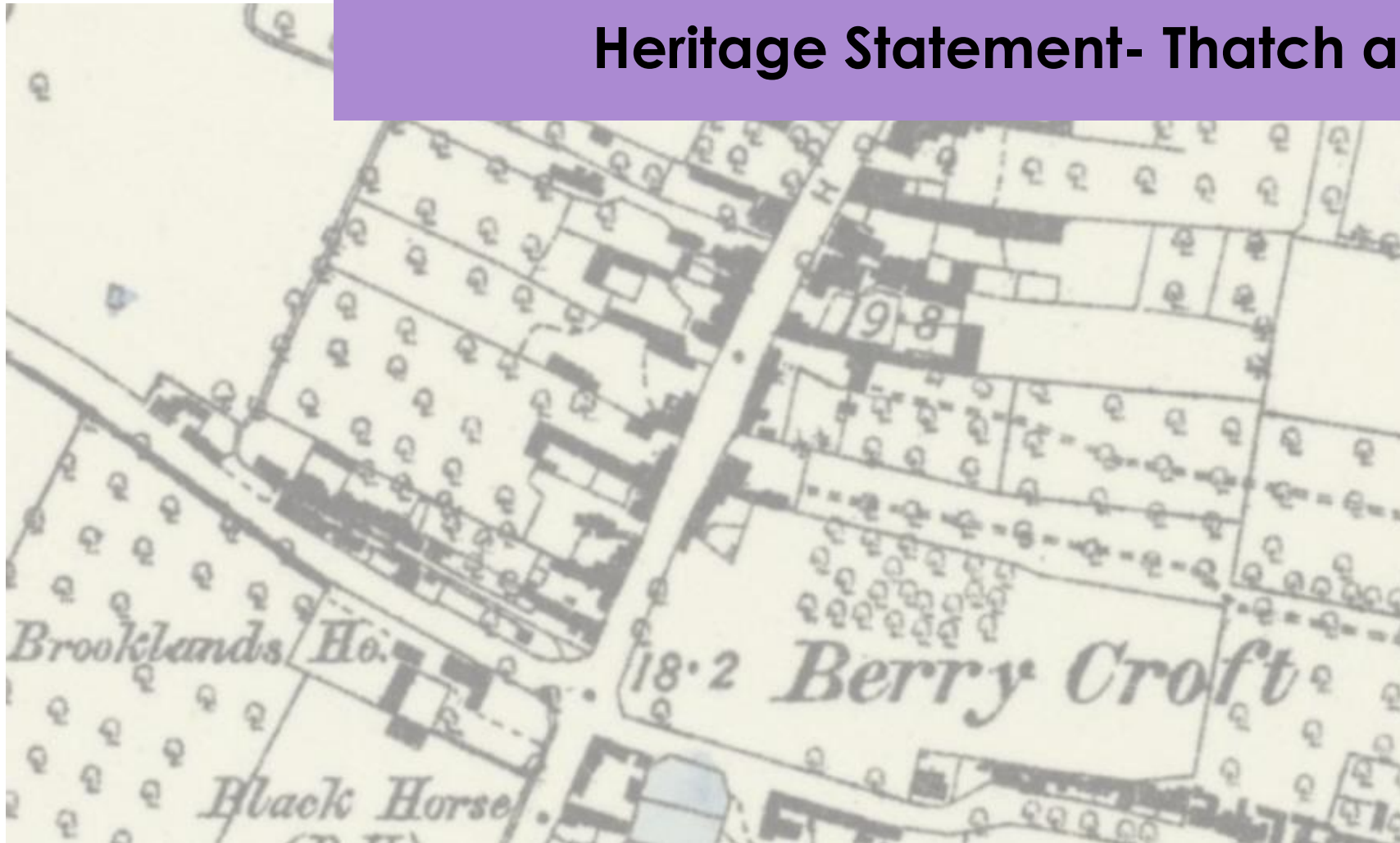


Heritage Statement- Thatch and Render



Orchard Cottage
60 High Street
Willingham

On behalf of
Mr Mick Venning

January 2024



Project Information

| | |
|----------------------|---|
| Site Address | Orchard Cottage, 60 High Street, Willingham |
| Development Proposal | Re-thatch existing building, increase height of chimney if required, remove failing cement render, undertake repairs if required, replace with lime rich render |
| Client | Mr Mick Venning |
| Local Authority | Greater Cambridge Shared Planning |
| Type of report | Heritage Impact Assessment |

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Reviewed By:

Report Revision: 1.0

Weiser Heritage Consultancy (WHC)

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1 Introduction

This Design and Access Statement has been prepared in support of a listed building application at Orchard Cottage, 60 High Street, Willingham. The proposal includes the re-thatching of the building as the current thatch is beyond its lifespan. The proposal may include minor alterations to raise the existing chimneys in order to comply with regulations and stand 1.8m above the ridge height. Details and specifications are included in the application.

The proposal also includes the removal of the existing failing inappropriate pebbledash cement render, undertaking any necessary repairs to substructure and re-render with a lime based coloured render. Details and specifications are included in the application.

The report assesses the impact of this proposal on the adjacent heritage assets. The site and surroundings were visited by Weiser Heritage Consultancy on the 17th October 2023. This Heritage Statement should be read in accordance with architectural plans and other supporting documents, which form this planning application.

All drawings are provided by **Cameron Bosque Brookes Architects**.

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".

2 Brief History of Willingham

Willingham is a village approximately 13 miles northwest of Cambridge. It sits near the border with the Fens.

The derivation of the village name is thought to date back to the 11th century as the homestead of the family of a man called "Wifel". The village itself was called Vuivlingeham. Later it changed slightly to Wivelingham. This version is thought to have been used up until the 18th century.

The historic Cambridge to Ely causeway, also known as the Aldreth way, would have passed through Willingham, increasing its popularity. The draining of the Fens during the 17th century further encouraged the growth of the village. This included the building of a sluice in Earith in 1650 and draining by windmills, which was later replaced by steam pumps in the mid-19th century.

Evidence of a church in Willingham can be traced to at least the 12th century. The present-day church, St Mary and All Saints, was built off the historic foundations mainly around the 14th century.

The village historically was made up of common pastures and relatively small areas of open fields that focused on crops of corn, green crops, dairy, beef and pork. After the enclosure in the later part of the 19th century, the village changed its focus to horticulture. There were already orchards in the village, that better utilising them was an easy next step. Fruit gardens, orchards, glasshouses, jam-factories, sugar-beet, and sugar-making became more popular and were grown and sent to London. Today, the village is well known for its fruit, jam and flower growing.

