



## HERITAGE STATEMENT

Proposed new stone portico to main entrance doorway to front elevation

**The Old Rectory**  
**Lavenham**

February 2024



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# 1 Introduction

1.1 Brighter Planning Ltd have been appointed by the owners of The Old Rectory, Lavenham, to assist with the submission of a dual Planning and Listed Building Application for the erection of a stone portico to the main entrance door to the northern elevation of the property.

1.2 The property is a Grade II Listed Building. The listing description is set out in full in **Appendix 1**. The property is a late C18 red brick building with a slate hipped roof. The house is located set well back from the street. The Grade I Listed Parish Church is located on the opposite side of the road to the north of the application site. The site is within the Lavenham Conservation Area.

1.3 The proposals were subject to a pre application meeting in November 2023 (DC/23/04760). A summary of the written response and how this formal submission responds to this are set out in Section 6 of this statement.

1.4 This Heritage Statement seeks to meet the requirements of the local heritage policy requirements and the national guidance set out in the NPPF (Dec 2023). It identifies the heritage assets in the locality and their heritage value and significance. A justification is given for undertaking the works. A heritage impact assessment has been undertaken to assess the potential impact of the proposed works on the heritage significance of the Listed Property and the character and appearance of the Conservation Area in which it is located.

1.5 The photos which illustrate the report were taken at a site visit in January 2024.

1.6 The application is supported by:

- Existing and proposed drawings including details

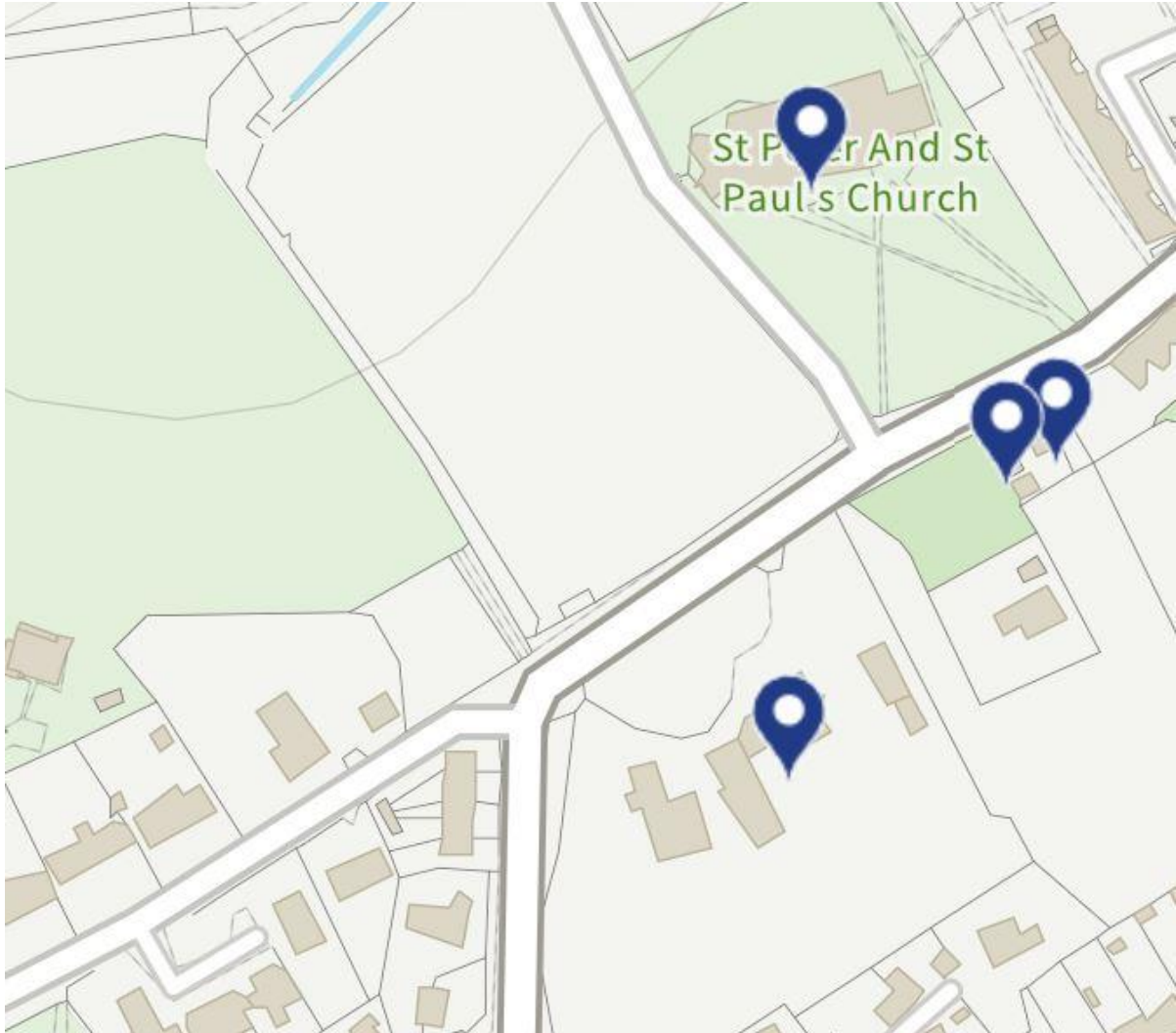


An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue map. The map shows street layouts, lot boundaries, and house numbers. The title 'Heritage Baseline' is centered in white text. Street names include 'BAYVIEW AVENUE' and 'DEARBORN'. House numbers '539' and '536' are visible on several lots. A north arrow is located in the lower right quadrant of the map.

