

## CHAPTER 2

### BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

#### CONTEXT

- 2.1 South Cambridgeshire is an area noted for the quality of its rural landscape, which has had a strong influence on pattern of development within villages and the local vernacular architecture. The extent of surviving historic properties is a particularly distinctive feature of the district's character and it is generally agreed that appropriate efforts should be made to conserve this valuable part of our built heritage.
- 2.2 Man has shaped the natural environment, and key elements such as veteran trees, ancient and enclosure hedgerows, and historic parks and gardens, have heritage value. Historic buildings are closely linked to the natural environment. For example, local wheat straw was grown for thatch and woodlands were managed to supply different shapes and sizes of building timbers. As a rural district, the countryside and its activities are particularly strong influences on South Cambridgeshire's settlements and buildings.
- 2.3 South Cambridgeshire's historic settlements are both linear and nucleated in form and some centre around the remains of large village greens. The best of these greens are at Barrington and Eltisley but others exist at Hardwick and Harston, whilst that at Great Shelford has been infilled by development.
- 2.4 Buildings are characterised by the diversity of the building materials available as a result of the geology of the area and include brick, clay tiles, flint, timber, wattle and daub, clunch and claybat.
- 2.5 Farmsteads, maltings, mills and other buildings show close connection with agriculture and food processing. Historic map evidence reveals the loss of many traditional orchards and market gardens that supplied produce to the London markets as well as the former Orchard Jam Factory at Histon.
- 2.6 More recent historic development includes the wartime airfields at Bourn, and Waterbeach, that at Duxford has been nationally recognised for its almost complete collection of buildings. Oakington airfield is proposed for the site of the new town of Northstowe, which will be the third new settlement constructed in South Cambridgeshire following on from Bar Hill (designed in the 1960s on the Radburn principle) and the 1990s development of Cambourne a group of hamlets.
- 2.7 At the centre of most of the 102 settlements stands the Parish Church, which encompasses a wide variety of styles of architecture, as they have been altered over the intervening centuries. Some, as at Bartlow, Ickleton, and Willingham contain medieval wall paintings, whilst others have exceptional interior fittings.

- 2.8 The district benefits from a series of country houses, some still in single residential occupation whilst others have been converted to corporate headquarters. Those of national importance include Wimpole Hall (National Trust) and Sawston Hall.
- 2.9 Several modern buildings in the area are also worthy of mention: Impington Village College (Gropius and Fry), The PAT Centre in Melbourn (Piano and Rogers), Napp Pharmaceuticals in Milton (Arthur Erickson), a modern Country House -Townsend Springs in Thriplow for Lord Henry Walston (Sir Leslie Martin) and a family home Meunier House in Caldecote (John Meunier).
- 2.10 While parts of the historic environment such as Registered Historic Parks and Gardens and Scheduled Ancient Monuments are formally designated, many parts are not (including areas of nationally important archaeology). Buildings and structures of special architectural or historic interest are designated as Listed Buildings, but many other buildings also have significant interest and make an important contribution to our cultural heritage.
- 2.11 The Council continues to adopt a positive and pro-active approach to its environmental conservation responsibilities. However, the pace of change in South Cambridgeshire is significant and has potentially serious implications for the district's heritage assets, not least the local vernacular architecture. The challenge is to plan and manage this change, in order to maintain the best and most significant components of the heritage resource, whilst enabling both buildings and areas to evolve.

#### **WHAT IS A LISTED BUILDING?**

- 2.12 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) imposes a duty on the Secretary of State to make a list or lists of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. The planning system is designed to regulate the development and use of land in the public's interest. The designation of historic sites enables the planning system to protect them, through the complementary system of Listed Building Consent. For more information, refer to Communities and Local Government Circular 01/2007; *Revisions to Principles of Selection for Listed Buildings*.
- 2.13 A '**Listed Building**' is a building, object or structure that has been judged to be of national historical or architectural interest. It is included on a register called the Statutory List of Buildings of Architectural or Historic Interest, held by the Department of Culture, Media and Sport (Since 1 April 2005 English Heritage has been responsible for the administration of the listing system.) Listing a building is a legal procedure, intended to protect the Nation's built architectural and historic heritage. When a building is Listed, it has statutory protection and is included on a list of buildings of 'Special Architectural or Historic Interest' compiled by the Secretary of State.