The village is quite large, and the population remained steady, except for a brief decline in numbers during the 1830s when there was a surge in people emigrating to America. There is little known about the reason for this, but speculation seems to point to economic factors rather than socio-political.

The village housing stock included labourer's cottages, terraces of larger houses, farmhouses and detached houses whose architecture is similar to the traditional Cottenham villa. The village suffered from fires in the 19th century during the Swing riots resulting in many early properties being destroyed. Today the housing stock is a true mix of age, architecture and style.

3 Brief History of the site

The history and evolution of the site is carried out using map progression. Historic cartography can assist in understanding historic patterns of use, ownership, development, etc.

The list description on page 39 states the age of the building is from the 17th century. Given the history of fires devastating the village, this building may be one of the older buildings in the village. On the 1838 Tithe map, the plot and building can be seen. The building is in the lower left corner of the plot.



Figure 1 1838 Tithe map showing plot 345, <https://www.thegenealogist.co.uk/>

The main dwelling appears to be an 'L' shape. There is another building in the lower right corner that is smaller, but also shaped as an 'L'. The plot is very deep, which was a common feature in the village during this period. There are no other structures shown in the plot.

The Tithe register notes that plot 345 was owned by Jesus College, Cambridge and occupied by Mr Robert Ellis. The description of the plot states it includes a house, homestead and orchard. The orchard is not seen on the map; however, Tithe maps were used more for tax purposes rather than accurate plans.

| | | | |
|-------------------------|--------------|---------------------------------|--|
| Jesus College Cambridge | Robert Ellis | 699 700 701 702 703 | House do Allotment in the frame House Homestead Orchard |
|-------------------------|--------------|---------------------------------|--|

Figure 2 1838 Tithe register showing plot 345, <https://www.thegenealogist.co.uk/>

Interestingly, there is another Tithe map dated 1841 that shows the same plot numbered as 368. The occupant remains Mr Robert Ellis, and the owner is now the Master and Fellows of Jesus College Cambridge. The plot is described as house, homestead and garden. The buildings and plot are depicted in a similar way as the earlier map.



Figure 3 1841 Tithe map showing plot 368, <https://www.thegenealogist.co.uk/>

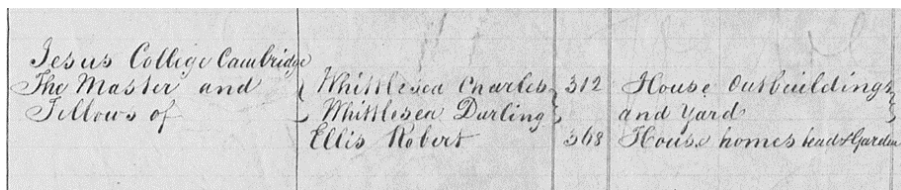


Figure 4 1841 Tithe register showing plot 345, <https://www.thegenealogist.co.uk/>

In researching Mr Robert Ellis, a tax bill/invoice from Jesus College regarding Robert Ellis was found. The translation says:

Received November 23 1832 of Robert Ellis 14s for half a years land tax charged on the Estate of the Master & Fellows of Jesus College at Willingham. Due Michaelmas last. Signed E. Underwood, collector.

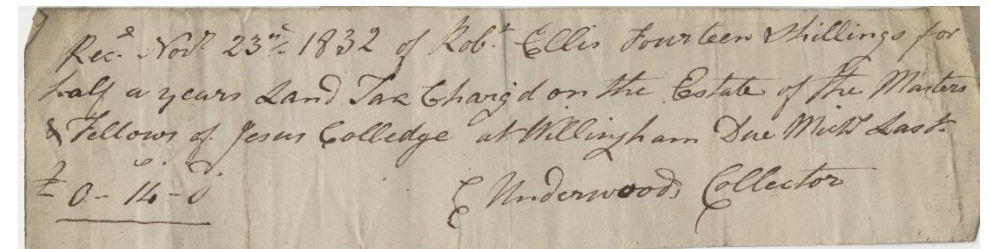


Figure 5 Actual tax bill, <https://collegecollections.jesus.cam.ac.uk/index.php/image-433>

There are several other mentions of Robert Ellis on the University's collections showing paying of land tax and for cleaning and repairs. It is unknown when he left the property, but it shows his presence up to at least 1858.

It is well known that the colleges at Cambridge University owned land all over the county, as well as further afield.

The following map from 1842 shows the patten of development in the village at the time. The buildings was built on the street with large long plots behind. Over time, these large plots would be portioned off, altering the character.

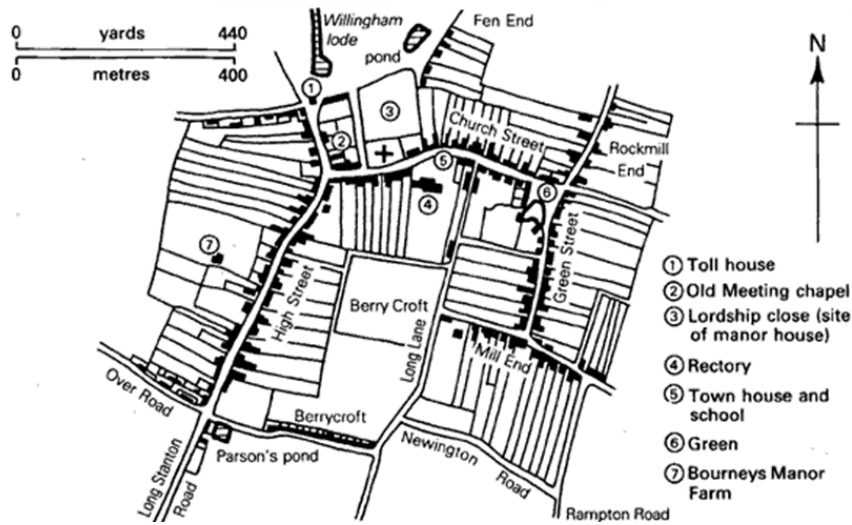


Figure 6 Map from 1842 of village, <https://www.british-history.ac.uk/vch/cambs/vol9/pp398-402>