# Heritage Baseline

## 2 Identified Heritage Assets

### Listed buildings



*1Historic England Website*

2.1 The above map from the Historic England web site illustrates that the Rectory is a Listed Building with the Parish Church to the north being Grade I Listed and two buildings to Church Street being Grade II Listed – No.44 and the Old Tea Shop, to the northeast of the application site.





## The Old Rectory

2.2 The former Rectory is a Grade II Listed Building which the Listing dates to the late C18, with C19 alterations by Joseph Stannard. The building is built to a restrained Classical style. The building is set well back from the road. The main part of the building is a five bay red brick building of two storey in height with attic rooms. It has a hipped slate roof. To the principal northern elevation, four light vertical sash windows are positioned symmetrically around the central front door.



*Principal elevation*

## Church of St Peter and St Paul (SHER ref LVM 009)

2.3 Described by Pevsner as one of the most famous Parish Churches in Suffolk the West Tower is a distinctive local landmark. The building is Grade I Listed and dates mainly from the C15/16. The Listing describes it as outstanding as the building is richly embellished internally and externally from the wealth of the wool trade within the town. The photo below illustrates the relationship between the Rectory and the church, with the principal elevations of both buildings orientated towards each other.





*View of the Church from the application site*





## The Old Tea Shop & 44 Church Street

2.4 These two separately Listed Buildings, both Grade II are located to the northeast of the application site. The Old Tea Shop is a timber framed buildings dating from the C16/17 and has a thatched roof. 44 Church Street dates from the C19 and is a flint and brick-built house with a tiled roof.

## Conservation Area

2.5 The site is within the Lavenham Conservation Area. This was originally designated in 1973. The boundary covers the historic core of the town and extends over the open area to the east of the settlement. The whole of the Rectory site is within the Conservation Area and the boundary follows the southern and western boundaries of the site.

## Suffolk HERS records

2.6 There is an entry for the site in the Suffolk HERs on the Heritage Gateway website. This relates to archaeological monitoring on the site of an earlier building dating from the C16/17.



# 3 Brief History of the Site and its Context

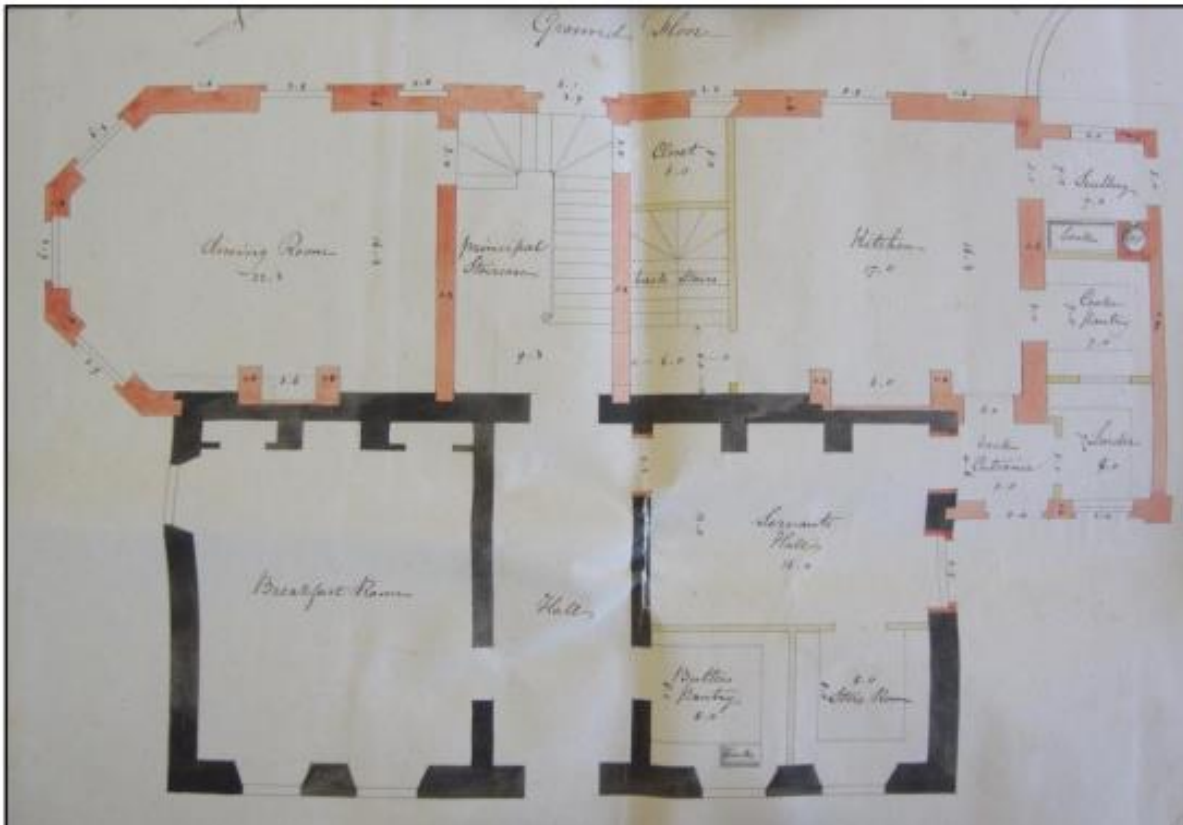
3.1 Lavenham is located within West Suffolk. It is widely acclaimed for being the best surviving medieval wool town in England. The town was granted a market charter in 1272. By the C16 the settlement was in the top 14 wealthiest towns in England. The wealth was from the manufacture of woollen cloth, with a blue broadcloth being the main export. However, this period of wealth was short lived when lighter cloths from the continent became more popular and the town went into decline which meant many of the timber framed buildings were retained and not rebuilt.

