LLOYD MILLS

• HERITAGE CONSULTANCY •



HERITAGE STATEMENT

33 DUCK STREET
ELTON

OCTOBER 2024

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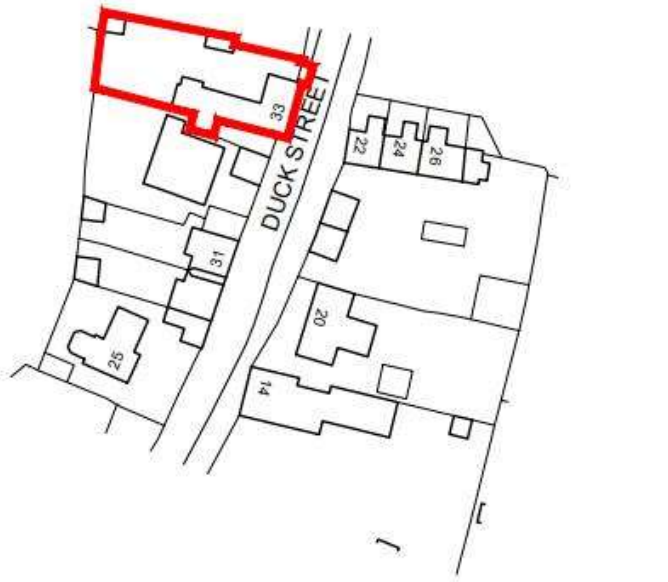
Appendices:

Appendix 1 – NHLE Entry

1. Introduction

1.1 This heritage statement has been prepared by Lloyd Mills IHBC in support of applications for listed building consent and planning permission for a single-storey rear extension at 33 Duck Street, Elton.

1.2 This statement seeks to fulfil the requirements of paragraph 200 of the National Planning Policy Framework (NPPF) (2023), which states that 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. It is proportionate to the scale of the development proposed.



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Figure 1: Site location (Paul Bancroft Architects)

1.3 The application site is located within the village of Elton, a small settlement some seven miles to the south west of Peterborough, beside the River Nene. The building is situated to the west side of Duck Street at the north-west end of the village. It is adjoined to the north and south by residential properties. To the west/rear is an area of pasture land that leads to the river.

1.4 The application structure is included on the statutory list of buildings at grade II in recognition of its special interest. The site is located within the designated Elton Conservation Area.

1.5 As part of this assessment, Historic England data and the Cambridgeshire Environment Record (HER) have been consulted. The planning history for the site has also been reviewed.

2. Relevant Legislative and Policy Context

Legislation

2.1 The legislation that guides decision making in respect of listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 Section 16 of the Act states that "in considering whether to grant listed building consent for any works the local planning authority (or the Secretary of State) 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."

2.3 Section 66 of the Act imposes a general duty upon local planning authorities to consider the impact of proposals for planning permission upon the settings of listed buildings. It states as follows:

> In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

2.4 Section 69 of the Act establishes powers for local planning authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.

2.5 Section 72 establishes a general duty in the exercise of planning functions with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National planning policy

2.6 National planning policy is set out in the National Planning Policy Framework (NPPF) (Dec 2023). Chapter 16 (paragraphs 195-214) of the document provides policy guidance for development affecting the historic environment.

2.7 Paragraph 195 recognises that heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance such that they can be enjoyed by existing and future generations.

2.8 Paragraph 201 requires local planning authorities to assess the significance of any heritage assets potentially affected to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposed development.

2.9 Paragraph 203 states that in determining planning 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; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

2.10 Paragraph 205 onwards provide guidance for considering the potential impacts. It states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This should be proportionate to its significance: the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than substantial.

2.11 Paragraph 206 goes on to state that any harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, should require clear and convincing justification.

2.12 Paragraph 207 deal with instances of substantial harm to a designated heritage asset. Development causing substantial harm should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met. Paragraph 208 guides that where a development would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

2.13 Paragraph 209 deals with the effect of an application on the significance of a non-designated heritage asset. It advises that in weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.14 Paragraph 212 encourages local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Those proposals that preserve elements of the setting that make a positive contribution to the asset should be treated favourably.