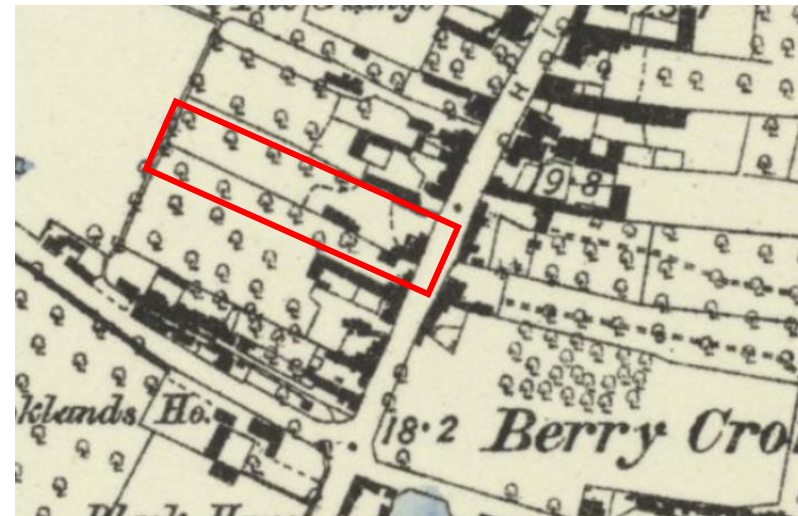


Figure 7 1887 OS map, 6in, NLS website

The first Ordnance Survey map from 1887 includes the numerous orchards that the village was known for. The layout of the proposal site has evolved since the earlier Tithe maps. The main dwelling is still in the lower left corner, but it appears to have been added to. The structure that was in the lower right corner appears to have been altered or partially demolished. There is a new structure to the rear of the house that follows the boundary. There is also another structure on the opposite side that also follows the boundary. The OS map from 1902 at 25 inch, shows it in better detail. However, the plot seems to have been subdivided.

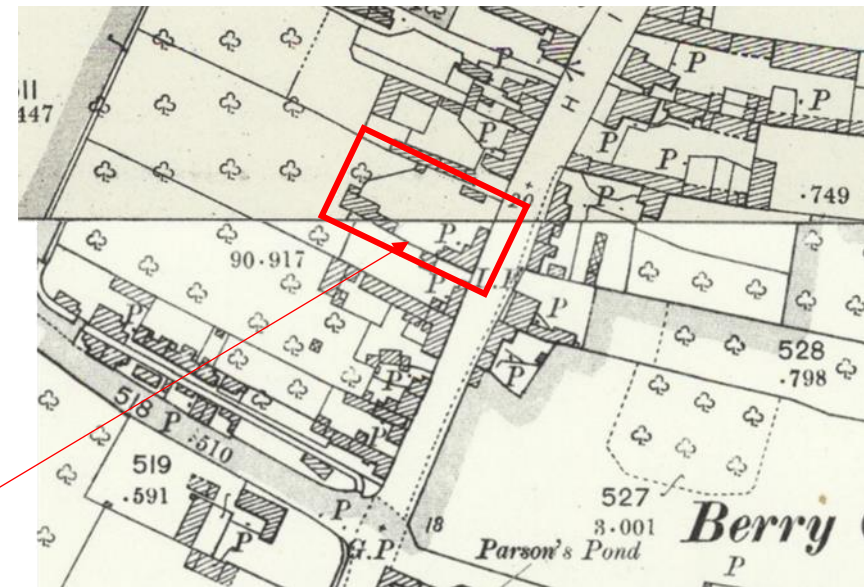


Figure 8 1902 OS map, 25in, NLS website

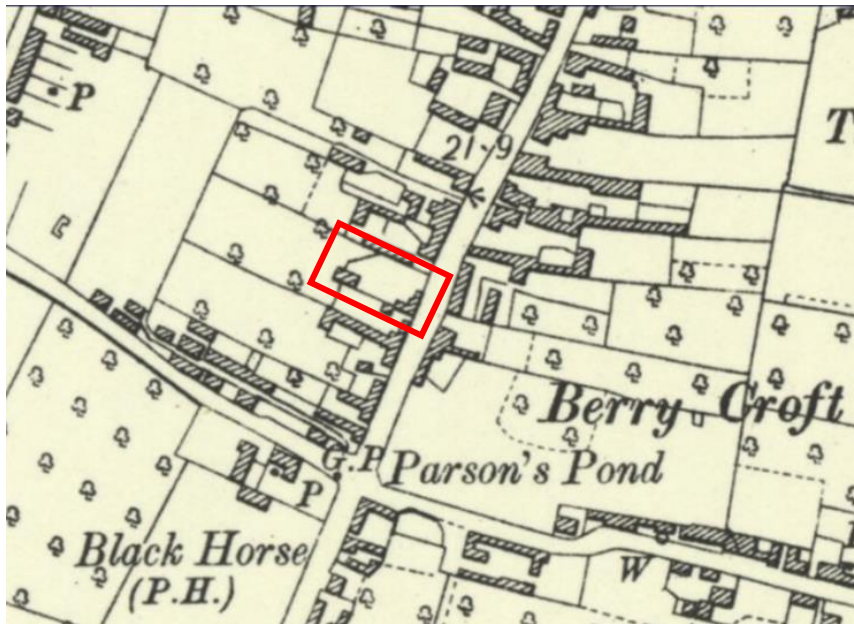


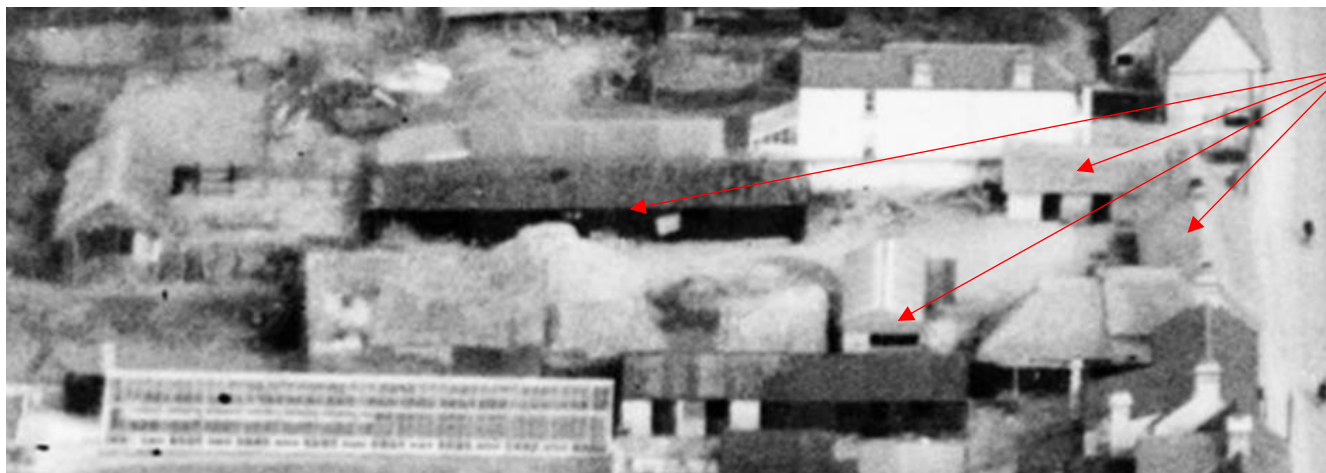
Figure 9 1903 OS map, 6in, NLS website

The 25 inch maps for this part of the village split the site in half. As a result, the 6 inch are more easily read and understood, despite the lack of detail the 25 inch maps offer.