## The Old Rectory

3.2 From returns relating to the site and old maps it is known that there was a Parsonage and outbuildings including barns, stables and a dairy and a farmhouse relating to the Rectory estate, all of which predate the current buildings. The farmhouse and barns are known to have stood at the junction of Bridge Street Road and were demolished in the C19. A rectory was not just a house but an estate and a package of duties which included land which provided income.

3.3 The original parsonage house was timber framed but this was replaced by the red brick building which exists today around 1780. The floor plan of this building comprised rooms two bay wide on either side of a central hallway. In the C19 the building was enlarged to the rear. The extent of the C18 house and the C19 additions are clearly notated on the proposed ground floor plan dated 1826 by Joseph Stannard held in the Suffolk Record Office. The implementation of these plans added the bowed window feature to the southeast corner of the side elevation of the building.





Ground floor plan as proposed 1826 by Joseph Stannard (SROB 806/2/14)

3.4 The building has been extensively extended in the C21 by previous owners with a rear garden room and swimming pool extension which have significantly altered the rear elevation. The planning history at the end of this section also illustrates that the front elevation has been altered with the addition of the three dormer windows and replacement windows.

### Map regression

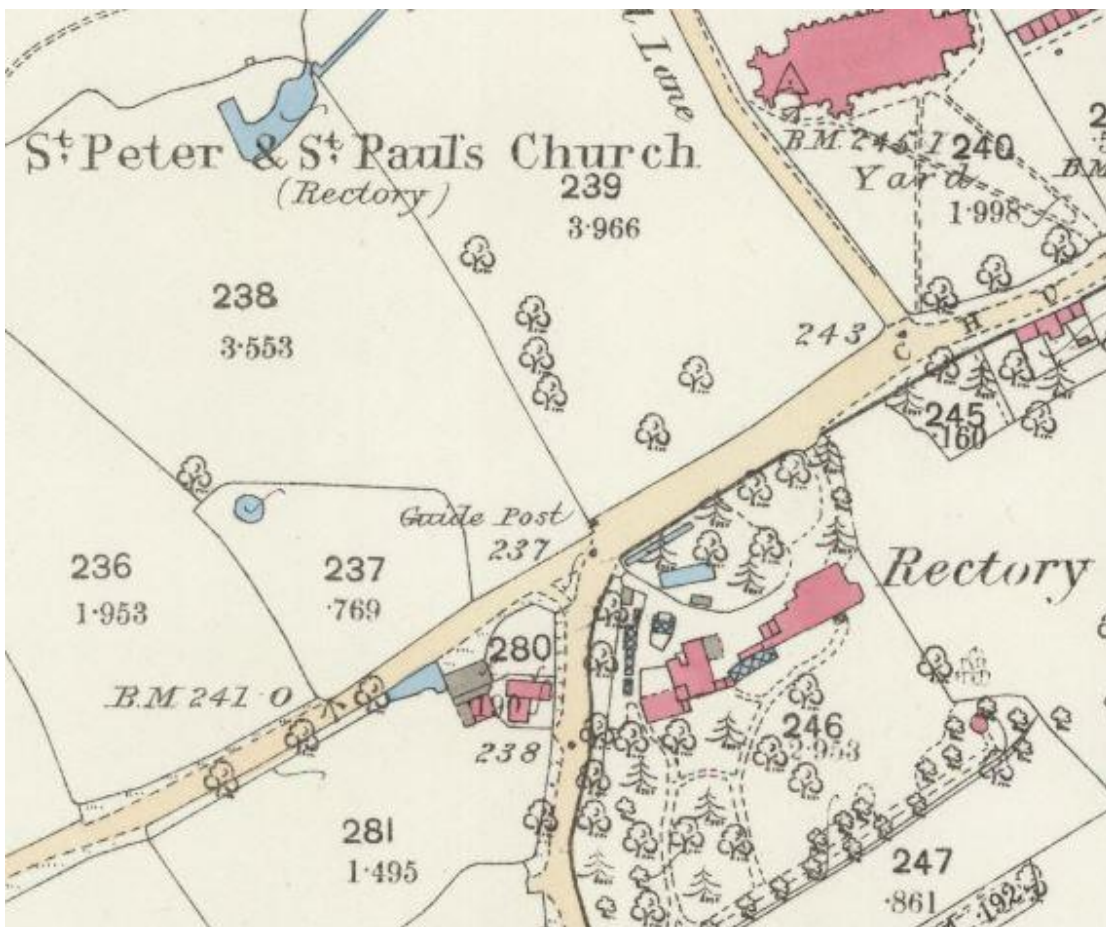
3.5 A map regression has been undertaken for the site. The earliest map used dates from 1783 and is Hodkinson's Map of Suffolk. In the extract reproduced below the Rectory can be seen depicted opposite the church.