2.15 Interpretation of the NPPF is provided by the Planning Practice Guidance (PPG). This guidance note is divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019.

2.16 The historic environment chapter guides that understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm (paragraph 8). Paragraph 13 provides further guidance on setting, making clear that setting is not only related to visual attributes but other environmental factors

such as noise, dust, smell and vibration as well as the relationship between places.

2.17 Paragraph 18 provides guidance on assessing harm. It is clear that proposed development may have no impact or may enhance an asset's significance such that no harm is caused. Where development would be harmful to a designated heritage asset, this needs to be categorised as either 'less than substantial' or 'substantial' harm. The level of harm can vary within these two categories. It goes to elaborate that substantial harm is a 'high test' and therefore is unlikely to arise in many cases. This harm may arise from works to the asset or from development within its setting

Development Plan

2.18 The development plan for the area is the Huntingdonshire Local Plan (adopted May 2019). This plan provides an overarching planning policy framework for the district for the period up to 2036.

2.19 Policy LP34 of the plan deals with heritage assets and their settings. It states that "great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so."

2.20 The policy requires proposals to demonstrate the potential for adverse impacts on the historic environment. It states that "where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance." The policy includes criteria that this should accord with. The policy also sets out criteria which must be demonstrated where a proposal is for conversion, alteration, other works to a heritage asset or within its setting.

2.21 The policy echoes the tests of the NPPF regarding harm to the significance of designated heritage assets. Where a proposal would result in less than substantial harm, this harm will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

2.22 In terms of conservation areas, the policy states that "a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents." Further criteria are provided in this regard.

Historic England Guidance

2.23 In addition to the above, Historic England has published a number of best practice conservation guidance documents to assist with decision making.

3. The Heritage Assets

3.1 Heritage assets are defined at Annex 2 of the NPPF as follows:

> A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.2 Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation.

3.3 As part of this assessment, heritage assets have been identified by reviewing the National Heritage List for England (NHLE), the Cambridgeshire Historic Environment Record and data available on Huntingdonshire District Council's website.

3.4 The application building is included on the statutory list of buildings at grade II in recognition of its special interest (33 Duck Street – list entry no. 1130092).

3.5 To the east of the application site is 22, 24 and 26 Duck Street, which comprises a terrace of one-and-a-half storey cottages that are constructed of stone under a steeply pitched thatch roof. These buildings are included on the statutory list of buildings at grade II in recognition of their special interest (list entry no. 1130093). The list description notes that the cottages are of 17th century origin with mid-19th century (and later) alterations. They were formerly one dwelling.

3.6 The application site also forms part of the designated Elton Conservation Area, which covers a large part of the village.

3.7 In terms of non-designated heritage assets, there are a number of buildings within proximity of the site that could be considered. Notably, adjoining the application site to the north is the curtilage of 35 Duck Street, a relatively large Arts and Crafts style house, which is considered of heritage significance. This site is included on the Cambridgeshire HER (ref MCB19343), which contains the following description:

> Stone house built in 1930 for Sir Richard Proby, to a design by the architect Sir E. Guy Dawber in his neo-Cotswold style with mullioned windows and gables. On this site was The Old Rectory, a 17th-century house of Barnack and Ketton stone which was taken down in 1929. The Rev. F. W. Faber erected part of the boundary wall to the east of the entrance gates in 1843.

3.8 Owing to the nature of the proposals, the listed building (33 Duck Street) and the designated conservation area are the only heritage assets considered to be impacted. Therefore, the following assessment focusses on these assets only.

