

Heritage Impact Assessment

MALTINGS COTTAGES
STOKE-BY-NAYLAND

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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 that 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 Maltings* 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 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 Maltings* was entered on the *List* in 1961 and is classified as a grade II* listed building for being a *particularly important building of more than special interest*. The building is a designated heritage asset for the purpose of planning policy.

The Maltings. 23.03.1961(09.02.1978). II*. GV. Originally a good quality late medieval house, with an open hall and crown-post roof, flanked by two cross-wings. This was extended northwards in the sixteenth and subsequent centuries. Now divided into four tenements: the original house is now cottages 3 and 4, cottage no. 2 continues the same roofline to the north, and no. 1 is lower than the rest of the building with a gable facing the road. Restored in the C20. The timber-framing is exposed on the front with plaster infill; apart from the hall section all the upper storey on this front is jettied on exposed joists with curved brackets. Two storeys. Five window range, casements with lattice leaded lights, mostly modern but in style. The doorways have four-centred arches and have boarded doors with fillets. Roofs tiled, with two good chimney stacks with four grouped octagonal shafts. There is a two shafted stack at the north end and an external stack at the rear. NHLE 1033513.

005 The list entry for *The Maltings* indicates that the building 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. *The Maltings* fronts onto *School Street* in close proximity to *The Old Guildhall* (NHLE 1200348) and the *Church of Saint Mary* (NHLE 1200030). The former guildhall dates from the early sixteenth century and is also classified as a grade II* listed building. The parish church was largely rebuilt in the fifteenth century and is classified at grade I for its *architectural, historical and topographical value*.



Fig.1 No. 3 Maltings Cottages, Stoke-by-Nayland

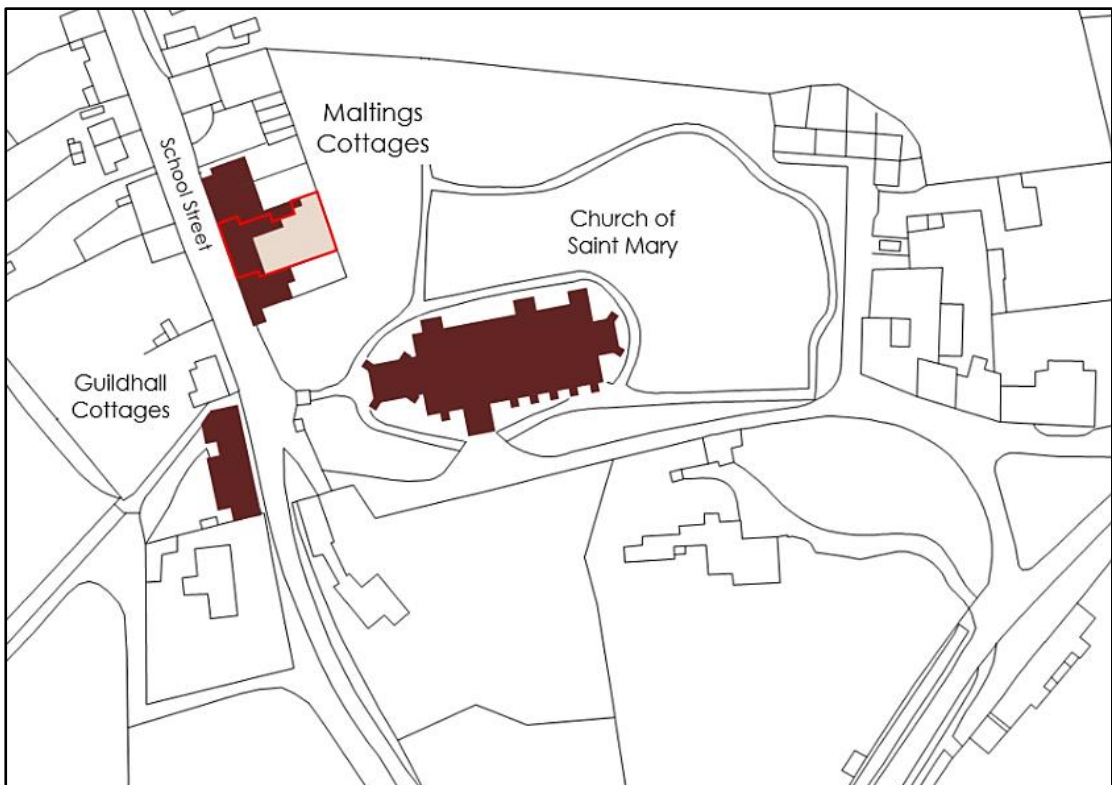


Fig.2 Present-day extent of property

- 006 James Bettley (2015) echoed the comments of Nikolaus Pevsner (1961) when he suggested that *the most spectacular houses at Stoke-by-Nayland stand west of the church in School Street.*

Facing the west end of the church is the former guildhall (*Guildhall Cottages*), sixteenth century, close-studded and jettied along the whole front, the ground floor with moulded shafts with capitals at intervals and a massive corner-post at the north end. Chimneystack with six moulded shafts, dated 1619. North-west of the church, *Maltings Cottages* comprises a hall house of circa 1480, with gabled and jettied cross-wings, extended to the north in the sixteenth century (James Bettley and Nikolaus Pevsner, 2015).

- 007 The current list entries for *The Maltings* and *The Old Guildhall* suggest that both buildings were *restored* in the twentieth century. However, this does not appear to be correct in the case of *The Maltings* for which an earlier date in the 1870s can be established.

- 008 The Reverend Charles Martin Torlesse (c.1795-1881) was vicar from 1832 until his death in 1881 and was responsible for a publication in 1877 entitled *Some account of Stoke-by-Nayland*. In this book the Reverend Torlesse stated that *Back Street retains two good specimens of timber building, the old workhouse (formerly the Guildhall), and a row of buildings lately restored by Sir Charles Rowley.*

- 009 *School Street* was called *Back Street* in the nineteenth century and, prior to that, it was known as *Puttock Street*. Sir Charles Rowley (c.1800-88) succeeded to the *Tendring Hall Estate* in 1857. Sir Charles' great grandfather, Sir William Rowley (c.1690-1768), had purchased the estate in 1750 and Sir William's son, Sir Joshua Rowley (c.1734-90), was created a baronet in 1786. Sir Charles became the 4th Baronet of Tendring Hall.

- 010 The Rowley family continued to add property to their estate and in 1803 they acquired a *messuage called Rodings next to the churchyard in Puttock Street*. The seventeenth century Blois MSS recorded that *Saint Edmund's Chapel* (built circa 1300 for Sir John de Peyton [d.1318]) was associated with a house called *Rodings* in the sixteenth century and contained the armorial glass of a family of that name. The house that was called *Rodings* is the building known today as *The Maltings* for which a construction date of circa 1482 has been suggested (Goult, 1990).