3.6 The first Ordnance Survey map in the twenty-five-inch series available is the 1886 Edition. Here the Rectory can be seen with the C19 rear extension added. The depiction of the garden area shows that the frontage had numerous trees so that the building was largely screened from view from the street.





Extract from Hodkinson's map of Suffolk 1783

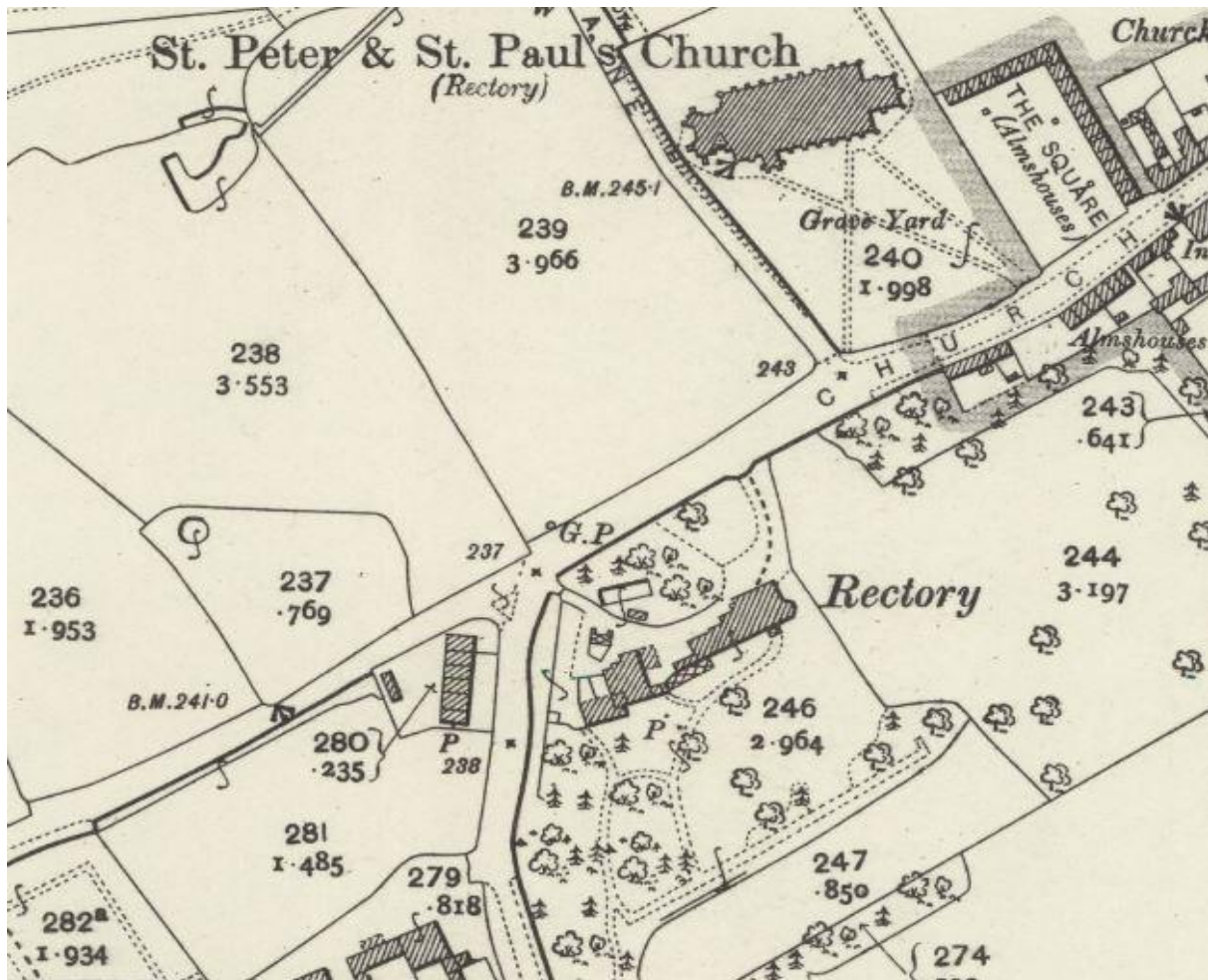


Suffolk LXIV.13 1886 OS Twenty-five-inch series (Reproduced with permission of the National Library of Scotland)





