

EAST CAMBRIDGESHIRE DISTRICT
COUNCIL



Regulatory & Support Services
Committee
23rd January 2017

Buildings of Local Interest
Appendix 3

Copies of Consultation Responses

Lorraine Brown

From: Toolan Adrian [Adrian.Toolan@networkrail.co.uk]
Sent: 01 September 2016 17:51
To: Conservation
Subject: Dullingham Signal Box, Level Crossing and Ely Railway Station

To whom it may concern,

Network Rail strongly object to the proposal for the inclusion of Dullingham Signal Box and Level Crossing and Ely Railway Station on the Buildings of Local Interest Register.

Network Rail are of the opinion that if these structures are included on the register it will likely impose future restrictions on any plans that we may have for rationalisation of the property estate following redundancy of systems and equipment. As the inclusion of these structures will ultimately impose additional pressure on Network Rail to maintain these structures and result in difficulties should we wish to undertake any work at these locations.

Furthermore, it will result in future expenditure to maintain redundant assets and possibly future listing by English Heritage. As such, we strongly object to them been included on the register

Kind regards,

Adrian Toolan
Town Planner | Property
Network Rail
1 Eversholt Street | London | NW1 2DN
M: 07710 959 611
E: Adrian.Toolan@networkrail.co.uk

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Lorraine Brown

From: josh lida [lidavets@gmail.com]
Sent: 05 August 2016 10:20
To: Conservation
Subject: Old Wesleyan Chapel - Dullingham

Dear Lorraine,

Ref BLINTS

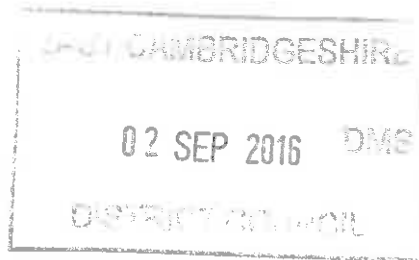
Thanks for your letter.

As you might know this chapel was in an derelict state for decades. A few years ago it benefited from an ECDC planning permission which meant that the corrugated sheets on three sides and the roof were replaced with materials specified by the planners. Of course the facade is as shown in your attached photo. Visitors who may like to see a typical chapel might well be misled. Thus I cannot see the benefits of such an inclusion in the local interest register.

Please let me know your thoughts

Yours sincerely

Josh Lida



The Old Mission Hall
Dullingham Ley
Dullingham
Newmarket , CB8 9XG
19th August 2016

Ms Lorraine Brown
Conservation Officer
East Cambridgeshire District Council
The Grange, Nutholt Lane,
Ely CB7 4EE

Dear Ms Brown

Re; Public Consultation on proposed inclusion of The Old Mission Hall, Dullingham in the Buildings of Local Interest Register

Thank you very much for your recent letter regarding the proposal to include the above property in a Buildings of Local Interest Register. We are the current owners of the property and would like to contribute to the consultation.

The building has lost much of its initial character due to significant changes to the external appearance of the building. It was converted to residential usage during the 1960s with a large extension to the back completed in 1994. In 2007, the character of the building has been further altered away from its original facade by the addition of a side extending kitchen on one side and a protruding chimney on the other. The appearance at the front has been modernised through the addition of a new single front door, a wooden porch and glass velux windows.

Although we understand the district council's intention of identifying and listing assets that contribute to local identity and then offering appropriate protection within the planning process, the significant amount of extension and alteration undertaken over the last 40 years means that The Old Mission Hall no longer retains either its original purpose as a chapel nor is the original building a significant part of the whole footprint of the building. It would therefore be inappropriate to register the property to protect a building of which the majority was constructed since 1994.

Yours sincerely

A handwritten signature in cursive script that reads "Catherine Beech". The signature is written in black ink and is positioned above the typed name.

Dr Catherine Beech

Lorraine Brown

From: Anna Bailey [annabailey@hotmail.co.uk]
Sent: 01 August 2016 12:28
To: Lorraine Brown
Subject: RE: Public Consultation - Buildings of Local Interest

Hi Lorraine

The description for Croylands needs updating - suggest as shown in bold:

The building was originally designed as the vicarage for Holy Trinity Church for the Rev. George Bulstride. The vicarage became redundant in 1929 and the building was sold as a private residence. In the mid 20th century the building became an orphanage and then a home for the blind, **it was then used as an administration centre and patient consultation facility for Cambridgeshire Primary Care Trust, then as offices by Cambridgeshire County Council until it was sold at auction in 2014 and went into private ownership.**

It may be worth checking the date of actual sale - am pretty sure it was 2014, but worth checking!

Regards
Anna

From: Lorraine.Brown@eastcambs.gov.uk
To: Council.Members@eastcambs.gov.uk
Subject: Public Consultation - Buildings of Local Interest
Date: Mon, 1 Aug 2016 08:25:03 +0000

Following the call in 2014/15 for the public to nominate buildings and structures to be included on the Buildings of Local Interest Register, approximately 200 nominations were received. All of these nominations have been assessed against a set criteria by an independent panel of experts and a draft register of 94 buildings has been drawn up.