Fig.3 1817 enclosure map



Fig.4 1837 tithe map



Fig.5 1814 sketch (John Constable)



Fig.6 1819 engraving

- 011 The house was shown on the enclosure map of 1817 and the tithe map of 1837. These maps recorded the additional working buildings of the maltings which stood to the rear of the house and to the north of the church yard. The former malt house and kiln house also appeared in a pair of early nineteenth century drawings (1814 and 1819), the earlier one being a sketch made by John Constable (c.1776-1837).
- 012 The tithe apportionment of 1840 recorded the 3rd Baronet, Sir Joshua Rowley (c.1790-1857), as owner of a property in *Back Street* that was occupied by *Palmer and others* (plot 35). Jesse Palmer (c.1778-1864) was recorded as a *malster* in the county directory of 1844 and in the census records for *Back Street* in 1841 and 1851. Palmer had retired by 1861 and, whilst he continued to reside in *Back Street*, the maltings were now managed by Thomas Hughes (c.1820-99). Palmer died in 1864 and Hughes had moved to Coggeshall by 1867. There is no record of a malster in *Back Street* by the 1870s.
- 013 The house was the main subject of a painting by Frederick Brett Russell (c.1813-69) in the mid-nineteenth century. The view of the house from the street, with the church tower rising behind the house, has since become much photographed. The painting dates from the 1840s or 1850s, at which time the timber-framed structure of the building continued to be concealed on the front elevation. The same view of the house was drawn in the early 1870s, some twenty or thirty years after the painting by Russell. The sketch was signed and dated (*Clements 1872*) and the building remained in an *unrestored* state at this date.
- 014 The Reverend Torlesse was referring to *The Maltings* when he stated in his book that *a row of buildings had lately been restored by Sir Charles Rowley*. The 4th Baronet succeeded in 1857 and, on the assumption that the sketch by Clements can be relied upon, a date between 1872 and 1877 can be established for the *restoration* of the building.
- 015 The earliest photographs of the building date from the late nineteenth century and record a building that was divided into five cottages. Rowley's scheme of *restoration* included exposing the timber-framed structure of the building on its front elevation, the resultant appearance of which is familiar in the street scene today. The OS map of 1886 confirmed the division of the building into a row of cottages and also the disappearance of the working buildings of the maltings since the 1860s.



Fig.7 Mid-nineteenth century painting (Frederick Brett Russell)



Fig.8 1872 sketch (Clements)



Fig.9 Row of cottages following restoration (photographed late C19)



Fig.10 1886 OS map (surveyed 1884)

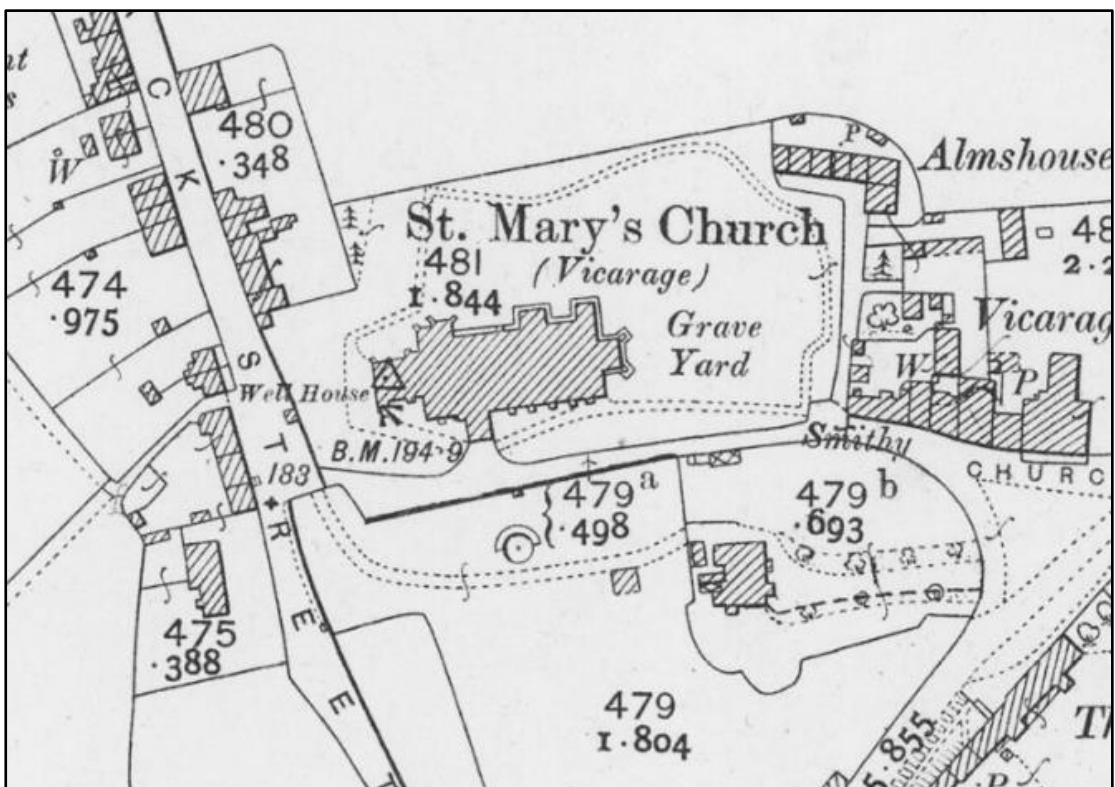


Fig.11 1904 OS map (revised 1902)

- 016 *Tendring Hall* was no longer the principal seat of the Rowley family by the early twentieth century and was demolished in the 1950s. Parts of the estate had been sold in 1948 and this included *four cottages in School Street known as The Maltings* (lot 12). The building was entered on the *List* in 1961 and the current list entry (1978) describes it as *originally a good quality late medieval house, with an open hall and crown-post roof, flanked by two cross-wings*. The entry adds that the building was *extended northwards in the sixteenth and subsequent centuries*.
- 017 The building is today divided into four dwellings (*nos. 1-4 Maltings Cottages*) and therefore any assessment is constrained by limited access. Nos. 3 and 4 occupy the *original* cross-wing house which dates from the late fifteenth century. The late medieval house comprised a central open hall that was flanked by a parlour cross-wing to the left and a service cross-wing to the right. The hall was constructed in two bays of unequal size and possessed a pair of opposing doors which formed a cross-passage at the low end of the hall and a pair of tall windows in the high end bay. The hall was open to its roof and the two bays were divided by an open truss which incorporated a decorated crown-post. Beyond the high end of the hall was a parlour which would have served as the main bedroom. The upper floor of the jettied cross-wing would typically have been used for storage purposes.
- 018 The building was altered in the early seventeenth century with the construction of a chimney-stack in the parlour cross-wing and the insertion of an upper floor in the open hall. A two-storey range with a continuous jetty had been built against the parlour cross-wing in the early sixteenth century and one plausible interpretation is that the early seventeenth century phase amalgamated the two buildings to form one house. Other examples of similar remodelling exist locally (e.g. *nos. 1-4 Ancient Houses, Kersey*). Principal bedrooms, which were increasingly used for sitting and entertaining as well as sleeping, remained on the lower floor long into the seventeenth century. The new chimney possessed back-to-back fireplaces on the lower floor and a single fireplace on the upper floor. The fifteenth century open hall would have been converted into a parlour with a heated parlour chamber above. The north wall of the cross-wing was removed on the lower floor and the fifteenth century parlour, which was now occupied by a chimney, became part of a new hall which extended into the sixteenth century range. The upper floor of the cross-wing was similarly impacted by the new chimney and remained an unheated secondary space.