3.7 The second OS map in the same series dates from 1904 and little has changed regarding the footprint of the property.



Suffolk LXIV.13 1904 OS Map Twenty-five Inch series (Reproduced with permission of the National Library of Scotland)

## Planning History

3.8 The relevant planning history is summarised as follows:

Reference	Proposal	Decision
B/04/02068	Rear conservatory and three dormer windows to front elevation and replacement	Approved
B/04/02069		



	of 9 no. new windows to front elevation	
B/07/00226 B/07/00225	Erection of rear conservatory(replacement)	Approved
B/15/00551	Erection of three bay garage and annex with improvements to forecourt	Approved
B/15/00552	Improvements to forecourt including new railings and alterations to entrance gate and brick piers	Approved
B/15/01446 B/15/01447	Erection of swimming pool building and landscaping	Approved
B/17/04681 B/17/04680	Single storey rear extension and associated alterations	Approved
DC/18/01900 DC/18/01899	Single storey rear extension and associated alterations	Approved



# 4 Assessment of Significance

4.1 The NPPF (Dec 2023) sets out in paragraph 200 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 Heritage assets and significance (for heritage policy) are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.(NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*



4.4 Setting of a heritage asset is also defined in Annex 2 of the NPPF as follows:

*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.*

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

## **The Old Rectory**

4.6 The historic interest of the building is now considered using the above definitions.

### **Archaeological interest –**

4.7 The historic standing fabric is considered to date from the C18/C19 although an archaeological evaluation on the site in 2011 found earlier evidence of the buildings which precede these on the site.

### **Architectural and artistic interest – High**

4.8 Being a Grade II Listed Building the building is of national importance. The building is a good example of a classic late Georgian Rectory building with a C19 addition by a named architect - Joseph Stannard (City Architect for Norwich in the 1840's). It contains Palladian influenced mouldings and detailing which became fashionable at this time under the influence of The Grand Tour.

### **Historic interest – High**

4.9 The building is of interest in terms of its past associations with the Parish Church and how the site has evolved over time with successive alterations and additions or replacements made over time.

### **Heritage significance**

4.10 Given the building is Grade II Listed the heritage significance of the exterior of the building is now considered using the table below where the right-hand column is applicable.





	Grade I (and II*)	Grade II
Exceptional	Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in 'substantial harm' to the heritage significance.	
Considerable	Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of such features may constitute 'substantial harm' .	A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'substantial harm' to its heritage significance
Some	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute 'less than substantial harm'.
Local	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute minimal harm to heritage significance.	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is



		likely to constitute minimal harm to heritage significance.
None	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance
Negative or intrusive	Those elements which actually detract from the value of a site and where its removal may be a clear benefit.	Those elements which detract from the heritage significance and their removal may be a clear benefit.

## The exterior

### THE FRONT ELEVATION *Some significance*



4.11 The front elevation is the late C18 part of the building, and the classic Georgian styling of this period is clearly visible. However, the elevation is held to only have some significance given the level of changes which have taken place here. The three dormer windows to the roof are modern additions and the main windows have been replaced.

4.12 The front door and fan light is held to be an original feature. The reveal and door surround are considered to mainly be original but with repairs to the lower sections where the timber has rotted. The pediment (which fell off the brickwork due to its poor condition due to



advanced rot) shows evidence of having been significantly repaired in the past and the stone steps have been much modified. The handrails are held not to be original, and the lights and door furniture are all modern. The brickwork has also had to be repaired to this elevation in the past.

4.13 The photo below indicates that the original steps were made of Portland stone, but these have weathered and been replaced over time with a different stone and the bottom step is made of concrete. The differing materials, poor condition and differing proportions and detailing to the treads all detract from this focal point on the building.



*The main entrance steps front view and side profile*





## THE REAR ELEVATION *Local significance*

4.14 The rear elevation has had a large rear single storey garden room extension and a pool extension to the site of this. The first floor multi-pane sash windows and some remaining boxes for external blinds are visible.







*View of front elevation from Church Street*

## **The setting**

4.15 The building is set back from the road in its own landscaped grounds, and this forms the immediate setting of the building. The vegetation to the road frontage part screens the property so that only glimpses of the building are gained with the main vista to the front of the house being up the entrance driveway.

4.16 The inter-visibility with the church forms part of the wider setting of the site and its position on the main road into the town. There is very limited

relationship between the northern elevation of the building and the two Listed Buildings to the northeast – The Old Tea Shop and No. 44 Church Street and therefore it is considered the proposals would have no impact on these two assets.