We are now asking for your thoughts on the proposed register. We want to know if you agree with the buildings and structures that have been included; Can you tell us any more about the history of a particular building or structure?

The public consultation period will run from **Monday 1 August 2016 until 5pm on Friday 16 September 2016**. The draft document is available to view on our website - <http://www.eastcambs.gov.uk/conservation/buildings-local-interest>

The following press release explains more about the local register and the implications of inclusion. As part of the consultation exercise, we have contacted all owners of any nominated buildings and structures to advise them that their properties have been put forward for inclusion and to provide them with information explain what this means.

You can send comments by email to conservation@eastcambs.gov.uk or by post to Conservation at the address below.

Regards

Lorraine Brown

From: liz sayers [lizensayers@hotmail.com]
Sent: 09 September 2016 17:28
To: Conservation
Subject: BLINTS & Langdale House, Silver Street, Ely

Dear Lorraine

In response to your letter of 28 July, I note that I am just in time before the deadline for comments on ECDC's 'Buildings of Local Interest Register'. I am delighted that my property, Langdale House, Silver Street, Ely, has been proposed for inclusion.

From pill boxes to water pumps, parish halls to family homes, you've compiled a fascinating register that certainly helps reinforce 'local distinctiveness and sense of place'. I appreciate all the work that must have gone into the preparation and congratulations to you and everyone involved in such a worthwhile initiative.

Best wishes
Liz Sayers

Langdale House
59 Silver Street
Ely CB7 4JB
Tel: 01353 614487 or 07814558120
lizensayers@hotmail.com

Lorraine Brown

From: Michael Dawson [mike.dawson@cgms.co.uk]
Sent: 13 September 2016 14:26
To: Lorraine Brown
Subject: Buildings of Local Interest - Ref: BLINTS
Attachments: MD 120916 1 MD BLINTS review.pdf

Dear Lorraine

Thank you for the invitation to comment on the buildings of local interest sent to my colleague David Goodson at Savills, who act on behalf of the Church Commissioners. I carried out the archaeological assessment of Highflyers Farm in 2010-11 and have attached a short letter in response to the consultation.

I hope this helps, but if you need anything further please give me a call,

Regards, Mike

Dr Michael Dawson FSA MCI/A
Director

Direct Dial: 01536 790447
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Our Ref: MD/22647
Your ref: BLINTS BL21

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12th September 2016

Dear Ms Brown,

Local Listing Review: Highflyers Farm, Ely

I write on behalf of the Church Commissioners for England, owners of Highflyers Farm, Ely.

The farmhouse has been identified as a building of local interest and, in both the proposed list and consultation document, is identified with Richard Tattersall and the racehorse Highflyer. However, in defining the significance of the house, I believe the criteria have gone slightly awry.

The house is identified as: Local Ref: BL21 and associated with Selection Criteria: A3, B1, C5. The Construction Date has been cited as 1853.

The following summary history is based on archive, published and fine art sources including, in particular, Noakes A 1954 (1971) *Sportsmen in a Landscape*, New York; Oldrey D, Cox T, Nash R, 2015 *The Heath and the Horse. A History of Racing and Art on Newmarket Heath*, Philip Wilson Publishers Ltd; Orchard V 1954 *Tattersalls*, Tiptree:Anchor Press.

Highflyer Hall was originally probably known as Little Barns Farm in the mid-18th century, a subordinate part of New Barns Farm to the south. The farmhouse is associated with Richard Tattersall (1725-1795) and the racehorse Highflyer (1774-1793). The horse was put to stud at the house and it was Richard Tattersall who named it Highflyer Hall probably adding the two flanking pavilions or wings between 1779 and 1785. The name Highflyer Hall is represented on a series of maps from 1811 (OS surveyors Map), 1824 OS 1" to 1 mile and the Tithe Map of 1846 (NRO IR 30/4/29), but from the 1st edition OS 25" 1886 onwards the building is referred to as Highflyer's Farm.



Highflyer Farm in 2016

The house, therefore, should not be assigned to criteria A3 which is defined as: **A3** 1914-1939 Buildings or structures that are substantially complete and unaltered and a good example of the style. Instead it should be assessed against: **A1** Pre 1840 Buildings or structures where form is clearly identifiable and there is the potential to restore.

In this respect the house form is readily identifiable as a typical farmhouse of the mid- to late- 18th century whilst the pavilions are somewhat unusual, and, as later additions, slightly clumsy in execution. They are not tied into the brickwork of the original house and are far from integrated in design terms with the pre-existing farmhouse.

The further point is whether the house could be restored to its original form. Close inspection of the pavilions, in particular, reveals changes to all the fenestration and to the roof cladding of the south pavilion, which is today concrete tiled. At the rear there is a third additional range which forms an L shaped extension. This may have been added in the early 19th century. An attempt could be made to return the house close to a presumed original but it would not be restoration.