Fig.12 Photographed c.1900



Fig.13 Photographed c.1910

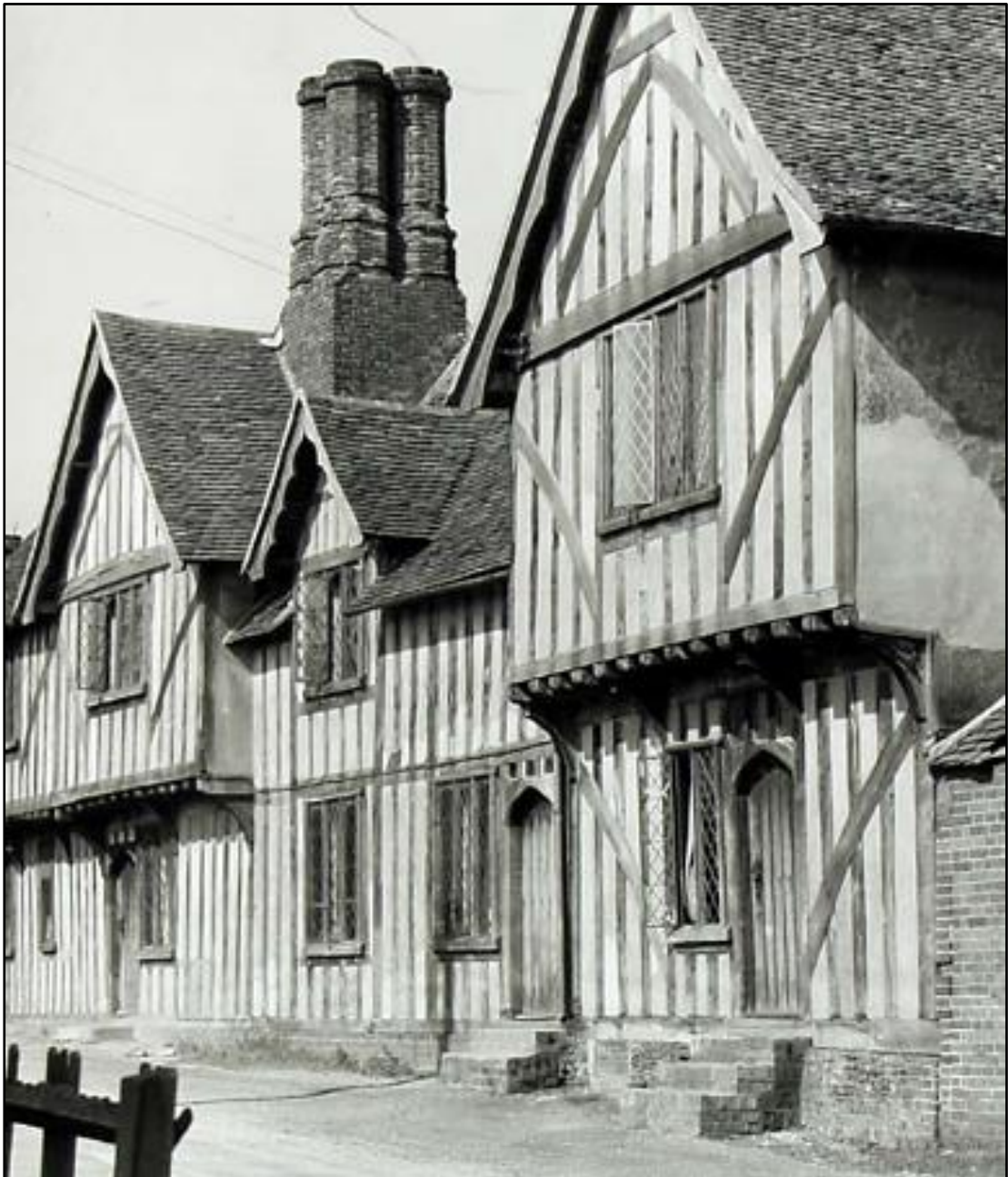


Fig.14 Restored late medieval house (photographed mid-C20)



Fig.15 Row of five cottages (photographed early C20)



Fig.16 Nos. 3 and 4 Maltings Cottages

SYNOPSIS

- 019 The building known as *The Maltings* 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.
- 020 *The Maltings* was entered on the *List* in 1961 and derives its name from a former use of the site which appears to have ceased in the 1860s. The grade II* listed building is today divided into four dwellings (nos. 1-4 *Maltings Cottages*). Nos. 3 and 4 occupy the original cross-wing house which dates from the late fifteenth century (c.1480). The building was the subject of a phase of alteration in the early seventeenth century that appears to have included its amalgamation with an early sixteenth century range to the north to form one large house. The Rowleys of *Tendring Hall* acquired the property in 1803 and were responsible for undertaking the *restoration* of the building in the 1870s. The building had been divided into a row of cottages by the mid-nineteenth century and the works of *restoration* notably included the exposing of the timber-frame structure of the entire front elevation (1872x77).
- 021 The significance of a place is the sum of its heritage values. *The Maltings* can be said to possess *evidential, aesthetic, and historical value* through the survival of the standing building which is illustrative of both design and use and which provides sensory and intellectual stimulation, not least because of its combined setting with the parish church which has long been the subject of various art mediums.

MANAGING CHANGE TO SIGNIFICANT PLACES

022 *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 (2023)*.

023 Section 16(2) of the 1990 Act places 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 [LBCA] Act [1990]*).

024 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*.

025 The *Development Plan* for the district of Babergh includes Part 1 of the *Babergh and Mid Suffolk Joint Local Plan* which was adopted in November 2023. Whilst there is no explicit requirement to consider the *Development Plan* in determining an application for listed building consent, any relevant policy will be a material consideration. Part 1 of the *Joint Local Plan* contains policy LP19 (*The Historic Environment*).

Where an application potentially affects a heritage asset, the Council 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 In order to safeguard and enhance the historic environment, the Council will have special regard, where appropriate, to the historic environment and take account of the contribution any designated heritage asset makes to the character of the area and its sense of place. All designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting When considering applications where a level of

harm is identified to a heritage asset, the Council will consider the extent of harm and the significance of the asset in accordance with the relevant national policies. Harm to a designated heritage asset will require clear and convincing justification Proposals which potentially affect a heritage asset should have regard to all relevant Historic England advice and guidance (policy LP19; *BMS Joint Local Plan - Part 1 [2023]*).

- 026 The policies contained within the *National Planning Policy Framework (2023)* are material considerations in the decision-making process. The *NPPF (2023)* 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.

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 203; *NPPF 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 (paragraph 205; *NPPF 2023*).

Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 206; *NPPF 2023*).

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 208; *NPPF 2023*).

- 027 The building known as *The Maltings* was entered on the list of buildings of special architectural or historic interest in 1961 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.



Fig.17 No. 3 Maltings Cottages (front)



Fig.18 No. 3 Maltings Cottages (rear)

- 028 *The Maltings* is a grade II* listed building and derives its name from a former use of the site which appears to have ceased in the 1860s. The building is today divided into four dwellings (*nos. 1-4 Maltings Cottages*). Nos. 3 and 4 occupy the original cross-wing house which dates from the late fifteenth century (c.1480). The building was the subject of a phase of alteration in the early seventeenth century that appears to have included its amalgamation with an early sixteenth century range to the north to form one large house. The Rowleys of *Tendring Hall* acquired the property in 1803 and were responsible for undertaking the *restoration* of the building in the 1870s. The building had been divided into a row of cottages by the mid-nineteenth century and the works of *restoration* notably included the exposing of the timber-frame structure of the entire front elevation (1872x77). *The Maltings* forms part of a group of buildings that includes the parish church and the former guildhall.
- 029 *No. 3 Maltings Cottages* was acquired by the current owner in 2019 and comprises the parlour cross-wing and part of the central hall of the late fifteenth century cross-wing house. The seventeenth century house had been divided into a row of cottages by the mid-nineteenth century. Subdivision was common in the eighteenth and nineteenth centuries and would have resulted in external and internal change to the building (e.g. additional doorways, staircases, and chimneys, and the insertion of partition walls). The subdivided building was *restored* in the 1870s and existed as a row of five cottages at the end of the nineteenth century. The number of cottages had been reduced to four by 1948 when the building was sold by the Rowleys.
- 030 The four cottages were the subject of another phase of alteration in the late 1970s for which a set of survey drawings were produced in 1976 (ref. B/0904/76/FUL and B/0058/76/LBC). The plans of the lower floor show that the fifteenth century hall had been subdivided by a partition wall that was placed parallel to the central open truss. A staircase had been installed against the back wall of the high end bay. The seventeenth century chimney stack occupied the fifteenth century parlour but its back-to-back fireplaces had been reduced in size. The north wall of the parlour had long been removed and the inserted partition (between nos. 2 and 3) had cut across a sixteenth century window opening. The staircase led to four separate rooms on the upper floor which had been formed by the insertion of partition walls. The accommodation extended from the north wall of the cross-wing to the central open truss, with the main bedroom being served by the seventeenth century fireplace.