The following page shows a detailed aerial of the site from 1949. It is a bit unclear, but there is no longer an orchard. There appears to be several additional structures as well.



EAW021252 ENGLAND (1949). The village, Willingham, 1949. This image has been produced from a damaged negative.



Enlarged view. The site is seen here with several outbuildings.

Figure 10 <https://www.britainfromabove.org.uk/image/EAW021252>

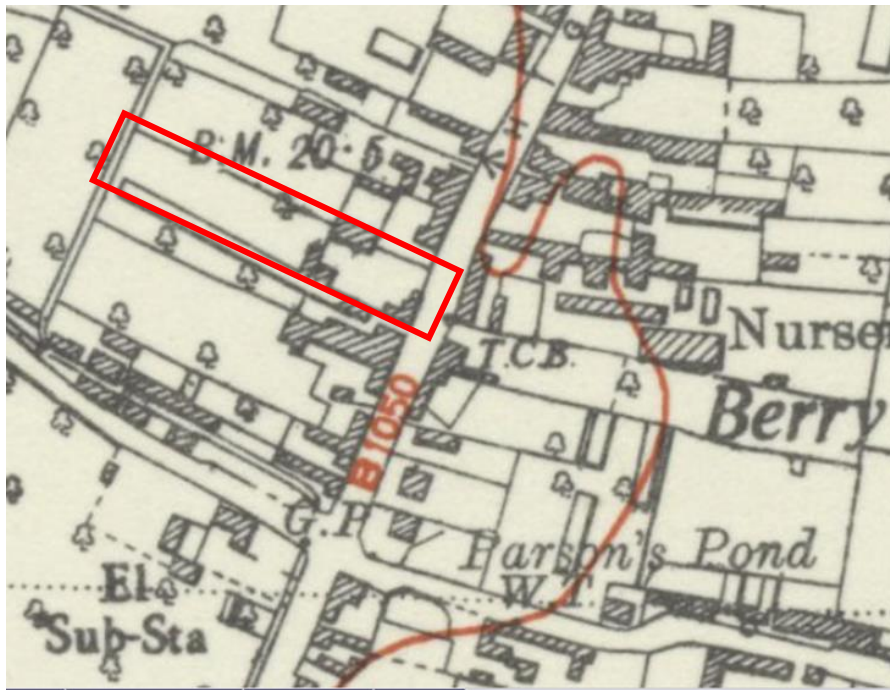


Figure 11 1952 OS map, 6in, NLS website

The 1952 OS map shows the site without the orchard as well. There are still several outbuildings and the main house.

There was a planning application in 1954 to reconstruct an existing cattle shed. However, due to the application's age there is no further information on the council's website. The reference is C/0023/54/. The shed can be seen in the aerial image above as well as the 1952 map adjacent.



Figure 12 2003 aerial from Google Earth

There is another aerial image of the site from Google Earth dated 2003. What is interesting about this image is that the plot remains long, and deep and additional buildings have been built. Unfortunately, this soon changes. Only a few years later a large new residential development is built that takes over half of all of the long deep plots of the houses along the High Street. Both the 2006 and 2020 aerial images clearly show how much has changed in this area of the village.

The historic site with its long garden is no more. It has been fully engulfed by development. In addition, the outbuildings have

been consolidated and now form a B&B, carport and music studio.



Figure 13 2006 aerial from Google Earth

It is evident that the 20th century has seen significant changes in Willingham. The village is denser, has lost many of its historic orchards, farmsteads and historic buildings and its setting and character has been altered.



Figure 14 2020 aerial from Google Earth

4 Assessment of Heritage Assets, their setting and significance

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. However, the NPPF suggests different values for assessment to Historic England.

Historic England consider the aspects that reflect worth are the following values that people associate with a place: Aesthetic value, Communal value, Evidential value, and Historical value. In addition, the contribution of the asset's setting needs to be considered. It is these that form part of this report's assessment.

Historic England Guidance requires assessment of the degree to which an asset's setting makes a contribution to the significance of the asset. 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.

Listed Buildings- their significance is derived predominantly from the special architectural and historic interest of their built

form and fabric. Their accesses, gardens and grounds, outbuildings, and former landholdings featuring in key views towards and from the assets are the elements of their setting making a (lesser) contribution to their significance.

Conservation Areas- significance of Conservation Areas refer to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Heritage Assets adjacent to proposal site

There are four heritage assets, in this case listed buildings/structures, adjacent to the proposal site. They are:

- 27 High Street, grade II
- 31 High Street, grade II
- 56 High Street, grade II
- K6 kiosk, High Street, grade II

The following maps show where each is located in relation to the proposal site.