Client and address: Church Commissioners for England
Site: Highflyer Farm
Date: 12th September 2016



The west facing gable of the north pavilion. Note the blocked window beneath the apex of the gable, the reduced window below and replacement French windows and brickwork of the removed wooden lintel.



The south elevation of the south pavilion. Note the concrete tiled roof and modern fenestration.



The rear elevation of the northern pavilion showing the blocked and glazed, possibly former carriage entrance.



The rear elevation of Highflyer Farm showing the south range or pavilion to the left, the catslide roof of the main house, an L-shaped rear extension and the north pavilion. Note the reduced window apertures and modern fenestration.

Client and address: Church Commissioners for England
Site: Highflyer Farm
Date: 12th September 2016

The second criteria **B1** is satisfied by the association with Richard Tattersall whose success in breeding led to the foundation of the bloodstock auctioneers Tattersalls of Newmarket.

The final point, however, is whether the house is: **C5** a particularly good example of an architectural style? A very rapid survey of houses of a similar period in Cambridgeshire, Norfolk and Suffolk suggests the house is typical rather than a particularly good example. Comparisons of similar age are relatively common and might include:



35 Newmarket Road, Ashley (II)



Shenston House, 48 North Street Burwell (II)



Brook Stud farmhouse, Cheveley

The three examples above are all 18th century farm houses and comparison with Highflyer Farm suggest that it is close to a typical example of the local vernacular rather than a particularly good example of an architectural style.

In conclusion, I would like to suggest that should ECDC place the house on the list of locally interesting buildings it is the association with Richard Tattersall and the racehorse Highflyer which is its interest (**B1**). Its date suggests criteria **A1** rather than A3 could also be relevant, but returning the house close to the original would not be restoration as practiced in the UK but re-instatement. So this criteria should also be discounted. Its condition and built form I believe excludes it from C5 whilst its vernacular style means it does not conform comfortably to category C1.

In light of the above we should be grateful if you would reconsider your assessment of the house and if you could keep us informed of the Council's progress with the proposed local listing of the building. I would be very happy to discuss this with you directly if that would be helpful.

I look forward to hearing from you.

Yours sincerely

Michael Dawson

Dr Michael Dawson FSA MIA
Director

Lorraine Brown

From: Sarah Coakley [S.Coakley@elycathedral.org]
Sent: 16 September 2016 10:42
To: Lorraine Brown
Subject: Ely Cathedral Centre - buildings of local interest register
Attachments: Lorraine Brown re cathedral centre buildings of local interest register.pdf; Ely Cathedral Centre Purcell assessment 12Sept16.pdf; Proposal to include The Cathedral Centre 160916.docx

Dear Lorraine

Please find attached a letter from Stephen Bourne together with supporting documents regarding the proposal to include the Cathedral Centre in the buildings of local interest register.

Best wishes
Sarah

Sarah Coakley
Chapter Office Manager
Ely Cathedral
01353 660307



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Worship, Outreach, Welcome and Care

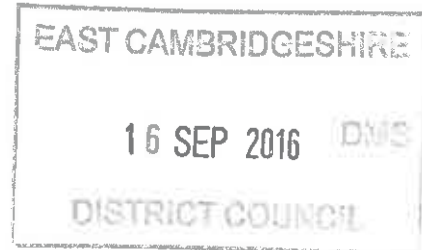
Follow us on





ELY CATHEDRAL

Lorraine Brown
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
CB7 4EE



15th September 2016

Dear Lorraine,

On behalf of the Chapter of Ely Cathedral, I am pleased to enclose their comments on the proposal to include The Cathedral Centre in the Buildings of Local Interest Register.

If it would be of help, please do let me know if you would like a number of sets of the attachments prepared for you, for distribution to the review committee.

I would be grateful if you would confirm receipt of this submission.

Yours sincerely,

Stephen Bourne
Cathedral Administrator

Encs



PURCELL

ELY CATHEDRAL CONFERENCE CENTRE
HERITAGE APPRAISAL
ISSUE 1
SEPTEMBER 2016

Rowenna Wood / Alexander Whiscombe
On behalf of Purcell ©
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Issue 01
September 2016
Ely Cathedral Chapter

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ELY CATHEDRAL CONFERENCE CENTRE

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1.1 PURPOSE OF DOCUMENT

This document has been written to provide an outline assessment of the significance of the Ely Cathedral Conference Centre, formerly the Isle of Ely Public Library. The intention is to advise the Cathedral Chapter of the heritage value of the site, which the East Cambridgeshire District Council has recommended for inclusion on the Register of Buildings of Local Interest. This document provides an initial assessment of the Conference Centre and does not represent a full heritage assessment.

1.2 SCOPE AND METHODOLOGY

This report provides a brief description of the Conference Centre and an outline assessment of its setting and contribution to the Palace Green area of the Ely Conservation Area. It also provides an account of the building's historical development and a statement of significance. The report concludes with advice regarding the potential for local listing.