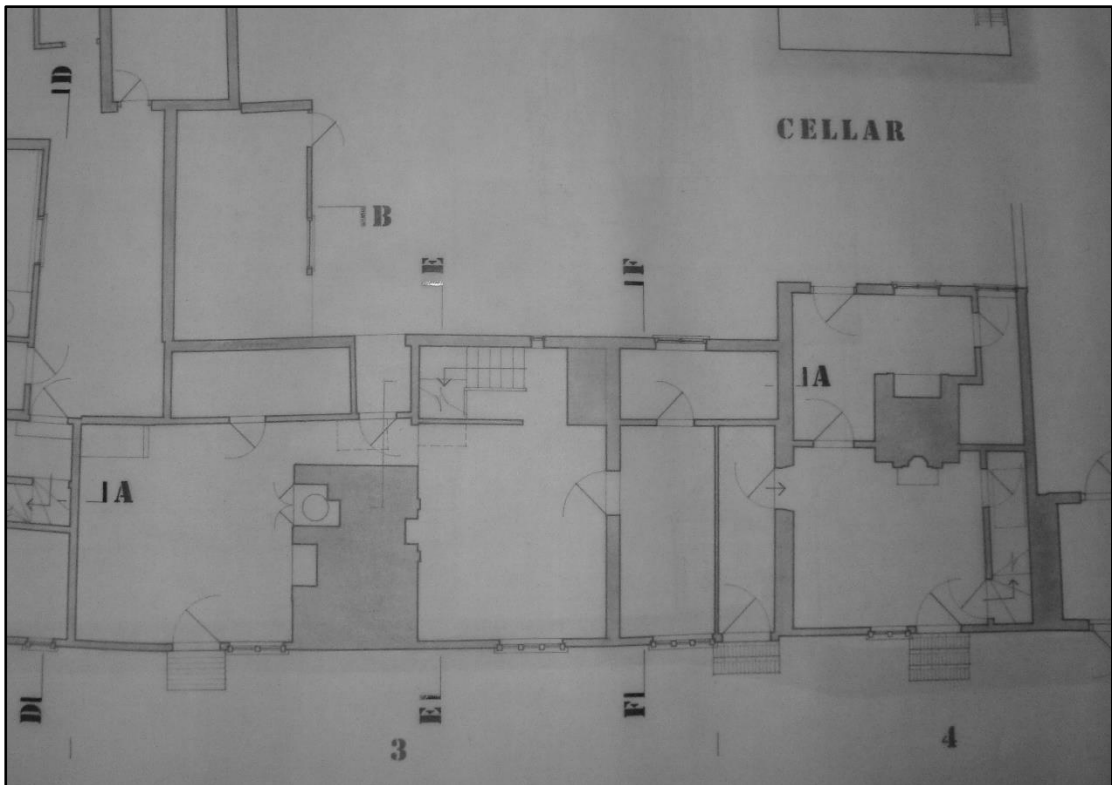


Fig.19 Lower floor as existing (1976)

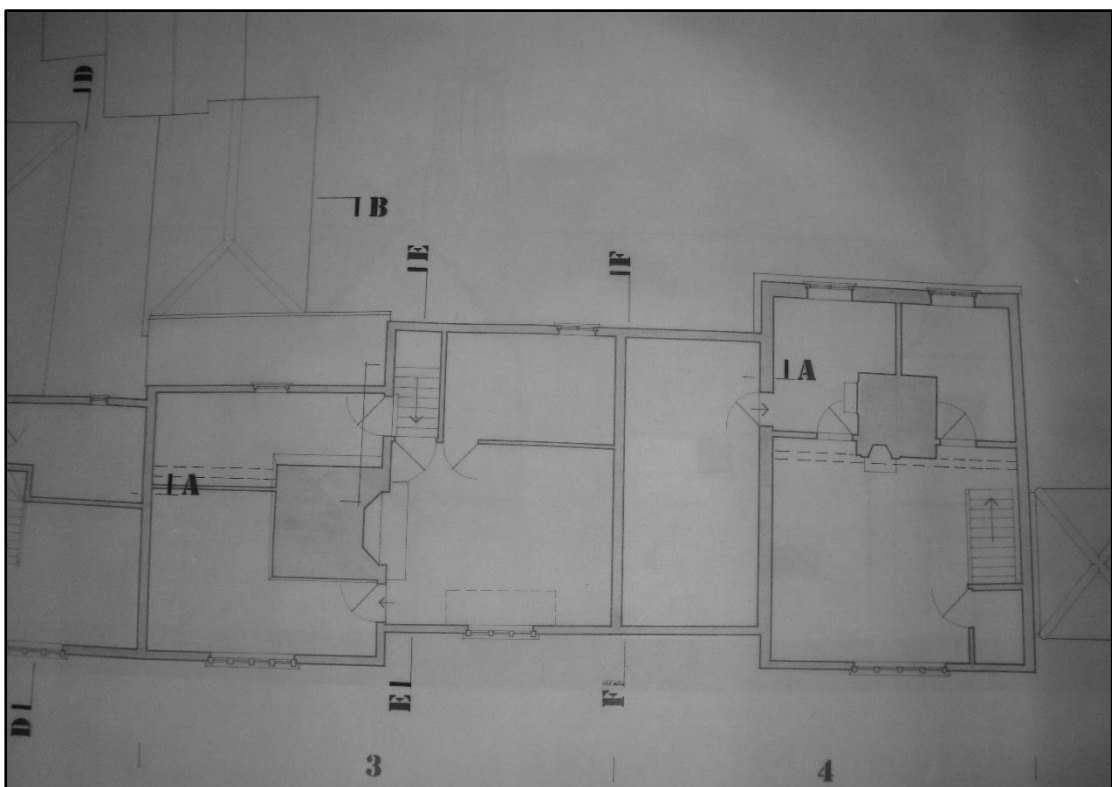


Fig.20 Upper floor as existing (1976)

- 031 The works proposed for no. 3 included, on the lower floor, the formation of a *sitting room* in the former high end bay. The installed staircase and partition wall were to be removed and a new window was to be inserted in the back wall. The fireplace in the sitting room was to be *restored* to its original form. A *dining room* was to be formed in part of the modified cross-wing and its fireplace was also to be *restored* to its original form. A new staircase to access the rooms on the upper floor was to be installed at the rear of the wing. The single-storey range which abutted the rear wall of the wing was to be rebuilt to provide a new kitchen and bathroom. A concrete floor was to be laid throughout the property.
- 032 On the upper floor a pair of rooms were to be combined to provide a main bedroom which included a fireplace (labelled *bedroom 2* on the 1976 drawing). The inserted staircase and partition wall were to be removed and a new window was to be inserted in the back wall of the new bedroom. The inserted wall on the line of the central open truss (between nos. 3 and 4) was to be rebuilt in a position slightly further to the north. A second bedroom was to be formed in the cross-wing with the removal of the inserted partition wall (labelled *bedroom 1*). A landing was to be formed between the two bedrooms at the head of the stair on one side of the seventeenth century stack.
- 033 The works in the 1970s included the loss of a redundant entrance door that previously served the fifth cottage. The internal layout of nos. 3, 4 and 5 were reconfigured in the second quarter of the twentieth century when the row of cottages was reduced to four in number. No. 4 remained served by a doorway that was located in the position of the entrance to the cross-passage of the late fifteenth century house. The doorway to no. 5 was located on the front wall of the former service wing and the approved works included its replacement with a new window.
- 034 An appraisal of no. 3 and a review of the evidence has highlighted the fact that in 2019 there were variations between what was proposed in 1976 and what was in existence at the date of acquisition. Whilst the variations may have been caused by work being undertaken at a later date (i.e. at a date some time after completion of the work in the late 1970s and before the date of acquisition in 2019), it is probable that the variations were carried out as part of the phase of alteration in the late 1970s (i.e. the work was not undertaken entirely in accordance with the proposed drawings).