## **Contribution to the Conservation Area**

4.17 The main positive contribution the site gives to the character and appearance of the Conservation Area is from the mature landscape frontage to the road which in combination with the trees and shrubs and openness of the churchyard form a lower density of built form to the edge of the town and contrast with the development in the town centre.

4.18 The principal elevation of the building forms also positively contributes to the street scene in the views and glimpses of the building within the front garden setting. The town contains a number Georgian fronted houses constructed of red brick and to a similar two



storey scale as the application site, but these are all hard onto the back edge of pavement or with very limited front gardens and thus differ considerably from the setting of the Old Rectory.



# 5 Heritage Policy Context

## National legislation

5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

## National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework (NPPF)** December 2023. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 203 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.4 Paragraph 205 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight is given to the asset's conservation and the more important the asset the greater the weight should be.



5.5 Paragraph 206 requires any harm to or loss of the significance of a designated heritage asset, to have a clear and convincing justification. Paragraph 207-208 as part of the assessment of harm to a heritage asset requires any harm of loss to be outweighed by the public benefits resulting.

5.6 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

## Local Plan Policy

5.7 The adopted Local Development Plan framework for the locality consists of:

- Babergh Local Plan 2006 – but most of the strategic policies are now superseded by
- Part 1 Babergh & Mid Suffolk Joint Local Plan (Nov 2023) where policy **LP19 The Historic Environment** is applicable. The relevant parts of this policy are:

*1. Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.*

*4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced, or conserved in accordance with statutory tests<sup>31</sup> and their significance, including consideration of any contribution made to that significance by their setting.*

*6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.*

## The emerging plan

5.8 The part 2 of the Joint Local Plan is still to be adopted.





## Neighbourhood development plans

5.9 The Lavenham Development Plan was made in Sept 2016. It is currently being updated by the Parish Council. This has just gone through a second round of general conformity and is likely to be made in the next couple of months. Chapter 8 considers protecting the heritage and landscape. **Policy LAV 33** is of relevance. This requires development proposals affecting a heritage asset to be supported by a Heritage Statement which:

- a. describes the significance of the asset;
- b. describes the contribution to significance made by its setting (where a setting is impacted); and
- c. provides an assessment of the overall impact.

Clause 4 of the policy requires that *'Any harm to, or loss of, the significance of a designated heritage asset either from its alteration or destruction, or from development within its setting will require clear and convincing justification in line with the NPPF'*

## Historic England Guidance

5.10 The main guidance produced by Historic England of relevance to this application is:

- **Listed Building Consent – Historic Building Advice Note 16 (June 2021)**



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue map. The map shows street layouts, lot boundaries, and house numbers. The text 'The Proposals' is centered in white. Street names include 'BAYBURY AVENUE', 'DEANSTON', 'CHESTER', and 'Paradise'. House numbers like '539' and '538' are visible. The map also shows various trees and building footprints.

# The Proposals

# 6 Pre-Application Response

6.1 A pre application enquiry was submitted in 2023 and a site meeting held. In a response dated 30<sup>th</sup> November 2023 the following comments were made regarding the provision of a portico to the principal elevation of the building (other matters were discussed as part of the submission).

- It was noted that the pediment has been removed due to its poor condition. It was considered that this should be subject of a Listed Building Application to replicate and restore to the elevation.
- A portico in place of the pediment was not supported. It was accepted that this form of entrance detail was not uncharacteristic to this type of building.
- The doorcase was held to be historic and a portico would mask this and change the architectural narrative of the building.

6.2 In terms of the response to the pre application response this is summarised below:

Concern	Response
The issue of weathering and deterioration of the pediment and steps	<p>This face of the building clearly has been subject of weathering which has led to past repairs to the pediment and the current poor condition of the timber which led to it falling of the front elevation. The steps show evidence of past weathering and replacement.</p> <p>To replace like for like does not address the weathering issues to this part of the building.</p>
The door, fan light and surround	<p>These are all proposed to be retained at the focal elements of the entrance.</p>
Masking of features	<p>The proposals will both preserve and enhance these features</p>



Change to the architectural narrative

The narrative of the building has changed repeatedly since the C18 element was built.

6.3 Section 8 assesses the potential impact of the proposals and considers the potential harm and benefits flowing from the alterations proposed.



# 7 The Proposals

7.1 The proposals seek to add a stone portico to the main entrance to the property. This will consist of a pair of Doric order columns supporting an entablature with a concealed flat lead roof. The steps are to be rebuilt using Portland Stone with double bullnosed treads. See detail sheet for the profile details.

7.2 The original front door, reveals and door case are all to be retained.

7.3 The handrails which are later additions are to be removed and not replaced. The wall lights are to be removed and the lighting is likely to be from underneath the canopy.





An aerial map of a residential neighborhood with a blue color overlay. The map shows streets including Bayview Avenue, Beachway, and Cheslea. Parcel numbers such as 839 1 100 and 839 2 100 are visible. The text 'Impact Assessment' is centered in white.