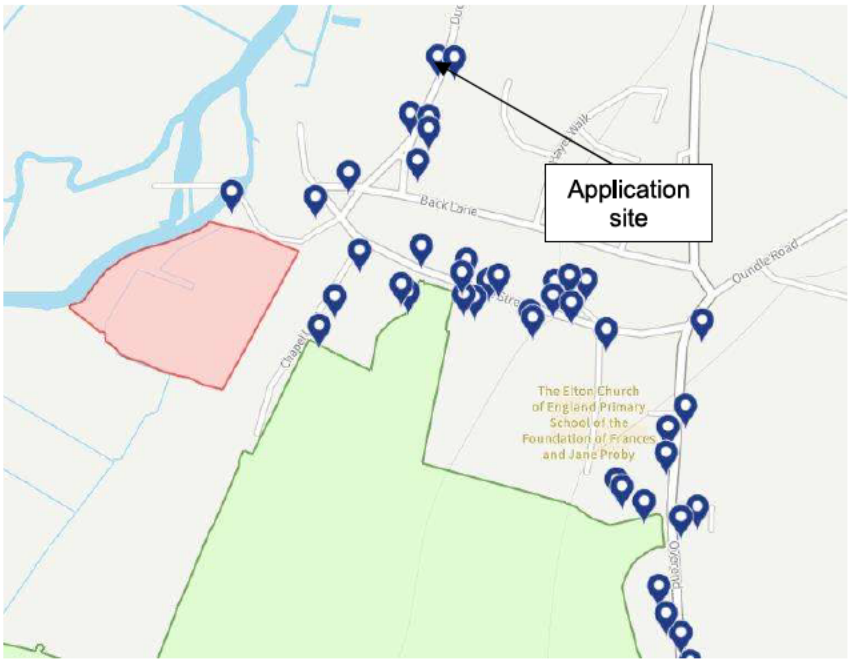


Figure 2: Extract from NHLE mapping showing location of designated heritage assets

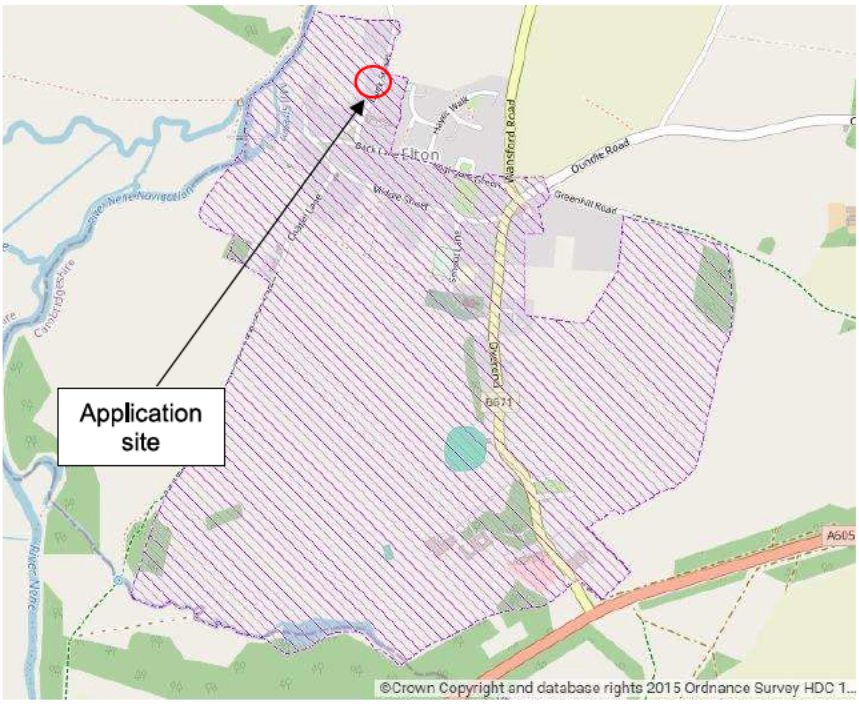


Figure 3: Extract from Elton Conservation Area Map (Huntingdonshire District Council)

4. Significance of Heritage Assets

Introduction

4.1 Significance is described by the NPPF (2023) as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. The PPG (2021) provides the following interpretation of each element of significance:

> Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
>
> 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.
>
> 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.

4.2 It is acknowledged that significance derives not only from a heritage asset's physical presence, but also from its setting. The setting of a heritage asset is defined by the NPPF as:

> 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.