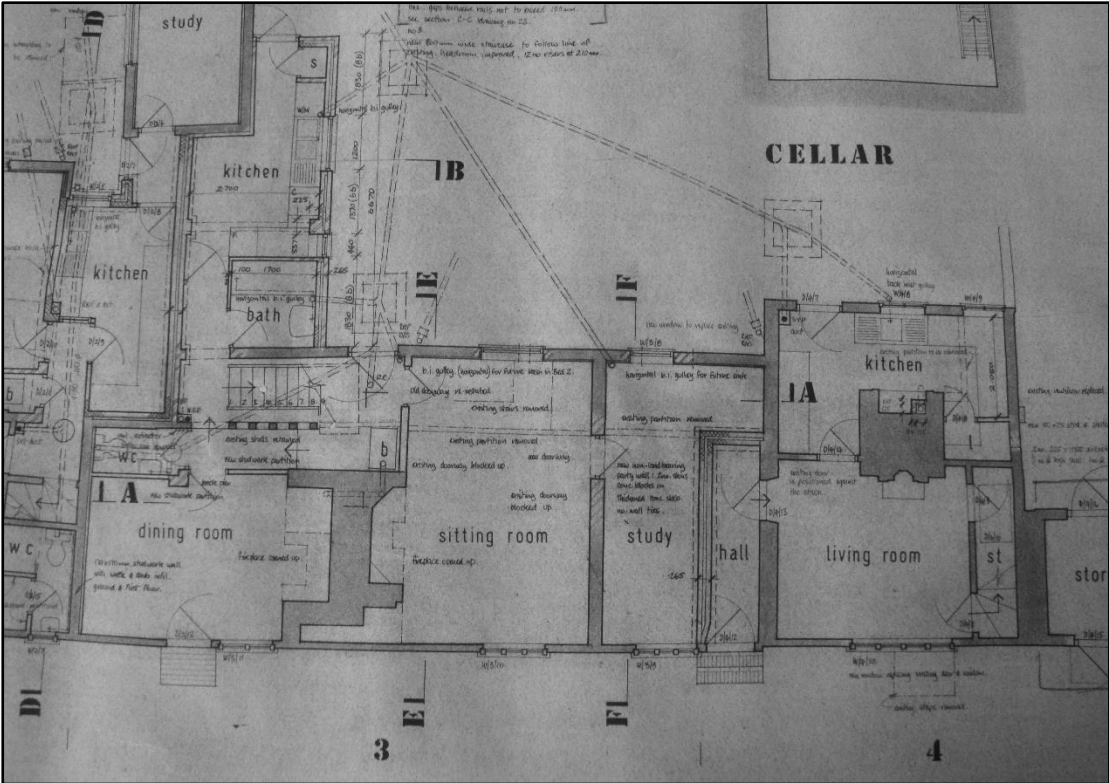


Fig.21 Lower floor as proposed (1976)

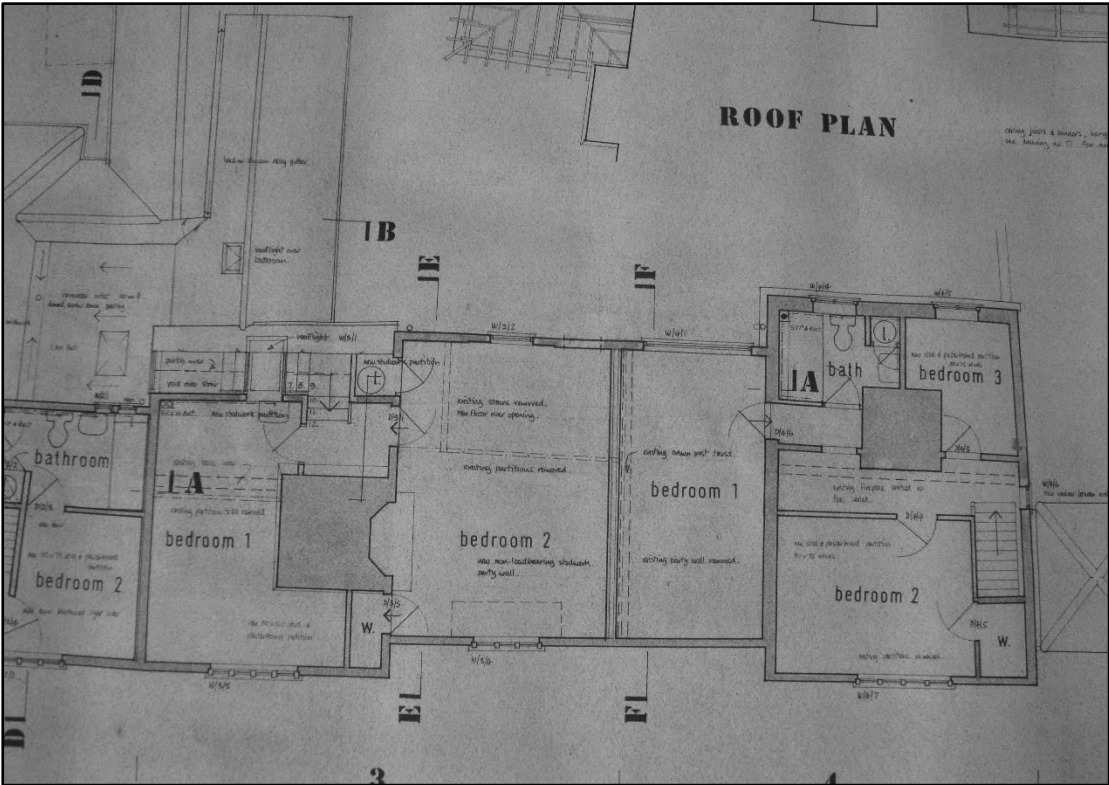


Fig.22 Upper floor as proposed (1976)

- 035 The main difference was the new staircase installed at the rear of the cross-wing and other associated works. The proposed drawing showed that the main bedroom was to be entered off a new landing through an existing opening which, prior to 1976, had served as a doorway into a room at the back of the cross-wing. An additional door opening was to be created in order to gain access to a new airing cupboard from the main bedroom. The staircase was to have a quarter landing before the cupboard and to arrive on the full landing outside of the door to the second bedroom.
- 036 The revised arrangement (as acquired in 2019) omitted the cupboard and included a staircase without a proper landing. The existing doorway that was proposed to serve as the entrance into the main bedroom had been blocked, whilst the new opening for the proposed cupboard had been formed but instead provided the doorway into the main bedroom. The full landing that was proposed to be formed on one side of the chimney stack was omitted and a doorway was placed at the head of the stair which opened directly into the second bedroom. The pent roof at the rear of the wing had been proposed to be raised to provide headroom above the stair and the newly created roof-space was used as an alternative location for the airing cupboard.
- 037 *No. 3 Maltings Cottages* was acquired by the current owner in 2019. The property was in need of repair and improvement, and its new owner was very much aware of the need for a sensitive approach and of the value of authenticity with such buildings.
- 038 The primary purpose of repair is to restrain the process of decay without damaging the character of a building, without altering its features of architectural or historic importance, and without unnecessarily disturbing or destroying historic fabric. Works of repair should be kept to the minimum required to stabilise and conserve buildings, with the aim of achieving a sufficiently sound structural condition to ensure their long-term survival, and to meet the requirements of any use. The authenticity of an historic building depends crucially on the integrity of its fabric and on its design, which may be original or may incorporate different periods of addition or alteration. The unnecessary replacement of historic fabric will have an adverse effect on the appearance of a building, will seriously diminish its authenticity, and will reduce its value as a source of historical information.