# Impact Assessment

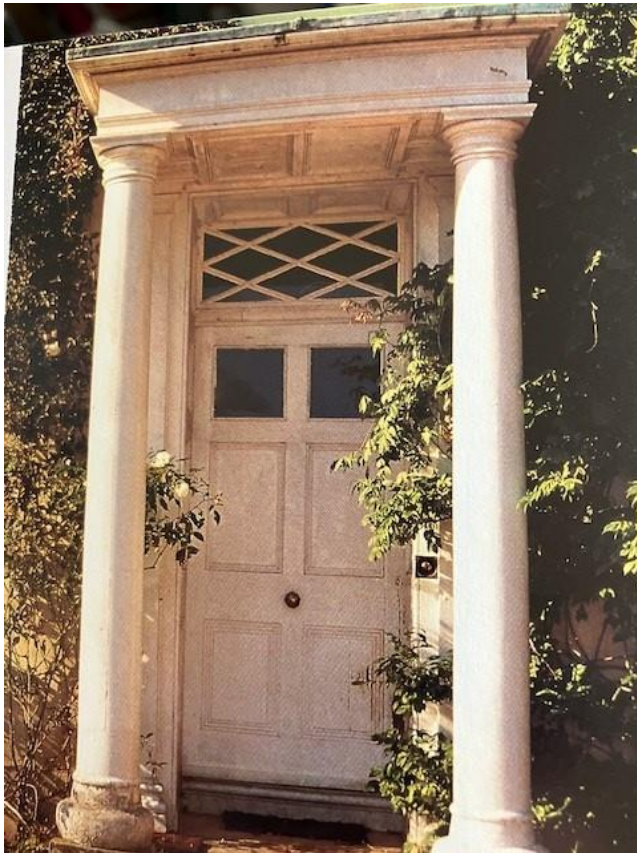
# 8 Heritage Impact Assessment

8.1 The proposal is now considered in terms of the potential impact on the heritage significance of the building, its setting and the character and appearance of the conservation area in which it is located.

## Justification

8.2 The fact that the building was not designed with a portico is not reason in itself for resisting the addition of one especially as it can be shown this face of the house has weathered badly and there is a case to be made for the protection of the door and door case which are original.

8.3 In terms of justifying the use of a portico Parissien in his book *The Georgian House* notes that doorcases of the early C18 were often of the hood and bracket form, but by the



*Example of six panel door with fan light with portico style entrance porch to a Georgian house. From Classic Georgian Style H Spencer-Churchill 1997*

later part of the C18 Palladian influenced temple frontages including porticos and pilasters on either side of the door supporting a simple pediment became the standard pattern. The design and form of the portico would therefore be fitting for the age of the building. An example is given below.

8.4 The other material consideration is the degree of change already undertaken to the area around the front door – with the steps clearly having been altered, the addition of metal handrails to either side of the steps up to the entrance, modern lights to each side of the doorway and past repairs to the timberwork of the pediment and to the base of the door surround.





The proposals preserve the entrance door and surround which in being framed by the portico remain the focus of this elevation of the building. The works are assessed to enhance this elevation. This is considered in more detail below.

### **The removal of the pediment**



*The poor condition of the removed pediment*

8.5 The rotten and poor condition of the pediment above the front door is not in dispute given the feature fell off the building

### **Potential Impact**

8.6 The focus is therefore the potential harm and heritage benefits from not replacing the pediment but seeking a new portico feature.



## Direct harm

8.7 The detailed drawing illustrates that the roof of the portico will be fixed to the brickwork over the doorway to the level of the old pediment. The brickwork in this location can be seen to already be in a poor condition and in need of repair (see photo below). The concealment of the brickwork is seen as an enhancement.



*Existing doorway with pediment removed*





## **Indirect harm**

8.8 The majority of the new structure stands away from the building and as the detailed drawing of the front elevation illustrates will enable the front door and door case to remain fully legible and the focal point of the elevation. The concern that the portico will screen the entrance as existing is not accepted. It will protect the entrance doorway from the weather, but the joinery of the doorway will remain visible to be appreciated.

8.9 The original steps can be seen from the revealed profile to the side of the entrance to have been made of Portland stone, but this has been replaced with inferior materials. The proposals in reinstating the steps in Portland stone and the portico also being made of this material will enhance the principal entrance to the building and reinforce its importance as the main point of arrival and entrance to the property.

## **Impact on the character and appearance of the Conservation Area**

8.10 Given the set back location of the property the entrance is viewed at a distance from the public realm. Whilst the pediment highlighted the doorway as the main entrance the use of a portico will fulfil a similar function. The amount of garden space to the front of the house enables the use of a portico without any harm to the landscaped character of the frontage or the classically inspired principal elevation of the house. The design of the portico will sit comfortably on the elevation without appearing intrusive or alien to the style of the building. On this basis it is held the proposals will preserve the character and appearance of the site within the context of the Conservation Area. No harm will therefore result to the heritage asset of the Conservation Area.