The report has been formulated based on the methodology for assessing significance found in Historic England's *Conservation Principles, Policies and Guidance* (2008) and the specific advice note, *The Setting of Heritage Assets* (2015). It has also been written with consideration of the *National Planning Policy Framework* Section 12.

The report has been written following desk-based and archival research in the Cathedral Archives and a site visit.

1.3 AUTHORSHIP

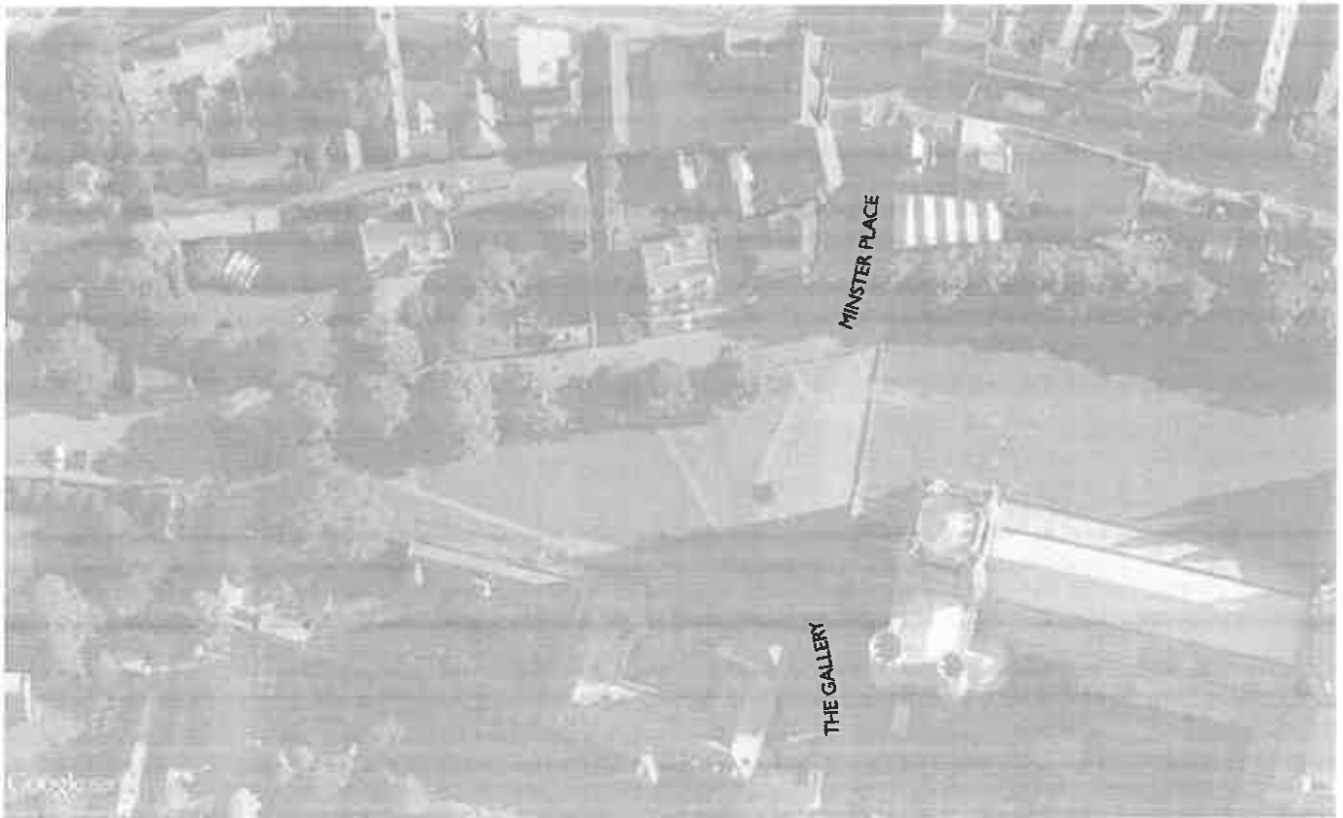
The report is produced by Purcell, a firm of Conservation Architects and Heritage Consultants. Specifically, it has been written by Rowenna Wood, Senior Heritage Consultant, and Alexander Whiscombe, Historic Researcher.

2 UNDERSTANDING

2.1 DESCRIPTION

2.1.1 SITE

Ely Cathedral Conference Centre is located at the north-east corner of Palace Green, a triangular open space at the west end of Ely Cathedral. The site is also on the corner where the road known as Minster Place/The Gallery skirts the western edge of Palace Green. The south elevation fronts onto the pedestrianised walk along the north edge of Palace Green. The east elevation fronts onto Minster Place. The site adjoins the Minster Tavern to the north and the driveway of no. 3 Palace Green to the west.



Site location (Base map © 2016 Getmapping plc)

2.1.2 EXTERIOR

The Centre is of two storeys with a steeply pitched, set-back mansard roof.