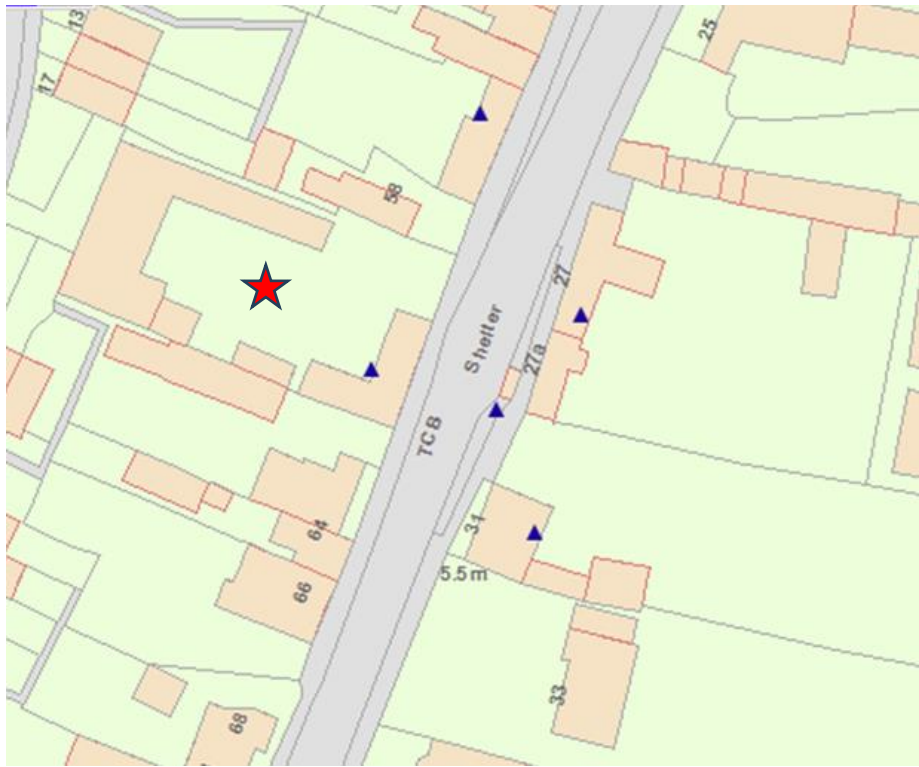


Figure 15 Heritage Gateway asset map

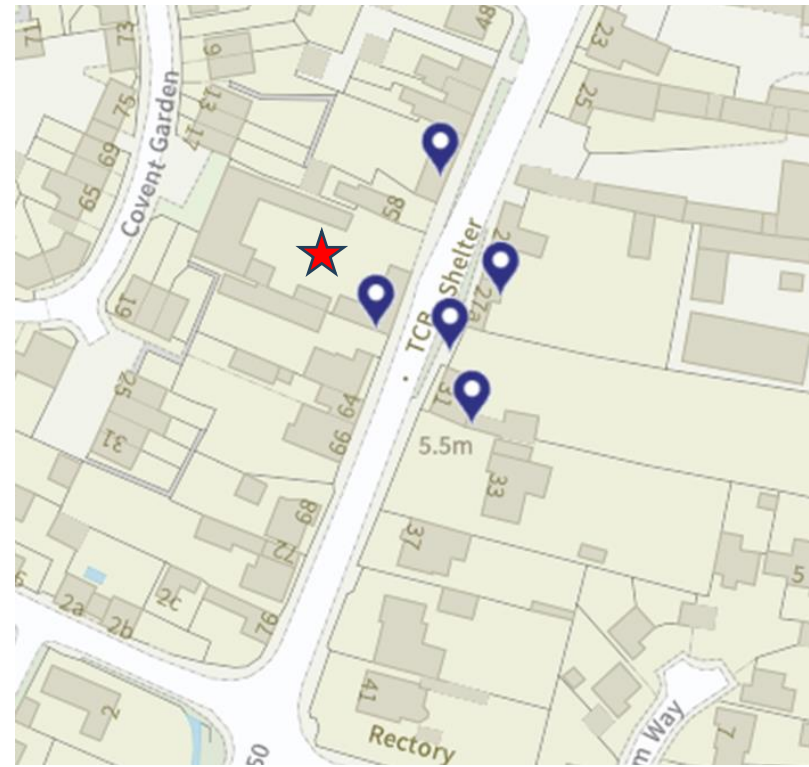


Figure 16 Historic England asset map

★ = proposal site



Figure 18 27 High Street, Willingham, WHC



Figure 19 Date: 2006-07-11, Reference: IOE01/15794/13, Rights: © Mr Peter Tree. Source: Historic England Archive

- 31 High Street, grade II

Number 31 is a typical villa style dwelling. These can be seen throughout the village as well as neighbouring villages, such as Cottenham. The building dates from the 19th century. Its value is derived from its age and survival, as well as its aesthetics and history.



Figure 20 Date: 2001-09-06, Reference: IOE01/04685/31, Rights: © Mrs Barbara Egerton. Source: Historic England Archive



Figure 21 31 High Street, Willingham, WHC

- 56 High Street, grade II

The listed building is of significance due to its age and survival. The building has fallen into disrepair and is in very poor condition. Therefore, to a certain extent its aesthetic value is reduced. However, it is still of local and national importance. There is evidential value in the building as it is thought to retain some original historic features. The historic value is that it is thought to date from 1664, which could be contemporary with number 60 High Street.



Figure 22 56 High Street, Willingham, WHC

- K6 kiosk, High Street, grade II

The K6 telephone box is an iconic structure. It is considered the quintessential Britain's red Telephone Box. The K6 was designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935. Whilst it still stands, its use as a telephone box ceased due to the surge in use of mobile phones. However, it is still of architectural and historic value.



Figure 23 K6 Kiosk, Google street view

Summary

The immediate area around the proposal site is a snapshot of the history and evolution of the village. There are several 17th century buildings that survived the various fires. There is an 18th and 19th century building and a 20th century phone box. Adjacent to these are modern houses and commercial buildings. As an entrance into the village, this combination of buildings illustrates the last several hundred of years history.

5 Proposed Development

The proposed development includes works that will renew and benefit the building. There are two main components to the proposal. First is the re-thatching of the building, next is the re-rendering. Each will be dealt with separately.

Thatch

The building has always been thatched. The original base coat appears to be water reed, which is common for the area adjacent to the fens. The top layers are short straw. It is understood that the last complete re-thatch was in 1968, refer to images further on.

The owner's thatcher has confirmed that the existing topcoat is short straw. This will enable a continuity in materials. This can be seen in his schedule of work and specification.

In order to protect the building in the meantime, the owner installed and secured a tarpaulin on the rear elevation until he was able to rethatch the building. It is clear that the existing thatch is beyond its viable lifespan and is need of replacement.

As shown on the historic map regression, the building has been 'L' shaped for much of its history. The junction between the two creates an interesting detail. However, the exact age and evolution of the building has not been assessed to that depth and further investigations would be required to determine which section of the building was built first.

The replacement of the roofing material will allow an opportunity to inspect the timber framing, roof structure, chimneys and other parts of the building. This work is of benefit and will enable the building to be in continuous use.

There are three chimneys in the building. Two are in the main house and one is in the extension. Given that the thatch has substantially reduce and compacted over time, it is possible that they may need to be raised in order to comply with regulations stating there needs to be 1.8m between the ridge height the top of chimney. If this work is required, additional information will be provided and method, approach and materials.

Render

The building is likely to have been built with timber framing and infilled with clay bat or clay lump. However, the owner has stated that due to the building's position on the High Street adjacent a main junction, the building was damaged by a lorry in the 1940s. It is believed that where this occurred the building was infilled with masonry. However, until the existing render is removed, it is not possible to confirm.