- 039 Consent is required for the carrying out of any works for the alteration or extension of a listed building in any manner which would affect its character as a building of special architectural or historic interest. The work carried out to the grade II* listed building by the current owner exceeded that which could be undertaken without the benefit of listed building consent. The purpose of this application is to regularise the position and follows on from engagement with the local planning authority at pre-app stage (ref. DC/23/04603).

	Floor	Location	Proposed work	
01	Lower	Dining hall	Removal of partition walls inserted in 1970s	
02			Application of plaster to 1970s brickwork	
03		Kitchen	Removal of partition walls in 1970s addition	
04			Blocking-up of window opening in 1970s addition	
05			Creation of window opening in 1970s addition	
06		Study	Reinstatement of partition wall removed in 1970s	
07			-	Installation of underfloor heating
08			-	Construction of lean-to addition to house boiler
09	Upper	Main bedroom	Blocking-up of doorway formed in 1970s	
10			Re-opening of doorway blocked in 1970s	
11			Rebuild of collapsed arch to fireplace	
12		Bedroom 2	Insertion of partition walls to form landing / bathroom	
13		Stair	Removal of 1970s ceiling above staircase	
14			Insertion of roof-light in 1970s roof-slope	

Fig. 23 Schedule of proposed work

- 040 The dining room has been enlarged with the removal of a downstairs cloakroom which had been formed in the 1970s (01). An internal surface finish of plaster has been applied to the rear wall of the dining room which was rebuilt in brick in the 1970s (02). The kitchen has been enlarged with the removal of a downstairs bathroom from a single-storey range that was built in the 1970s (03). A window in this range has been removed and its opening blocked (04). A wider opening has been formed and a window has been inserted which has matching joinery with those windows that were inserted in both this range and in the rear elevation of the house in the 1970s (05). A downstairs cloakroom has been formed with the reinstatement of a partition wall that was removed in the 1970s (06). Underfloor heating has been laid on the previously disturbed ground of the lower floor and covered with floor bricks (07). A small addition has been constructed against the side of the 1970s range to house a new boiler (08).

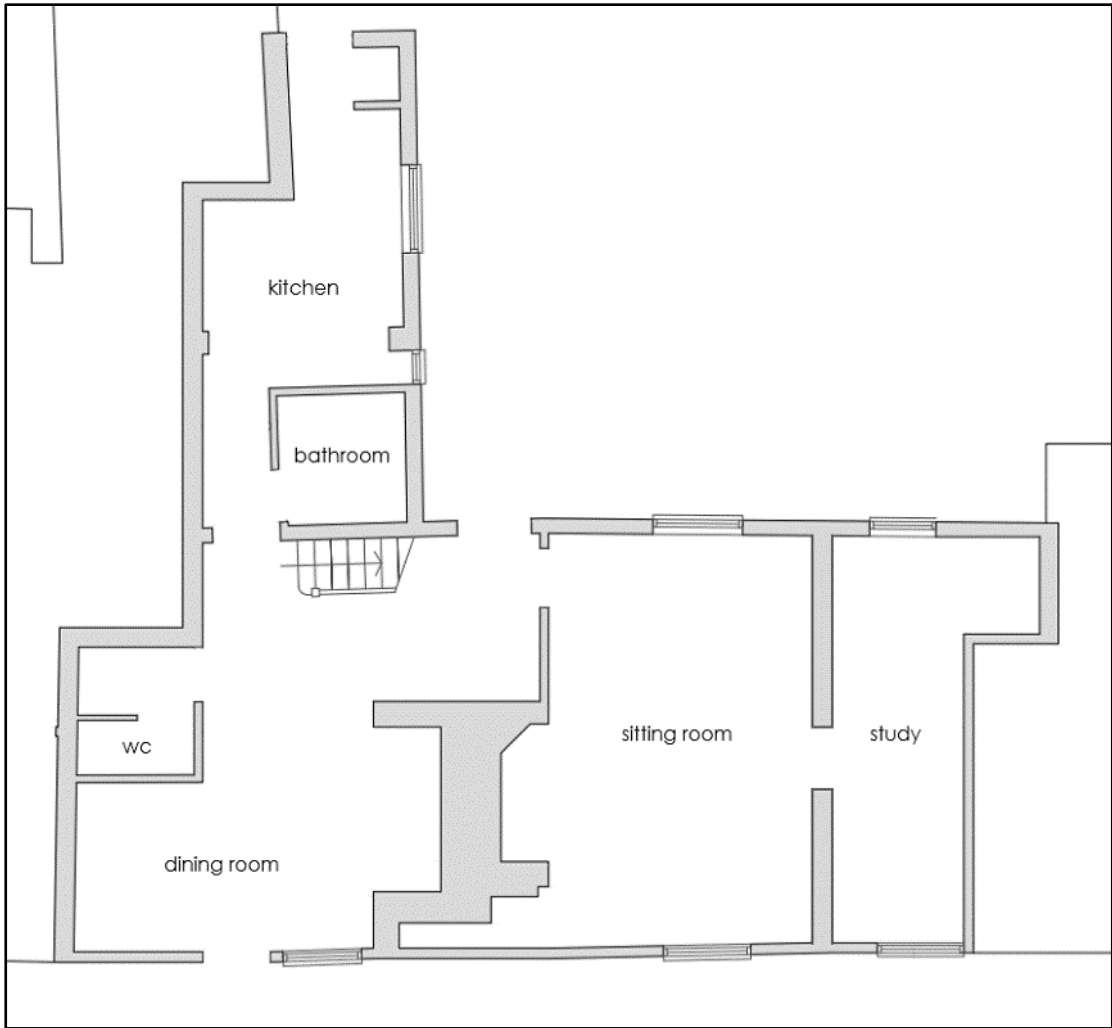


Fig.24 Lower floor of no.3 (as acquired in 2019)

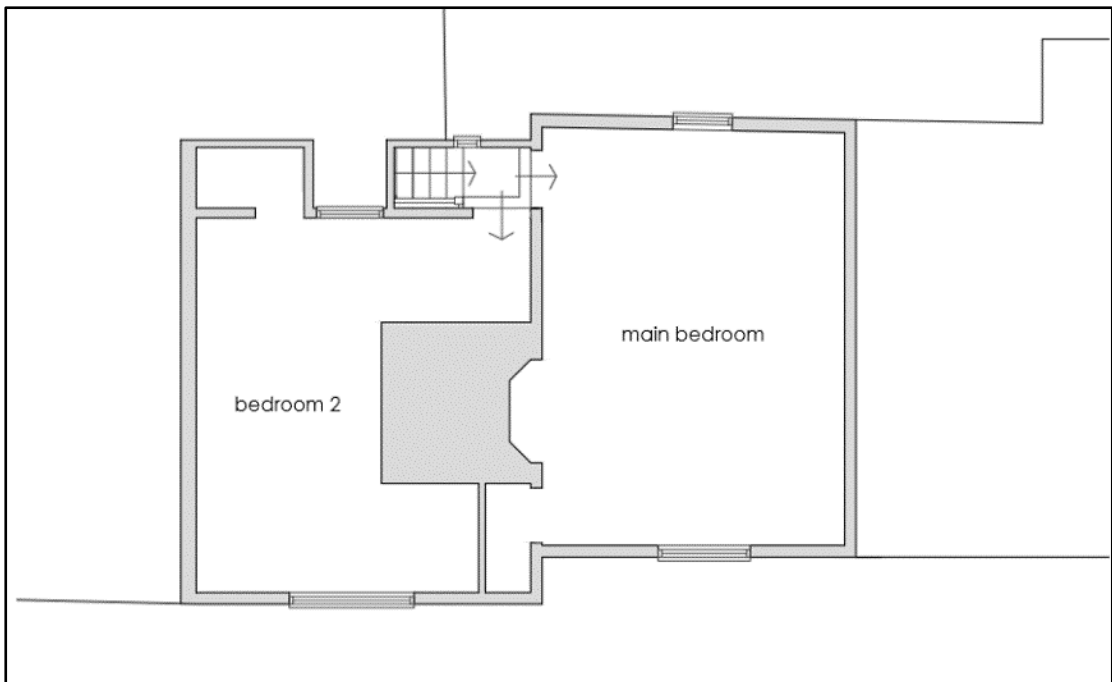


Fig.25 Upper floor of no.3 (as acquired in 2019)