## **Level of harm**

8.10 The proposals will alter the appearance of the main entrance, but change does not equate to harm. The doorway as exists can be shown to have been downgraded by past alterations and additions which have eroded the simplicity of the entranceway. The application of an appropriate form of portico for the age of the building, using high quality suitable materials and detailing is held to mitigate the potential harm from these alterations. The resulting level of harm is therefore in the less than substantial category but to the very low end of this spectrum.



## Heritage benefits

8.11 Paragraph 208 of the NPPF (Dec 23) requires that where this level of harm is identified that this is weighed against the public benefits of the proposal. Following the guidance in the NPPG Historic Environment 2019 paragraph 20, the following heritage benefits are identified:

- It removes the risk from the heritage asset by addressing the issues of weathering which have led to failure of the materials to this part of the building.
- It sustains the original entrance door and surround which survive and enhances the significance of the entrance using an entirely appropriate design for the age of the building and suitable high-quality materials.

8.12 The guidance within the Historic England Advice Note 16 on Listed Building Consent (2021) makes it clear that Listed Building control is to allow change within the limits of the special interest of the building. This guidance advocates minimising the impact of any changes, and notes that consent may be granted where the public benefit outweighs the harm. It is maintained that the level of harm resulting has been minimised and the benefits flowing from the proposals identified. It is held that the benefits outweigh the low level of harm which would result.

## Compliance with Local Plan Policy

8.13 The provisions of the relevant Policy LP19 of the Joint Local Plan Part 1 (Nov 2023) are held to be complied with:

- The works have been formally submitted as an application supported by a Heritage Statement.
- The impact of the works on the significance of the identified heritage assets including setting has been assessed as well as how it contributes to the character and appearance of the Conservation Area.
- The need for the works has been justified and it has been shown that this part of the building has weathered badly and has also been altered over time. The proposals retain the historic fabric of significance.
- The level of harm has been assessed as have the resulting heritage benefits.



8.14 In terms of meeting the policy requirements of the Neighbourhood Development Plan, given the advanced stage of the replacement Plan the provisions of Policy LAV33 are held to be material. In providing a detailed Impact Assessment and justification for the works it is considered the proposals accord fully with the requirements of this policy.



# 9 Conclusions

9.1 The proposals are supported by both detailed information on the drawings and this Heritage Statement which meets the provisions of both the national and local requirements in terms of its content.

9.2 The pre application discussions which have taken place have been given due regard in preparing these proposals. The part of the building where the alterations are proposed has been assessed in terms of the degree of changes and the heritage significance of the fabric which exists. The proposals are justified on the basis that the proposals will preserve the key elements of heritage significance and protect these from being at risk from deterioration by weathering. The provision of a portico is also held to be an entirely appropriate design of entrance feature for a building of this age and the detailing and materials of a high quality to result in an enhancement to this principal entrance to the house.

9.3 The level of harm identified is within the less than substantial harm category, but it has been shown that this level of harm has been mitigated to a very low level by the proposals. Following the advice in paragraph 208 of the NPPF this level of harm must be balanced against the removal of risk to the building and the resulting enhancement of this part of the building. It is held that the balance tips in favour of the alterations as a result.

9.4 The proposals have therefore been shown to accord with the provisions of the national planning guidance contained within the current NPPF, the guidance on Listed Building produced by Historic England and the aims and objectives of the heritage policy LP19 in the adopted Joint Local Plan Part 1 2023 and Policy LAV 33 of the emerging Neighbourhood Plan, which is anticipated to be made in the immediate future. It is therefore considered that there are no sound heritage grounds on which to resist this application.



# References

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- Jennings A **The Old Rectory - The story of the English parsonage**  
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- Spencer-Churchill H **Classic Georgian Style**  
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- <https://www.historic-uk.com/HistoryMagazine/DestinationsUK/Lavenham/>
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Lark Press Edition 2006 Reprint
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The Old Rectory Lavenham







# Appendix 1

List description of  
the property

# THE RECTORY

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1351479**

Date first listed: **21-Mar-1962**

List Entry Name: **THE RECTORY**

Statutory Address 1: **THE RECTORY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **THE RECTORY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Lavenham**

National Grid Reference: **TL 91277 48866**

## Details

LAVENHAM CHURCH STREET 1. 5377 (south-east side) The Rectory TL 94 NW 36/523 21.3.62 II 2. A late C18 red brick building with a slate roof, hipped, with a moulded wood eaves cornice. Altered in the C19. The house stands back from the street in its own grounds. Two storeys. Five window range of double-hung sashes with single vertical glazing bars, in flush cased frames. A 2 storeyed splayed bay projects on the east side. A central 6 panel door with fanlight has a wood doorcase with panelled reveals, architrave, pulvinated frieze and pediment. The doorway is approached by a short flight of steps.

Listing NGR: TL9127748866

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276672**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 18-Dec-2023 at 11:17:24.

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**End of official list entry**