The existing render on the building is a cementitious pebbledash. It has failed and cracks have opened up. It is obvious that this would not have been the original or historic finish material and that its use has likely compromised the breathability and flexibility of the building.

In order to provide a good key for the corners, a timber bead detail was installed at the time of the pebbledash was installed. This was added to create a clear start/stop point at the corners of the building. As part of the works proposed, the contractor has recommended that the corners be finished with a traditional soft corner.

It is hoped that the removal of the existing render will be relatively simple and easy. It will afford the owner the

opportunity to inspect, repair and take care of any substructure in need. This is of benefit to the building as it will renew any failing parts and return a breathable and flexible outer layer to the building.

It will also enhance the improve the visual appearance of the building and street scene.

Photographs of building



Figure 24 Rear of building, note tarp, west elevation, WHC



Figure 25 View looking at junction and rear extension, north elevation, WHC



Figure 26 Enlarged detail at junction, WHC



Figure 27 View on south elevation in neighbour's drive, WHC



Figure 28 Main section of house, with earlier extension, south elevation in neighbour's drive, WHC



Figure 29 Enlarged view, WHC



Figure 30 Front east elevation and side south elevation, WHC



Figure 31 Front east elevation and side north elevation, WHC



Figure 32 Side north elevation, WHC



Figure 33 Detail of failed render and substrate, WHC



Figure 34 Detail of failed finish and substrate, WHC



Figure 35 Detail of failed render and substrate, WHC



Figure 36 Image of render at base of building, WHC



Figure 37 Base of render at ground, WHC



Figure 38 Base of render at ground, WHC



Figure 39 South elevation of building render behind neighbour's gate, WHC



Figure 40 Image of corner timber bead, WHC



Figure 41 Image of corner timber bead, WHC



Figure 42 Image at corner of building at pavement, WHC



Figure 43 Front elevation of building, WHC



Figure 44 Image of last rethatch in 1968, from owner



Figure 45 Re-ridge of thatch in 2007, from owner



Figure 46 Re-ridge of thatch in 2007, from owner



Figure 47 View of roof in 2021, from owner



Figure 48 Image of roof at junction, from owner

Specifications and schedule of work for thatch

Orchard Cottage Thatching detail- November 2023

Contractor- G Churton Ltd, Clover House, 8a Pasture Close,
Warboys, Huntingdon, Cambs, PE28 2RB

Works

- Thatch entire roof in 16" to 18" in Combed Wheat straw and re ridge.
- Remove existing ridge, and progress along the roof replacing existing fatigued material that lies above the Reed layer with Combed Wheat straw. (replacing like for like)
- Re ridge and finish with detail to match existing.
- Cover entire roof with 3/4" heavy gauge galvanised wire netting.
- Replace existing cement fillets and abutments with a lime render.
- Materials- Combed Wheat straw.

Specifications and schedule of work for render

Orchard Cottage re rendering detail - November 2023

Contractor- Baileys Specialist Plastering, 75 London Road
Chatteris, Cambs, PE16 6LW

Works

- Remove the existing Pebble dash and inspect the substrate.
- As the existing layer of cement pebble dash has been significantly rejected by the lime substrate, being 'Live ' it is anticipated the cement layer will be able to be picked off by hand without tools.
- With the pebble dash removed and the elevations inspected apply a sand and lime hurling coat if required to consolidate any fragility in the substrate and dub out any hollow areas.
- Apply two coats of 'Limecote' lime render, consisting of a base coat followed by a finish coat to a maximum thickness of 20mm with a breathable mesh between coats.
- Elevations to be finished with a coloured Lime wash to sympathetically match the existing pebble dash in appearance.
- Suppliers :

Unit A The Brocks Business Centre Homefield Road

Haverhill Suffolk

CB9 8QP

Limecote: Limewash:

<https://bestoflime.co.uk/product/limecote/>

<https://roseofjericho.co.uk/products/limewash>

As the proposal involves the removal and replacement of the thatch and render, which the building already has, there is little differentiation between the existing and proposed elevations. The elevations and floor plans are shown below for information only.

