

Heritage statement in support of application for listed building consent for further works at:

Rectory Cottage
Church Street
Wetheringsett Cum Brockford
IP14 5PP

1. INTRODUCTION

This Statement has been produced to support a Listed Building Consent Application at Rectory Cottage

For the following works:

Addition of Front porch to the South elevation.

Proposed drawings as submitted in application;

- 3004_102 H
- 3004_408 H
- 3004_405 H
- 3004_400 H
- 3004_203 H
- 3004_205 H
- 3004_206 H
- 3004_050A

2. PLANNING POLICY AND LEGISLATION

The proposals have been developed and considered against the information and recommendations contained in the following legislation.

National Planning Policy Framework (NPPF) July 2021 National Planning Practice Guidance (NPPG), November 2016.

Historic Environment Good Practice Advice in Planning, Historic England, March 2015: - Planning Note 1: The Historic Environment in Local Plans.

Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment - Planning Note 3: The Setting of Heritage Assets.

BS7913:1998 Guide to the Principles of the Conservation of Historic Buildings.
Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008.

Principles of Selection for Listed Buildings, DDCMS (November 2018). Understanding Historic Buildings, Historic England 2016.

Statements of Significance The view from Historic England, Andrew Brown, The Building Conservation Directory 2016.

3. LIST DESCRIPTION AND HISTORIC INFORMATION

WETHERINGSETT-CUM-BROCKFORD CHURCH STREET (off) TM 16 NW 3/120 The Old Rectory & 29.7.55 Rectory Cottage (formerly listed as The Rectory)

GV II Former rectory, now 2 dwellings. In 2 distinct halves. Range to left has C15 core with considerable later alterations; the majority of this range comprises Rectory Cottage. Substantial wing to right of c.1857. Older range timber framed and plastered. Plain tiled roof, hipped to left with a gablet; a small raised section adjacent to C19 work is slated. C19 work in red brick with slated roof. 2 storeys. Older range has C18-C19 small-paned and square- leaded casements. Mid C20 doorway to left has semi-glazed door and flat hood supported on pilasters. An internal stack with heavy cross-axial shaft. C19 work: large-paned sash windows, gauged brick arches, chamfered reveals; slightly recessed entrance block with half-glazed door and flanking narrow windows. Interior. Rectory Cottage has a fine 2-bay inserted ceiling of early-mid C16: multiple mouldings to cross-beams and cornice, hollow and ogee moulding to joists. Part of this room is divided off and has complete early C18 panelling with contemporary fireplace and C19 corner cupboard. To left of stack, some heavy plain joists and framing, probably re-used. Most of timbers on upper floor concealed. Roof seems to be largely reconstructed but was not fully examined. At right end of range a room within The Old Rectory has massive joists of C15 date. Richard Hakluyt, author of 'The Principal Navigations, Voyages and Discoveries of the English Nation', became rector in 1590 and live here until his death in 1616.

Listing NGR: TM1277266838

The owners have researched the history of the property and evidence would suggest that

“ The Tudor wing of the Rectory had been built at about 1500 and where the present Victorian wing now stands there had been an older building, shown on the Tithe Map, and extending further south and not as far north as the later structure. (We are endeavouring to obtain this map for the further submission referred to above)

Images which have been made available to the LPA clearly show significantly fewer windows in the southern facing elevation of Rectory Cottage than are currently visible together with a large glazed structure similar to an orangery sitting adjacent to the area that is now the front door. There is evidence in the external render on the North elevation of a former porch of what is now the back door. This is also suggested by the OS maps of 1884 and 1904.

The layout of Rectory Cottage and the evidence of a former porch to the rear and the position of the 'orangery' would indicate that what is currently perceived as the front elevation was previously the rear elevation of a building the function of which was as service quarters and support spaces for the principle living quarters which stood previously on the site of the Victorian wing.

4. LOCATION & STATUTORY SITES

This is a part large detached property developed in stages over a significant period which is close to and situated in what was originally the grounds of the Church of All Saints, a Grade I Listed medieval parish church.

5. THE BUILDING

The main building remains as described in the listing however there have been numerous internal alterations over a period of many years including addition and alteration of windows and significant remodelling of the internal areas. The original layout of the property does however remain reasonably intact in terms of the spatial arrangement with the exception of the western end of the plan which includes modern reconfiguration and removal of a door which is to be replaced.

6. SIGNIFICANCE

As recommended in the NPPF (July 2021 - para numbers indicated)

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

199. 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.

200. 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.

The primary significance of the property at Rectory Cottage is in its external form and juxtaposition with the neighbouring building and Church.

7. PROPOSALS

The proposed works; Addition of Front porch to South elevation.

The works are also described in the drawings in Appendix A.

8. IMPACT

The proposed works outlined in this initial application will have little impact on the character or setting of the listed building, the external changes are in line with national and local planning policies, wider conservation and heritage principles. The proposed materials are considerate in upholding the aesthetic and character of the listed building.

9. NPPF CONSIDERATIONS & PLANNING POLICY

The National Planning Policy Framework (NPPF) sets out the Government's planning and heritage policy vision for the whole country. The NPPF must be taken into account by Local Authorities in the preparation of their local and neighbourhood plans, and is a material consideration in planning decisions.

When considered in the light of paras 194,199 and 200 of the NPPF the following is clear.

The level of detail required to describe the proposal is low (in proportion to the assets importance). The buildings heritage value (in terms of contribution to the street scene) is not negatively impacted by the proposal and the overall impact of the proposal on the significance and overall value of the asset will be minimal.

Whilst the proposal will not provide any public benefit. It will benefit the current owners in facilitating more efficient use within the property and improve the sustainability and efficiency of the property in a manner more appropriate to its current use.

The proposal will have minimal effect on the heritage value of the local area and the special local interest of the building and therefore is considered to preserve the fundamental character and appearance of the area.

10. CONCLUSION

The significance of the property lies primarily in its external appearance and the positive contribution it makes to the surrounding townscape. The proposals will have limited impact on this aesthetic value and will not detrimentally effect the building's architectural and historic interest. It will also improve the building's overall functionality consistent with the achievement of an optimum viable use.

It is concluded the proposed works accord with national and local planning policies and wider conservation and heritage principles and should, therefore, be favourably received by Local Planning Authority.

Appendix. A

Drawings as submitted to LPA on 09/04/2024.

Appendix B.

Photographic record of the property.