33 Duck Street, Elton

4.3 33 Duck Street was added to the statutory list of buildings at grade II in November 1988. It is therefore recognised as being of high significance. The building's list description provides as follows:

> ELTON DUCK STREET TL 0894 (West Side) 14/34 No. 33 GV II Cottage. Late C17 or early C18 with C19 or later addition. Coursed limestone rubble with freestone dressings. Thatched roof and C19 red pantiled roof to rear. One storey and attic main range with C19 rear extension. Central boarded door; two, three-light casement windows

with wooden lintels. Two eyebrow dormer windows with iron casements. Stone stack to right hand gable with two rebuilt red brick shafts; external red brick stack to left hand gable.

4.4 The heritage significance of the structure is principally derived from its architectural and historic interest as a rural building that was constructed using vernacular materials during the 17th century. The building is multi-phase, having evolved over time in response to changing fashions and living requirements. It has potential to yield information about earlier works, and so it is therefore considered of some archaeological significance.



Figure 4: View of principal elevation looking west

4.5 The building is of one-and-a-half storeys, arranged over an L-shaped plan. It is of rubble stone construction under a thatched roof. Its main range (17th century building) is orientated on a north-south axis. Its principal elevation has a central doorway with three-light casement windows to either side. At first floor there are two eyebrow dormer windows at eaves level. There is a double stack positioned centrally in the north gable and a later, external brick stack positioned off-centre in the south gable.

4.6 Internally, the main range at ground floor comprises an open space, but it is likely that it was previously two bays. The north gable wall includes a large open fireplace with bressummer over. It has spine beams with chamfered stop ends and exposed ceiling beams. The staircase, which is positioned at the southern other side of the room, is of modern construction (likely dating to the 1980s alterations). At first floor the building is of two bays.



Figure 5: View of open fireplace looking north

4.7 To the rear of the main range are two further ranges that positioned at 90 degrees to the 17th century part of the building. These are of stone construction under pantile roofs. The first of the two contains one pitched roof dormer in each slope. The windows and doors are of modern construction.



Figure 6: View of cottage looking north west



Figure 7: View of rear range looking south

4.8 The building's list description refers to a 19th century (or later) addition to the rear, however, it is understood that much, if not all, of the present structure dates from the 1980s. This is corroborated by the planning history (ref 7901435FUL - 8000692FUL - 8001143FUL) and local knowledge of the site. A photograph of the building dated 1924 shows the frontage range as it is today, with a low, single storey range to the rear which has a pantile roof and a brick stack visible in its end gable. This is markedly different to the current situation.



Figure 8: Photograph of cottage dated 1924 showing single-storey range to rear

4.9 The second range to the rear was constructed around 2005 (ref 0501407FUL and 0501408LBC). This replaced two single storey structures that were likely part of the 1980s phase of works. This range returns with a gable facing into the courtyard.



Figure 9: View of end range looking south



Figure 10: View of rear of cottage looking east

4.10 The setting of the application site has evolved over time, most notably with the construction of Crane House (31A Duck Street) adjacent, which was built around 1980 on land that was formerly part of the curtilage of no. 33. Notwithstanding this, the rural, undeveloped setting of the building, together with its proximity to the river contributes a great deal to its significance. This is further enhanced by the proximity of surrounding heritage assets and historic buildings, which also contribute to the building's significance.

Elton Conservation Area

4.11 The Elton Conservation Area covers a large part of the village, save for a modern housing development to the north that was constructed in the 1970s and an area of suburban-style housing to the east (Greenhill Road). The conservation area includes large areas of parkland associated with Elton Hall.

4.12 There is no published conservation area appraisal for the area that defines its special interest. The key characteristics of the conservation area, which make it worthy of its status as a conservation area, are considered to include the following:

- Evidence of early settlement with Neolithic and Roman finds recorded;
- Remains/earthworks of Abbot of Ramsey's Manor (Scheduled Monument);
- A number of high-status buildings – most notably, Elton Hall (grade I listed country house), together with its extensive Park and Gardens (listed grade II*) that extend beyond the village;
- Parish Church of All Saints (grade II* listed), which includes 13th century fabric and comprises tower, nave, chancel and north and south aisles;
- A number of houses, cottages, and outbuildings, dating to between the 17th and the 19th centuries, some of them with steeply pitched roofs;
- Use of limestone (ashlar blocks and rubblestone), with thatch or Collyweston stone slate roofs, for many of the historic buildings;
- Simple vernacular forms, often relating to former agricultural uses such as farmhouses, barns, and stables, all within the core of the village;
- Rural setting, including proximity to the River Nene.

