



Historic England

EAST OF ENGLAND OFFICE

Ms Rebecca Whitney
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Direct Dial: 01223 582716

Our ref: P00600330

30 June 2017

Dear Ms Whitney

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CHURCH OF ST DENIS, EAST HATLEY, SOUTH CAMBRIDGESHIRE,
CAMBRIDGESHIRE, SG19 3JA
Application No. S/1701/17/FL**

Thank you for your letter of 12 June 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Approval is sought for replacement windows to the nave, replacement door to the north porch and internal and external repairs.

This former Parish Church, which is now redundant, has a 13th century nave and chancel and was mostly rebuilt in 1874 by W Butterfield. It is of fieldstone with clunch and limestone dressings. The nave is c.1300 with a 19th century gabled bell-cote at the west end. The north wall has three restored windows, including two lancets, one with a cinquefoiled and other with a trefoiled head. The third window is of two trefoil lights with a foiled head. The north doorway is in a two-centred arch of two chamfered orders. The south doorway is mid 14th century of two continuous wave moulded orders. It is listed at grade II* in recognition of its architectural and historical importance.

The proposals involve localised stone repairs, both internally and externally; insertion of a new door into the existing limestone opening of the north porch; reinstatement of the nave windows which were removed or lost since the closure of the church in the mid 20th century to designs by Butterfield. The windows will be fitted externally with black powder-coated window guards due to the remote location of the church. The floor structure/bases will be repaired, quarry tiles will be reinstated and new floor



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

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boarding laid.

There is a statutory requirement to pay special attention to the desirability of preserving a building and its setting and preserving or enhancing the character or appearance of a conservation area, Planning (Listed Buildings and Conservation Areas) Act 1990, ss 16 and 72. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. This requires economic, social and environmental gains to be sought jointly and simultaneously (paragraphs 7, 8 & 14). The conservation of the historic environment is one of the 12 core principles identified (paragraph 17). The historic environment section sets out the desirability of preserving and enhancing heritage assets and of new development making a positive contribution to local character and distinctiveness (paragraph 131). Great weight should be given to the conservation of heritage assets and any harm requires clear and convincing justification (paragraph 132). Where an application would result in harm this should be weighed against the public benefits of the proposal (paragraph 134).

Having considered the documentation submitted with application, including the *Heritage Impact Assessment* and *Phase 1 Specification* produced by Purcell together with accompanying drawings, Historic England are satisfied that the proposals have been adequately justified. Indeed, we welcome the proposed works which, due to the sensitive and informed approach adopted by the scheme architects, will not only enhance the appearance of the church but also assist in safeguarding the significance of this grade II* listed building for the future.

Recommendation

Historic England support the application on heritage grounds and consider the proposals meet the requirements of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



Sheila Stones

Inspector of Historic Buildings and Areas



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

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E-mail: Sheila.Stones@HistoricEngland.org.uk



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