The façade treatment on the south and east elevations is that of red brick panels which extend above the roof line of the first floor. On the south elevation, the five panels create as many bays with windows set back into vertical channels between the brick panels whilst at the eastern end of the façade is a red brick projecting block that wraps around the east side of the building. A timber framed covered walkway runs from the projecting block west across the south elevation.

The east elevation also has five bays, progressively stepped out along the road with south facing windows within the recesses and plain brick walls. The window and infill panels along the stepped elevation are surrounded by grey stone tiles.

The north elevation adjoins the Minster Tavern. The west elevation is of plain brick and is parallel to the driveway of the neighbouring property.



South elevation



East elevation

2.1.3 INTERIOR

Local listing does not provide additional statutory protection therefore, whilst the local listing would be a material consideration in the event of a planning application, the statutory protection for the building would be as part of the Conservation Area, which protects the exterior of the building. A description of the interior has been included here for completeness.

The Centre contains an office and female lavatory to the left of the main entrance and a café to the right. The basement conference room is accessed by stairs at the rear of the café. The main staircase is at the rear of the building and leads to a conference room at mezzanine level and the main conference room on the first floor. The male lavatories are also on the first floor at the east end of the building.

The basement and mezzanine rooms retain fitted bookcases from the building's former use as a library. Some of the varnished timber joinery, such as architraves and doors, has been retained in limited areas and copied to give a consistency of appearance throughout. Generally most of the finishes, including suspended ceilings, date from the c.2000 conversion.

There is a fire escape in the north-east corner of the building. The roof void is accessed by a hatch in the ceiling of the main conference room and leads onto the flat roof above the mezzanine room and the parapet around the main building.



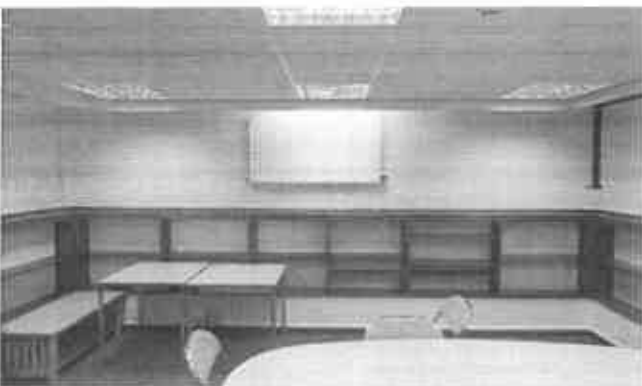
Main staircase



Entrance corridor



Café area on the ground floor



Basement room



Mezzanine Room



Conference Room on the first floor



Roof void (south side)



Roof void (east side)

2.2 SETTING

2.2.1 SETTING

The Conference Centre's setting is Palace Green, one of Ely's main public spaces and an important historic area.

*7.2.1 The Palace Green area is very important both historically and architecturally. It is where the original centre of the Saxon settlement was formed, and is bounded by the Cathedral to the east, The Bishop's Palace and The Chantry on either side, and is completed by St. Mary's Street to the west.*⁰¹

The Cathedral towers over one end of the open green, which is bounded on the other sides by predominantly historic buildings of a high design quality. The Green is partially shaded by mature leafy trees. Although the proximity to the retail area of Ely can be glimpsed from the east end of Palace Green, the character of the area is tranquil and refined.

The Cathedral Centre is not historically or architecturally part of the significant grouping of historic buildings. Although it has relatively recently come into the Cathedral's holdings, there is not a historic link between the existing building and the Cathedral. As such, the Cathedral Centre does not contribute to the principal significance of the area.

2.2.2 DESIGNATIONS

The site is located in Ely Conservation Area, which was designated in 1972. The Conservation Area Supplementary Planning Document, prepared in 2006/8, emphasises the importance of the historic character of the town and its pre-Victorian buildings and layout:

*Ely is a compact city, and one of the jewels of England, with exceptional examples of ecclesiastical architecture found within the cathedral complex. The medieval town layout is still clearly visible, along with many high quality Georgian and early 19th century buildings. They all combine to create a city that is both interesting to visit, and enjoyable to live in.*⁰²

The Conservation Area is divided into zones with the Conference Centre falling within Zone A: Ecclesiastical Centre. Within this zone, Palace Green is noted as being 'very important both historically and architecturally', being the original centre of the Saxon settlement of Ely, and as 'a fine green area' that is 'popular for picnics...and hosts a number of community events.'⁰³ It is therefore both a place of historic and architectural value and also of community value as a pleasant amenity space.

The Conference Centre is not specifically referred to or included in any of the illustrative photographs of the Palace Green area.

There are eight listed buildings and structures around Palace Green, of which half are Grade I or II* listed. This underscores the high quality and significance of the historic buildings around Palace Green. These listed buildings are listed in the table below and shown on the adjacent plan.

⁰¹ Ely Conservation Area Supplementary Planning Document (October 2009), 12.

⁰² *Ibid.*, 3.

⁰³ *Ibid.*, 12.