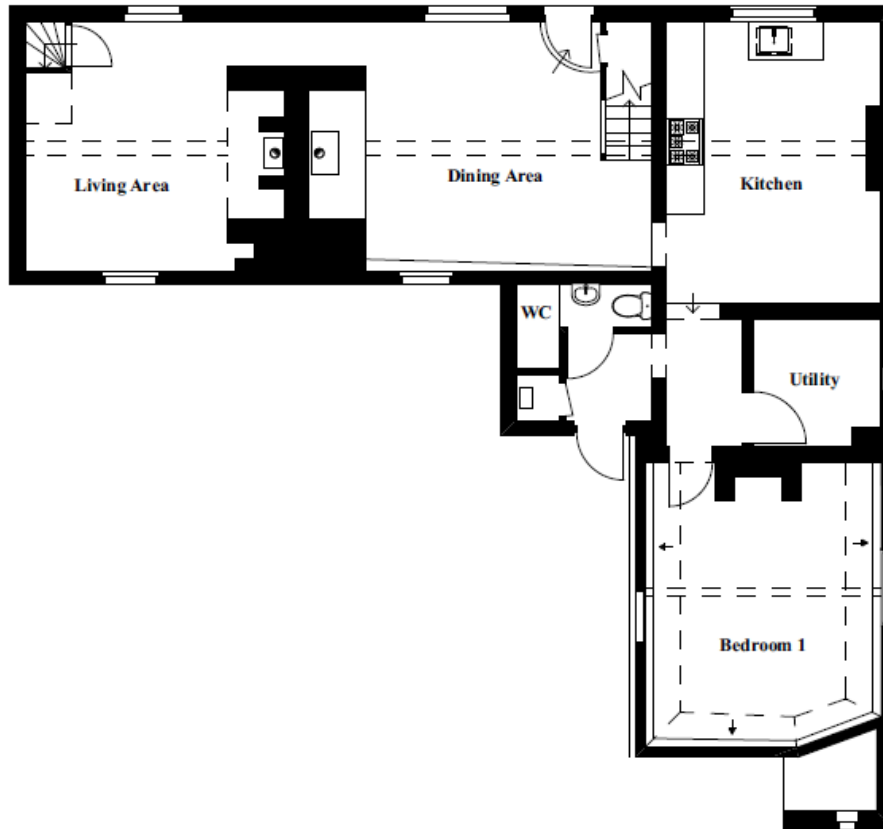


Figure 49 Existing ground floor plan

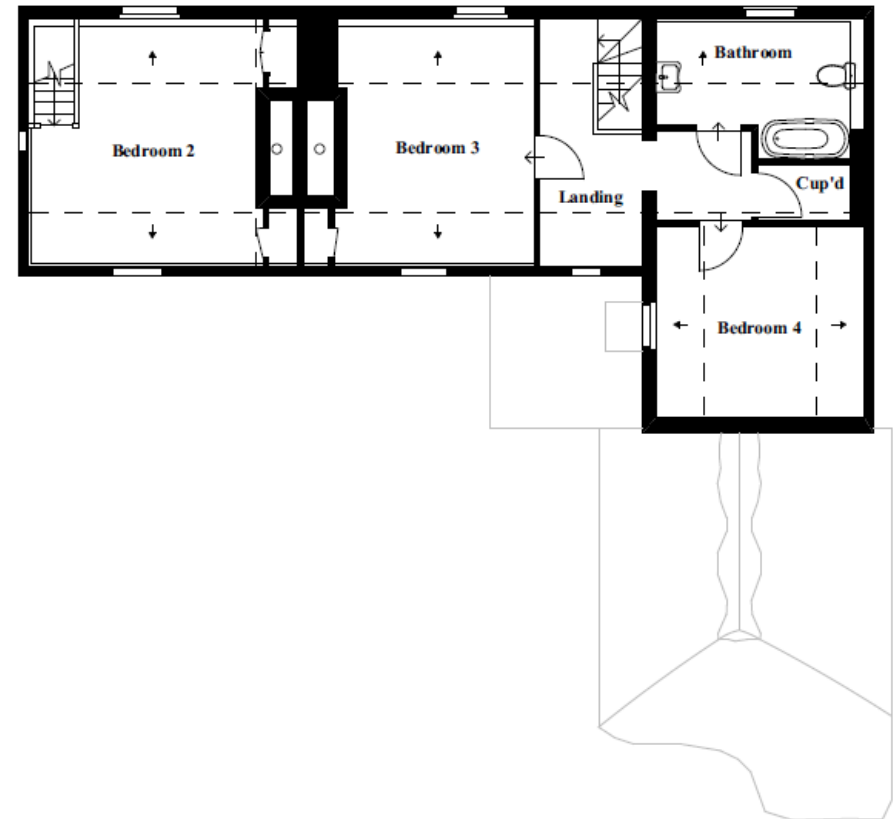


Figure 50 Existing first floor plan



Figure 51 Existing front elevation

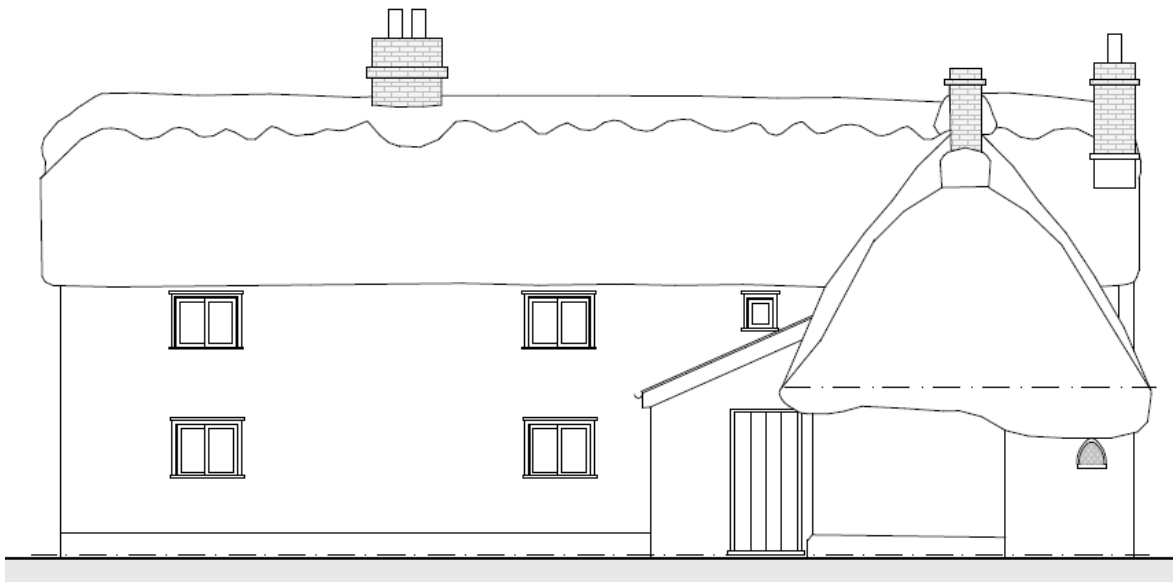


Figure 52 Existing rear elevation

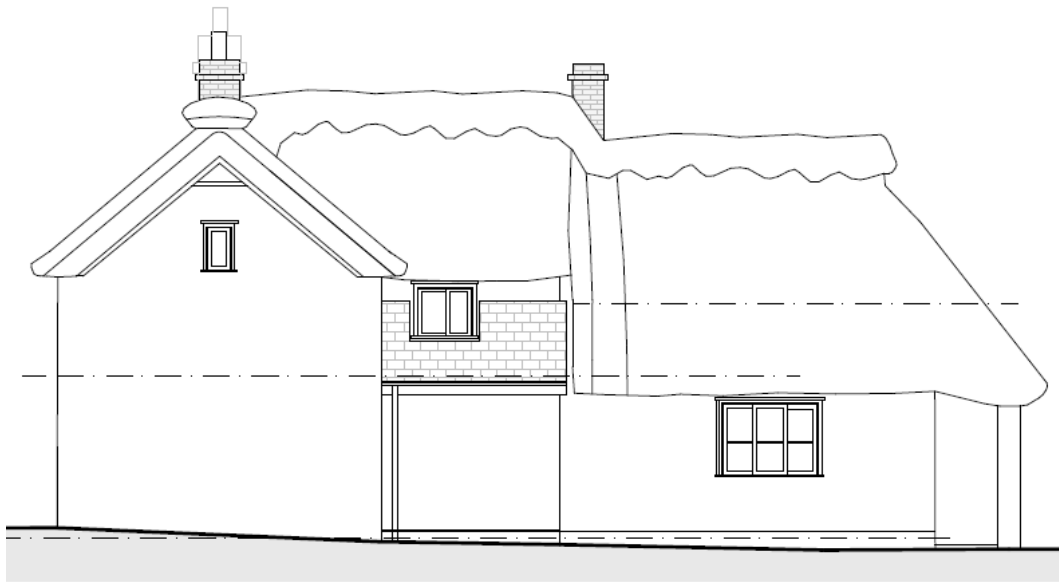


Figure 53 Existing inner courtyard extension elevation



Figure 54 Existing outer side elevation

6 Assessment of Impact of proposed development on significance and setting

The proposal includes the replacement of the existing cementitious pebbledash render with a lime rich coloured render. In addition, the thatch roof of the building is to be replaced.

