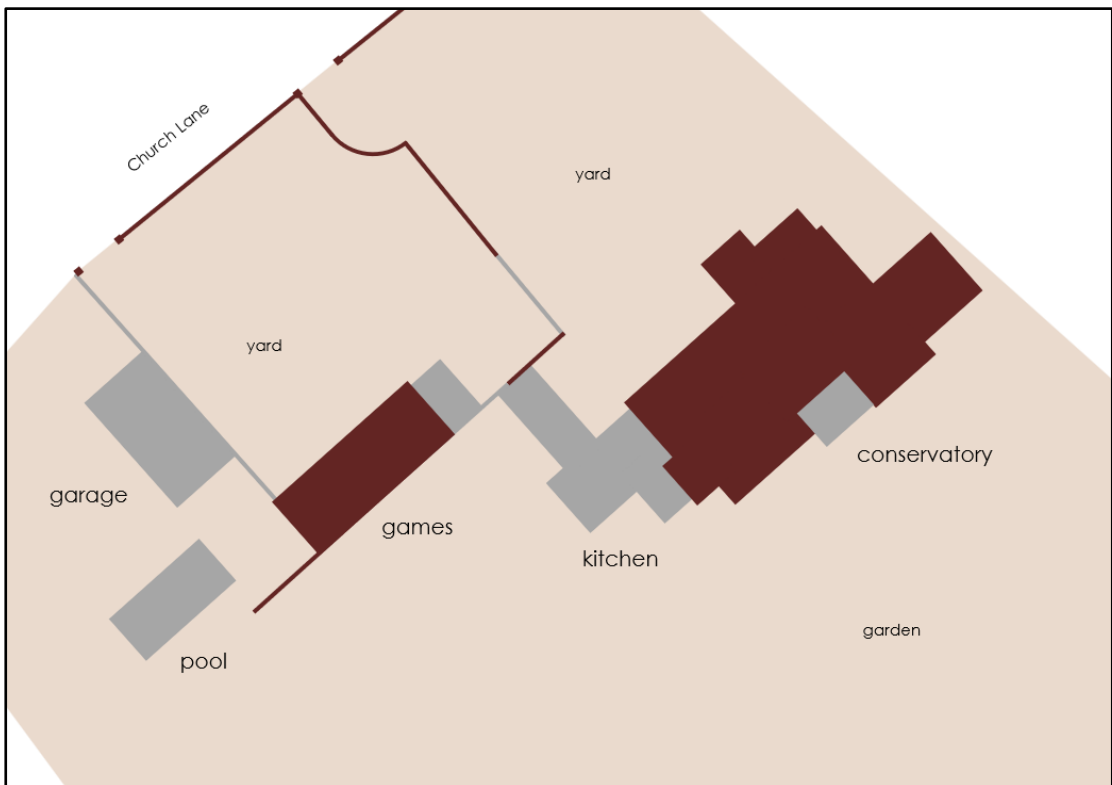


Fig.48 Layout as proposed

CONCLUSION

- 059 Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of putting them to viable uses consistent with their conservation. An understanding of the significance of a heritage asset should result in the development of a proposal which avoids or minimises harm. What matters in assessing whether a proposal may cause harm is the impact on the significance of the heritage asset.
- 060 The building known as *The Old Rectory* has been included in a list of buildings of special architectural or historic interest. The assessment of the affected heritage asset has provided an understanding of its heritage values. The earliest section of the grade II listed building was built in the late sixteenth century (c.1580) and represents the hall and parlour of a larger timber-framed building. A fine two-storey porch was added to the front of the building in the early seventeenth century (c.1620). A scheme of improvements was undertaken in the early nineteenth century which included the construction of a two-storey extension to the rear (c.1825). A stable and coach-house was built in the mid-nineteenth century (c.1845) and the former parsonage house was itself further altered and enlarged in the late nineteenth century (c.1870). There is a historical functional relationship between the former parsonage house and the parish church which is reinforced by their combined setting in *Church Lane* and by the proximity and intervisibility between the two sites. *The Old Rectory* also has a historical association with Matthew Hopkins (c.1620-47) and John Constable (c.1776-1837).
- 061 There is a requirement in this matter to make a decision in accordance with the *Development Plan*, to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest, and to have regard to any other material consideration. The proposals have been designed to not cause harm to the identified values of the affected heritage assets and therefore would not cause harm to their significance. It may be concluded that the proposals satisfy the statutorily desirable objective that is contained within sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* (1990). It may also be concluded that the proposals do not conflict with the heritage-specific policies that are contained within both the *National Planning Policy Framework* (2021) and the *Development Plan*.