Designations map (Base map © 2016 Getmapping plc)

Number	Description	Listing
01	Ely Cathedral	I
02	Bishop's Palace	I
03	Wall to Bishop's Palace	II
04	3, Palace Green	II*
05	Walls and Railings to 3, Palace Green	II
06	The Chantry**	II*
07	Walls and gates to The Chantry	II
08	Palace Green Cottage	II

**The listing entry for the Chantry states that "The Chantry, the Walls & Gates to The Chantry, No 3, wall and railings to No 3 form a group with the Bishop's Palace, the College and The Cathedral of The Holy Trinity."

2.2.3 VIEWS

The principal view of Palace Green, and one depicted in the *Ely Conservation Area Supplementary Planning Document*, is of the west front of the Cathedral across Palace Green (view 01). In this view, the Centre is largely screened by the trees that border the north side of Palace Green.

The Conference Centre forms part of the views when approaching the Cathedral along Lynn Road from the north (view 02) and along The Gallery/Back Hill from the south (view 03). The Conference Centre does not impact significantly on the view from Lynn Road (view 02), partly because of its stepped elevation onto Minster Place and partly because its red brick blends with its surroundings. From the south (view 03), the building appears framed between the Cathedral and the Bishop's Palace. This is the clearest view of the Conference Centre, which is nonetheless dominated by the Cathedral and the Palace.

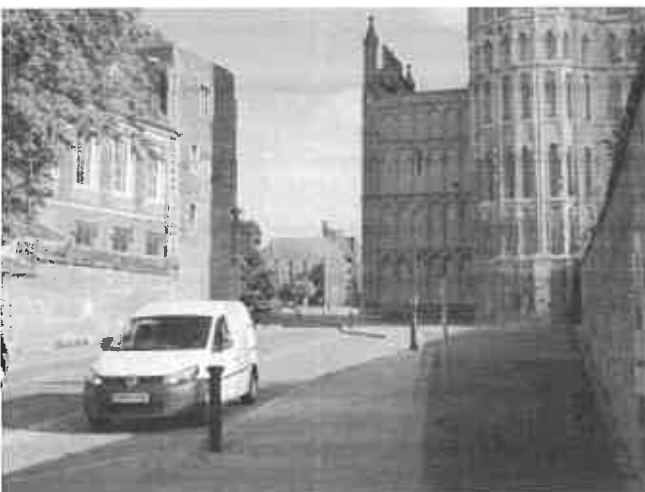
The heritage value of the Conference Centre in these views is deemed to be neutral in that it neither adds to nor detracts from the views, which take in what are arguably Ely's most significant heritage assets.



Views map (Base map © 2016 Getmapping plc_



View 01 of the Cathedral across Palace Green. Centre is hidden behind trees.



View 03 of the Cathedral and Palace Green from The Gallery/Back Hill



View 02 of the Cathedral from Lynn Road. Centre marked.

3.1 SUMMARY SITE HISTORY

Palace Green was the centre of the Saxon settlement at Ely and remained as open space at the heart of the medieval city.⁰¹ According to John Speed's map of Ely (1603-11), the site of the Cathedral Centre was either part of the green itself, or formed part of the yards of the houses to the north of the green on what is now St Mary's Street.

Before the construction of the current building, the site was occupied by a house of two storeys with a hipped roof and dormer windows. The date of this house is uncertain, but photographic evidence suggests similarities with No. 3 Palace Green, an eighteenth century brick house probably incorporating a seventeenth century structure on the same site⁰². The house previously on the site of the Cathedral Centre was occupied in the early eighteenth century by Thomas Kempton (1702-1762), composer and organist of Ely Cathedral. G. H. Tyndall, a local publisher lived there in the 1920s and from the mid-1930s to 1941 it was operated as the Minster Tea House. This building was demolished to make way for the County Library, which later became the Ely Cathedral Conference Centre.



Sketch of the house formerly on the site of Ely Library, based on a photograph currently on display in the Cathedral Conference Centre

01 VCH, *City of Ely* (2002); accessed at <http://www.british-history.ac.uk/vch/cambs/vol4/pp77-82>.

02 Historic England, 3, *Palace Green List Entry* (1950).

3.2 HISTORY OF THE BUILDING

The present building was constructed as the Isle of Ely County Library in 1965-6, in the wake of the 1964 Library Act, which called for more expenditure on public library buildings. It was the first purpose-built home for the county's library, which was established in 1926 and subsequently housed in several different buildings. The design was the work of the County Architect's Department (either V. G Lilley and P. R. Arthur).⁰³ The new building was approved by the Royal Fine Arts Commission in 1966⁰⁴ and awarded a Civic Trust Award in 1967.⁰⁵

The library contained an open plan ground floor with a children's library at mezzanine level and a reference room in the basement. A mural showing an Early Modern view of Ely from the south east decorated the rear wall of the main library above the librarian's desk; the mural survives.