It is completely understood that there is no way to know in advance what repairs may be required until the existing thatch and render is removed. As a result, it is expected that the council will seek a method of being involved through site visits to assess the works as they progress. It is hoped that if any repairs or additional works are necessary, that are not evident in advance, will be allowed to be submitted during the works. This is common with any historic building.

The proposal is considered to be beneficial to the health and longevity of the building. Improving the breathability, flexibility and performance of the building will ensure its continued viable use as a residence. This complies with Paragraph 202 NPPF, as well as the council's own policies.

South Cambridgeshire Local Plan, September 2018, state in Policy NH/14: Heritage Assets that:

1. *Development proposals will be supported when:*
 - a. *They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;*

This proposal will sustain and enhance the special character of the heritage asset as well as the traditional building materials and methodology.

It will also enhance the setting and character of the heritage asset visually within the street scene. Currently, the building detracts from its setting due to the lack of attention to the external materials. The proposal will create a significant heritage and public benefit.

7 Conclusion

The building is a 17th century thatched cottage that sits on the main road through the village. It was unfortunately rendered in a cement pebbledash at some point during the 20th century. The render is now starting to fail and crack, resulting in potential water ingress and damp into the building.

The time has come to remove the inappropriate render, undertake any necessary repairs and replace it with a lime rich render. It will then have a coloured lime wash added to finish the building.

The thatched roof is also in need of replacement and has reached the end of its lifespan. The thatch will be carefully removed, any necessary repairs undertaken, and a new roof installed.

These works are necessary for the continued viable use of the building. They are also required to ensure the building remains wind and weather tight, performs as it naturally should and finally to improve the visual appearance of the building in its setting.

Assessment of harm

As demonstrated above, it is felt that the proposal will result in **no harm**. In fact, the proposal will result in an improvement and enhancement to the setting and character of the listed building and its setting.

Harm v public benefit

The NPPF does not define 'public benefit', however, the Gov.uk website offers some insight into the wider meaning:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, 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.

Whilst there are no direct public benefits to this proposal, there are heritage benefits. These include:

- Removing inappropriate cement render to the building and replacing it with breathable and flexible lime
- The appearance of the building will be improved and enhanced thereby improving the street scene
- The old and beyond its useful life thatch will be replaced with new thatch
- Any repairs necessary for the building to properly function will be undertaken

Conclusion

The proposal seeks to address the failing render and thatch of the building. The result will be a fully renewed exterior of the building. This will ensure its optimum viable use for many decades to come.

As required, conditions can be placed on the consent to address the unknowns that are inherent in this proposal. As work progresses, these should become more obvious.

Please note: a separate application will be submitted to regularise the replacement windows in the building.

8 List Descriptions & Resources

List Descriptions of the closest assets

TL 4070 WILLINGHAM HIGH STREET (West Side)

11/156 **No. 60**

GV II

Cottage, C17. Timber framed, pebble dashed and combed wheat reed thatch. Ridge stack of red and yellow gault brick. Single range plan with kitchen wing, possibly an addition at rear. Two storeys. Three casements at first floor. Three windows on either side of doorway. Door, early C19 of four flush panels. Interior not seen.

Listing NGR: TL4020570113

TL 4070 WILLINGHAM HIGH STREET (West Side)

11/155 **No. 56**

GV II

House, 1664. Timber framed, stuccoed and incised in imitation of stone, brick rendered to left hand gable end. Corrugated iron roof to original steeply pitched rafters, with axial ridge stack of red brick. Recessed date panel to base of stack with date 1664 recut in render. Plan of main range of lobby entry type with crosswing to right hand. Two storeys. Main range has two windows at first floor and two on either side of doorway to

lobby entry. The fenestration is C20, but the door is late C18 and of six raised and fielded panels. Crosswing has one window to each and C18 raised and fielded panelling to cupboard. Early C19 staircase at rear of centre room.

Abutting inglenook hearths, one sealed.

Listing NGR: TL4021970146

TL 4070 WILLINGHAM HIGH STREET

221- /11/10003 **K6 Kiosk**

GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: TL4022170108

TL 4070 WILLINGHAM HIGH STREET (East Side) 11/158 **No. 31** GV

II

Villa, mid C19. Gault brick and slate roof, hipped with boarded wood eaves. Two symmetrically placed end stacks. Double pile. Two storeys and double fronted with range of three recessed twelve pane hung sashes. Three steps up to central doorway with double recessed elliptical arch on stone impost blocks, painted. Original four panelled door.

Listing NGR: TL4022670092

TL 4070 WILLINGHAM HIGH STREET (East Side)

11/157 **No. 27**

II

Cottage, C17 origin but mainly C18. Local gault brick with late C17 red brick to right hand gable end. Plain tiled mansard roof with ridge stack of red and yellow gault brick. Single range, lobby entry and three room plan. Three dormers. Segmental, header arches to three windows, two with C19 four pane hung sashes. Doorway opposite the stack.

Listing NGR: TL4023270120

Sources

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- NLS Maps
- The Genealogist
- History House
- British History
- Wikipedia
- Google Maps
- Google Earth

Bibliography

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework December 2023 (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
- Historic England Guidance set out in the document 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3'.
- <https://historicengland.org.uk/listing/the-list/map-search/>
- <https://willinghamlife.org/willingham-history/>
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- https://en.wikipedia.org/wiki/Willingham,_Cambridgeshire
- <https://www.cam.ac.uk/research/news/willingham-dig-unveils-village-history>
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9 Legislation, Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act

1990, Section 66 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.

The Planning (Listed Buildings and Conservation Areas) Act

1990, Section 72

In respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Paragraph 205 of the National Planning Policy Framework

(2023). 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 of the National Planning Policy Framework

(2023). 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207 of the National Planning Policy Framework

(2023) Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208 of the National Planning Policy Framework

(2023) states that 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.

Policy NH/14: Heritage Assets

- 1. Development proposals will be supported when:
 - a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;
 - b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.

- 2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:
 - c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;
 - d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;
 - e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;
 - f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;
 - g. Historic places;
 - h. Archaeological remains of all periods from the earliest human habitation to modern times.