4.13 The application site contributes to the character and appearance of the designated conservation area.

5. Impact of Application Proposals

5.1 The application seeks listed building consent and planning permission for a single-storey rear extension at 33 Duck Street, Elton. This follows a previous scheme that was withdrawn earlier this year (ref 24/00478/HHFUL and 24/00479/LBC) following comments received from the council's Conservation Officer.

5.2 The extension proposed is positioned to the rear of the building and would project north, into the rear courtyard, from part of the building that was constructed around 2005. As such, no historic fabric would be compromised by the proposals. It would measure 4.0 metres in depth by 3.7 metres in length.

5.3 While the overall footprint of the extension remains the same as the previous scheme, the design of the extension has been revised so that it is more in keeping with the existing building. Namely, the materials have been amended from timber cladding to coursed limestone with ashlar detailing, and the glass balustrading has been changed to a traditional metal design. In addition to this, an external, spiral staircase that was previously proposed has been omitted from the scheme. The proposals retain the glazing within the east and west elevations, which would allow a view through the site and reduce the solidity of the structure.

5.4 In terms of form/positioning, it is accepted that the extension would be a departure from the building's existing L-shape development. However, owing to its small size/scale, together with the fact that it is single storey, it is considered that the building's L-shape would still be viewed as the overriding form. Indeed, it is noted that there exists a small extension to the building's south elevation, which also departs from the L-shape, but in reality, has little impact. The extension would be viewed as a modern addition to the building, but one that has little, if any, impact on its significance.

5.5 The proposed structure would not be readily visible in the street scene owing to the high stone boundary wall and the established vegetation that surrounds the curtilage of 35 Duck Street to the north. A view would only be available when stood directly in front of the building's entrance gates when they were in the open position. This would be a glimpsed view, the impact of which would be reduced given that the extension would be set back within the site. The extension would certainly not be a prominent feature within the conservation area.

5.6 Taking all things into account, it is not considered that the development proposed would cause harm to the significance of the listed building or the designated Elton Conservation Area. If any harm was judged to be arising it would be considered low/negligible.

6. Conclusion

6.1 This report has described the significance of the heritage assets and has assessed the impact of the proposals upon its significance. It is considered that the proposals would not cause harm to the significance of the listed building or the designated conservation area. As such, the proposals are in accordance with the requirements of section 16 of the NPPF.

6.2 The proposals are also in accordance with policy LP34 of the Huntingdonshire Local Plan (adopted May 2019). The policy states where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated, among other things, that it protects the significance of designated heritage assets and their settings. This statement has demonstrated that the proposals would accord with this requirement.

Appendix 1: NHLE Entry

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1130092
Date first listed:	16-Nov-1988
List Entry Name:	33, DUCK STREET
Statutory Address 1:	33, DUCK STREET

Location

Statutory Address:	33, DUCK STREET

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

County:	Cambridgeshire
District:	Huntingdonshire (District Authority)
Parish:	Elton
National Grid Reference:	TL 08632 94121

Details

ELTON DUCK STREET TL 0894 (West Side) 14/34 No. 33 GV II Cottage. Late C17 or early C18 with C19 or later addition. Coursed limestone rubble with freestone dressings. Thatched roof and C19 red pantiled roof to rear. One storey and attic main range with C19 rear extension. Central boarded door; two, three-light casement windows with wooden lintels. Two eyebrow dormer windows with iron casements. Stone stack to right hand gable with two rebuilt red brick shafts; external red brick stack to left hand gable.

Listing NGR: TL0863294121

Legacy

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

Legacy System number:	54842
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.

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