The building was purchased by the Cathedral for use as an Education Centre in 1999, when the public library moved to new premises. The interior was substantially remodelled to create separate conference rooms, and female and disabled toilets were inserted into the ground floor. The library furniture was mostly removed, with the exception of some fitted bookcases. The doors seem to have been most upgraded or inserted to meet fire regulations whilst the windows have also been replaced more recently.



Exterior of the library c.1999 prior to conversion into conference centre



Mural showing historic view of Ely, still in place from the building's use as a library (Ely Cathedral Archive)



Main reading room of the library (Ely Cathedral Archive)

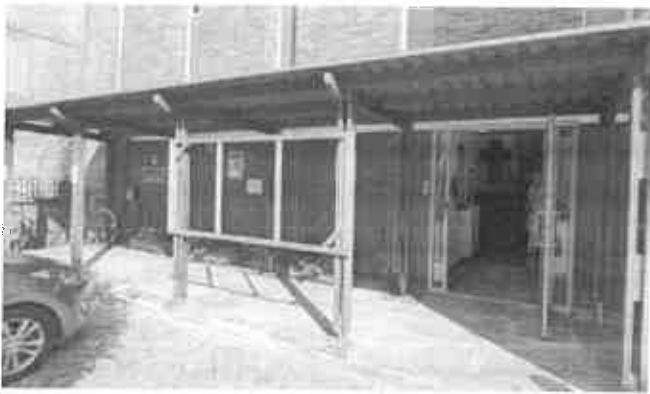
⁰³ Simon Bradley and Nikolaus Pevsner, *The Buildings of England: Cambridgeshire* (New York and London: Yale, 2014), 532.

⁰⁴ *Cambridgeshire Times*, 7 April 1966.

⁰⁵ East Cambridgeshire District Council, *Buildings of Local Interest Draft Register*

The main entrance was relocated to the right-hand side of the front elevation. Externally, a covered walkway was constructed at the front of the building, the exterior of the original building below the walkway was clad in wood. This work was carried out by Purcell Miller Tritton Architects under the direction of Jane Kennedy, Partner and Surveyor to the Fabric of Ely Cathedral.

The ground floor was subsequently altered to create an office and reception window to the left of the main entrance.



Covered walkway and wood cladding at the front of the building

4 ANALYSIS

4.1 AS A POST-WAR PUBLIC LIBRARY

The Conference Centre was originally designed as a public library. Historic England has prepared a briefing note⁽¹⁾ on post-war public libraries, which identifies the most important post-war public libraries, their key characteristics and innovations; these form the basis of the analysis which follows.

The Conference Centre demonstrates some characteristics typical of post-war public libraries. The post-war period saw the abandonment, or loosening, of the strong tendency for pre-war libraries to be built in a restrained neo-classical design externally. Different counties adopted different preferred methods of construction but there was tendency towards a Scandinavian style of Modernism, which reflected the influence of Swedish and Danish ideas on the ideas of library planning. However, some libraries, such as Holborn Library, were designed to relate to their context whilst incorporating Modernist elements such as large expanses of glazing.

Post-war libraries were strongly influenced by the Frederiksberg Library near Copenhagen (Hans Andresen or Georg Krogh-Jensen, 1935) which, behind its neo-classical façade, had a double-height room with a mezzanine gallery. This was the major influence on the Holborn Library (S. A. G. Cook, Borough Architect, 1959-60), which is identified as one of the most significant post-war libraries by Historic

England as it incorporated the Scandinavian ideas of natural light, a mezzanine floor and flexible fittings. Holborn Library used glazed screens to provide separation yet views into the main library, and to maximise provision of daylight to the full depth of the building.⁽²⁾

The influences of these, and other Scandinavian and London libraries, percolated through to smaller county and branch libraries. They can be seen in the original plan at Ely, particularly in the south-facing aspect, plentiful windows, open plan and mezzanine children's level, which was originally divided by a glass screen (which no longer exists). This is a variation of an arrangement first seen at Beaconsfield and St Austell libraries, where the children's library was set under a mezzanine level, using the lower ceiling high, small tables and low shelving to create a child-friendly scale and sense of intimacy.

The conversion of the library into an education centre necessitated the installation of solid partitions and the legibility of the mezzanine floor and the views between different areas was lost. Moreover, although some of these features are still minimally readable inside the existing building, they are not reflected on the building's exterior, which is what would be protected by the local listing. The Conference Centre does not represent an important example of post-war public libraries.



Interior of the library c.1999, showing children's library at mezzanine level with glass wall (Ely Cathedral Archive)

(1) Elain Harwood, *The English Public Library 1945-85* (Historic England, 2016).

(2) Elain Harwood, *The English Public Library 1945-85* (Historic England, 2016), 3-5.

4.2 DESIGN

East Cambridge District Council's *Draft Buildings of Local Interest Register* characterises the exterior of the building as 'starkly modern' and 'almost Brutalist'. Although the building is unmistakably modern, particularly in contrast to the historic buildings that surround it, it is better identified as an example of Contextual Modernism. Brutalism is typified by the use of raw, unfinished surfaces and bold, geometric forms. Instead, the Centre's concrete frame is faced with a red brick skin which mirrors the material of the Old Palace opposite. Its roofline and roofing materials respect that of No. 3 Palace Green and even seem to reflect the roof of the earlier building on the site. Although the east wall of the Centre is staggered, this actually serves to understate the building's presence in the view of the Cathedral from the north, as identified in the Views section.