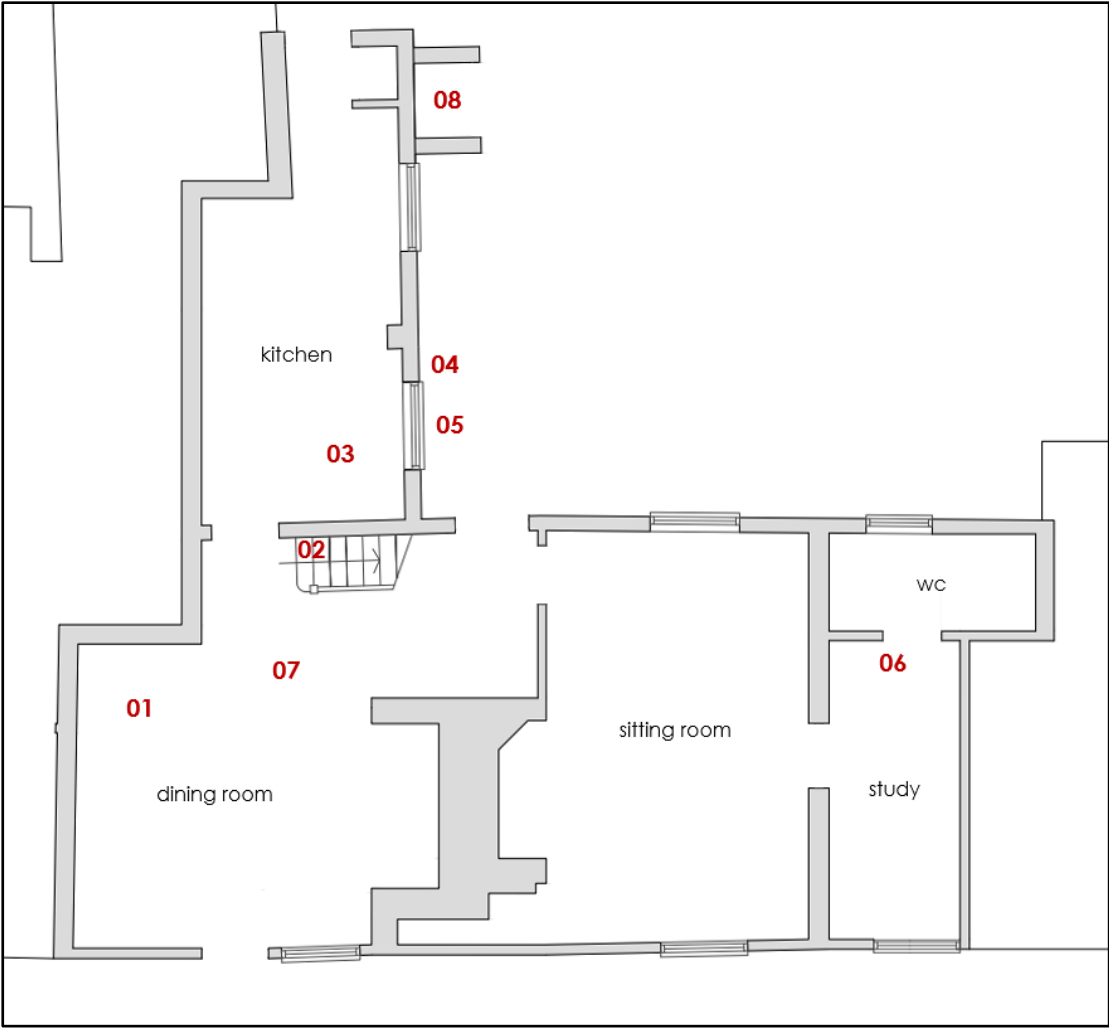


Fig.26 Lower floor of no.3 (as proposed in 2024)

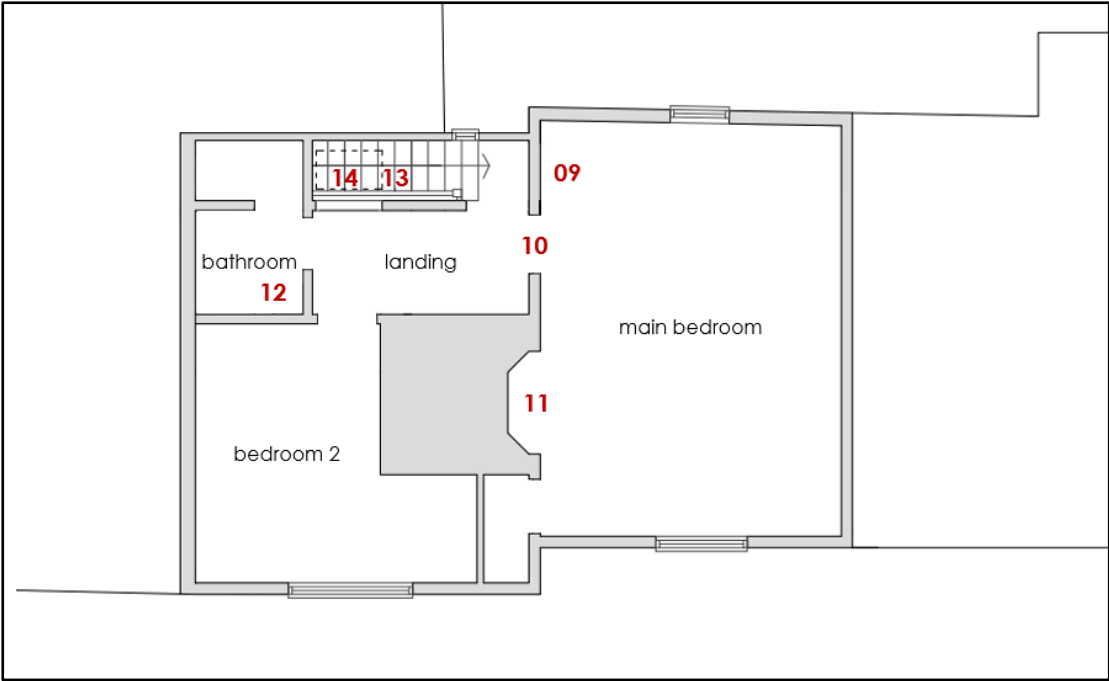


Fig.27 Upper floor of no.3 (as proposed in 2024)