- 2.14 The primary National legislation and policy that focuses on Listed Buildings is the *Planning (Listed Buildings and Conservation Areas) Act 1990* and *Planning Policy Guidance 15 (PPG15)*.
- 2.15 The **Statutory List** includes a description of each building (generally only of the front elevation), which refers to some, but not necessarily all, important features of a historic building. This is for identification purposes only; protection covers the entire building and any object or structure fixed to it or within the boundaries of the building. Irrespective of a building's designated grade, every part the building is Listed, including the interior and any later alterations or additions. In addition, any building or structure within the curtilage (land) of the Listed Building, which although not fixed to the building, forms part of the land and has done so since before 1 July 1948, are treated as part of the Listed Building.
- 2.16 Buildings can be selected because of their architectural interest, historic interest, and historical association or for group value. Listed Buildings are graded as follows:
- **Grade I:** buildings of exceptional interest (approx 2.5% of all Listed Buildings)
  - **Grade II\*:** buildings that are particularly important (approx 5.5% of all Listed Buildings)
  - **Grade II:** buildings that are of special interest (approx 92% of all Listed Buildings)

The older a building is, and the fewer the surviving examples of its kind, the more likely it is to be Listed. The selection criteria for more recent buildings are more stringent.

- 2.17 The main criteria used are:
- Architectural interest: buildings, which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques.
  - Historic interest: this includes buildings, which illustrate important aspects of the nation's social, economic, cultural or military history.
  - Close historical association with nationally important buildings or events.
  - Group value, especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

Refer to English Heritage's, *Principles of Selection for Designating Buildings*, for more information on Listing of buildings.

## CURTILAGE LISTED

- 2.18 The term '**Curtilage**' is used to describe the *property or land* associated with a Listed Building and includes any buildings or structures contained within the boundaries of the property. The modern boundaries may differ from the historic boundaries, which define the curtilage. Determining the curtilage of a Listed Building is not always a simple matter. Changes in ownership after listing are not relevant. Section 3.34 of PPG15 states:
- 2.19 Any structures within this curtilage built before 1948 are called **Curtilage Listed**. Curtilage Listed status requires the structure to be considered in the same manner as the host Listed Building. The Town and Country Planning Act 1990 defines Curtilage Listed as when:

*'... includes 'any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948'.*

Changes in ownership after listing are not relevant. Section 3.34 of PPG15 states:

*The Courts have held that for a structure or building within the curtilage of a listed building to be part of a listed building it must be ancillary to the principal building, that is it must have served the purposes of the principal building at the date of listing, or at a recent time before the date of listing, in a necessary or reasonably useful way and must not be historically an independent building.*

- 2.20 Consideration should be given to the following criteria when assessing whether the building is Curtilage Listed:
- the historical independence of the building;
  - the physical layout of the principal building and other buildings;
  - the ownership of the buildings now and at the time of listing;
  - whether the structure forms part of the land;
  - the use and function of the buildings, and whether a building is ancillary or subordinate

## SETTING OF A LISTED BUILDING

- 2.21 Sections 16 and 66 of The Town and Country Planning Act 1990 state:

*Authorities considering applications for Planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as*

*the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from their surroundings, eg by new traffic routes, car parks, or other development.*

## **LISTED BUILDING CONSENT AND PLANNING PERMISSION**

- 2.22 Most works to a Listed Building will require Listed Building Consent. Some minor repairs may not. Please refer to Appendix I for more information about what may or may not need formal consent.
- 2.23 In addition, some works may also require Planning Permission, usually when adding volume to the Listed Building, changing the use or significantly altering the appearance.
- 2.24 Refer to the following website for more information on the changes, [www.planning-applications.co.uk](http://www.planning-applications.co.uk) or [www.planningportal.gov.uk](http://www.planningportal.gov.uk).
- 2.25 The District Council's Development Control Planning Service or the Conservation and Design Section are more than happy to give advice and guidance.