- 041 A door opening into the main bedroom that was created in the 1970s has been blocked (09). A doorway that was blocked in the 1970s has been reopened and now serves as the entrance to the main bedroom as was initially intended in the 1970s (10). The four-centred arch of the seventeenth century fireplace in the main bedroom had collapsed and has been rebuilt with the same bricks (11). Partition walls have been inserted in the second bedroom to form a landing and provide a bathroom on the upper floor (12). The pent roof at the rear of the wing was raised in height in the 1970s and both the inverted dormer and its associated ceiling above the staircase have been removed (13) and replaced with a roof-light in the plain of the roof-slope (14).
- 042 The works undertaken since 2019 that required the benefit of listed building consent can, in general, be said to have had a neutral impact on the significance of the grade II* listed building. Having said that, one item of work does require some additional commentary and that is the insertion of partition walls in the second bedroom. The objective for the current owner was to provide the property with a meaningful landing and a bathroom on the upper floor.
- 043 The existing staircase was installed in the 1970s and, at that date, it was initially intended that a landing would be formed between the two bedrooms at the head of the stair. The work that was actually undertaken instead included a staircase which did not rise to a proper landing on the upper floor. The full landing that was proposed to be formed on one side of the chimney stack was omitted and instead a pair of doors were provided at the head of the stair which opened directly into the bedrooms. The work undertaken since 2019 has removed the awkward stepped arrangement at the head of the stair and has provided a landing at the side of the chimney stack.
- 044 The property was previously served by a bathroom that was located in the 1970s extension and by a cloakroom that had been built in one corner of the dining room. The work undertaken since 2019 has created an additional space off the new landing which provides the bedrooms with a bathroom on the upper floor. The dining room and kitchen have been improved spatially following the removal of the 1970s cloakroom and bathroom and, with the reinstatement of a partition wall that was removed in the 1970s, a cloakroom has been formed elsewhere on the lower floor in a secondary space.



Fig.28 Fireplace in main bedroom

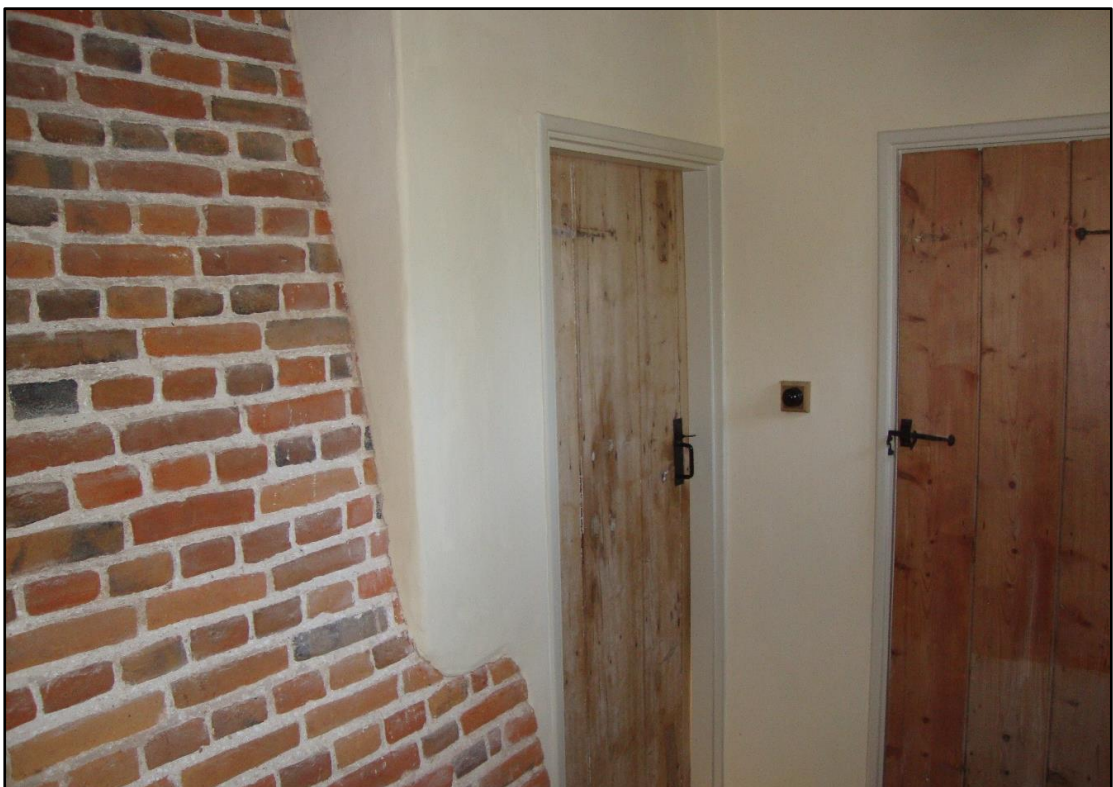


Fig.29 Landing on upper floor of wing

- 045 There is a *strong presumption* against granting listed building consent for works that would cause harm to the significance of a listed building. In policy terms, harm to the significance of a listed building should be avoided or minimised. This means, in the first instance, considering a range of options for achieving the objective and then selecting an option where the harm is eliminated or which is the least harmful.
- 046 The formation of the main bedroom had commenced in the early seventeenth century with the insertion of an upper floor in the open hall. A chimney-stack was constructed in the cross-wing as part of this phase of remodelling and the new parlour chamber was heated by a fireplace with a four-centred arch. The seventeenth century house had been divided into a row of cottages by the mid-nineteenth century which would have required internal change. The floor plans from the 1970s recorded that a staircase had been installed against the back wall of the high end bay and that a partition wall had been inserted to divide the upper floor of the bay into a pair of rooms. Both the staircase and the partition wall were removed in the 1970s to form a single room. The main bedroom, complete with its fireplace, had been reinstated to a space that befitted its former status as the principal chamber on the upper floor of the seventeenth century house. Any proposal to subdivide this space would be regarded as undesirable in conservation terms and would be deemed to cause harm to the significance of the building.
- 047 The alternative option involved the upper floor of the cross-wing. The original fifteenth century house possessed a parlour cross-wing with an upper floor that would typically have been used for storage purposes. A chimney-stack was constructed in the cross-wing as part of the phase of remodelling in the early seventeenth century. The upper floor of the wing was impacted by the presence of the new chimney and remained an unheated secondary space. The division of the building into a row of cottages would have been accompanied by internal change. The floor plans from the 1970s recorded that a partition wall had been inserted which divided the upper floor of the wing into a pair of rooms. The wall was removed in the 1970s but an intended landing was not formed. The status of the upper floor of the wing is not comparable with that of the main bedroom and the existing space provided an opportunity to fulfil the objective with a sensitive layout. The current owner can be said to have selected the option that would not cause harm to the significance of the building and executed the works in an appropriate manner.

CONCLUSION

- 048 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.
- 049 The building known as *The Maltings* 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 Maltings* is a grade II* listed building and derives its name from a former use of the site which appears to have ceased in the 1860s. The building is today divided into four dwellings (*nos. 1-4 Maltings Cottages*). Nos. 3 and 4 occupy the original cross-wing house which dates from the late fifteenth century (c.1480). The building was the subject of a phase of alteration in the early seventeenth century that appears to have included its amalgamation with an early sixteenth century range to the north to form one large house. The Rowleys of *Tendring Hall* acquired the property in 1803 and were responsible for undertaking the *restoration* of the building in the 1870s. The building had been divided into a row of cottages by the mid-nineteenth century and the works of *restoration* notably included the exposing of the timber-frame structure of the entire front elevation (1872x77). *The Maltings* forms part of a group of buildings that includes the parish church and the former guildhall.
- 050 There is a requirement in this matter 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 asset and therefore would not cause harm to its significance. It may be concluded that the proposals satisfy the statutorily desirable objective that is contained within section 16(2) 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 (2023)* and Part 1 of the *Babergh and Mid Suffolk Joint Local Plan (2023)*.