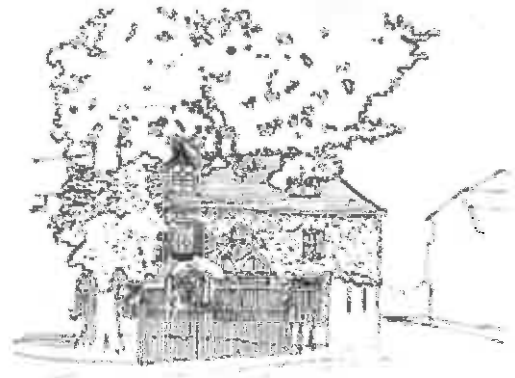
Externally, then, the building is designed in deference to the historic buildings that surround it. The building is not identified either by Historic England or by the Conservation Area Appraisal as part of the historic group in which it sits and even Bradley and Pevsner, in describing it as 'blending easily', admits to its relative invisibility.⁶³



Comparison of the earlier building on the site and present building, showing continuity in roofline and silhouette.

The design of the building was recognised as being good for its time, with the building winning a Civic Trust Award. Its proportions, massing and materials relate to the adjacent historic house and to the house that previously stood on the site. The least convincing part of the design is the east elevation when viewed from the north, from which it appears clumsy.

The best post-war civic buildings that have been nationally listed are ones that have retained not only their exterior but also a substantial suite of original fittings and furnishings, such as the civic centres in Plymouth and Newcastle and Bebington Central Library in the Wirral. As noted above, the conversion of the Isle of Ely Library has resulted in the loss of its original internal arrangement and most of the original fixtures, fittings and finishes.



⁶³ Simon Bradley and Nikolaus Pevsner, *The Buildings of England: Cambridgeshire* (New York and London: Yale, 2014), 532.

5 STATEMENT OF SIGNIFICANCE

The limited significance of the Ely Cathedral Conference Centre lies in its unobtrusive design which, whilst relating to its surroundings in proportion, massing and materials, minimises the building in comparison to the overwhelmingly more significant historic buildings around Palace Green, such as Ely Cathedral and the Palace. Whilst sensitivity to surroundings is a consideration of heritage value, it is not typically and should not form the principal contributor.

The exterior is not a particularly illustrative example of 1960s architecture and reflects what has come to be known as Contextual Modernism. Although the building is concrete frame construction, it has an unassuming brick exterior and a conventional mansard roof. However, it was clearly designed with great care with respect to its surroundings and the quality of its design was reflected in its receipt of a Civic Trust Award. As such, it has medium design value at a local level.

The exterior does not survive in its original form, having been substantially altered by the introduction of the covered walkway and the replacement of all windows and infill panels which do not match the originals.

Whilst the building is locally illustrative of the phase of public library building following the Second World War and particularly after the 1964 Library Act, it is not a significant example. Moreover, there is no external identification of this original function. The interior has been altered such that very few of the original features remain. As it has not been a public library for 17 years, it is unlikely to derive significant communal value from its former use although may have very low communal value as a conference centre.

The Cathedral Centre sits within a highly significant setting and clearly identified group setting but without contributing to or being a part of that group.

Overall the building is of low significance at a local level.

The East Cambridgeshire District Council website states that:

'There is increasing recognition that built heritage is no limited to solely nationally important buildings/ structures. Locally, many buildings, both individually and collectively, add diversity to an areas [sic] character.

Many of these reflect local building styles and materials, or the influence of owners, architects and builders whose individual style and characteristics are peculiar to one area. They contribute enormously to 'local distinctiveness' and without them the special interest of an area can be greatly diminished'.⁰¹

The Ely Cathedral Conference Centre is a sympathetically designed building located in a very sensitive setting, Palace Green, which is arguably the most historically and architecturally significant part of Ely. It is clearly not of national significance but that is not the point of issue here. Using the Council's own criteria, it is not a building that 'contribute[s] enormously to 'local distinctiveness"' and the character of Palace Green would not be 'greatly diminished' if it were lost.

On the other hand, the building is 'a good example of 20th century municipal architecture'⁰² in Ely. The Conference Centre is the only building of its period that has been recommended for local listing and it could be considered to be of a higher design calibre compared to other Modernist buildings in the town and as such it might merit inclusion in the local list. Regardless of this, it does not meet the criteria set out on the Council's website.

⁰¹ East Cambridgeshire District Council, 'Buildings of Local Interest', <http://www.eastcambs.gov.uk/conservation/buildings-local-interest>, accessed 24 August 2016.

⁰² East Cambridgeshire District Council, *Buildings of Local Interest Draft Register*.

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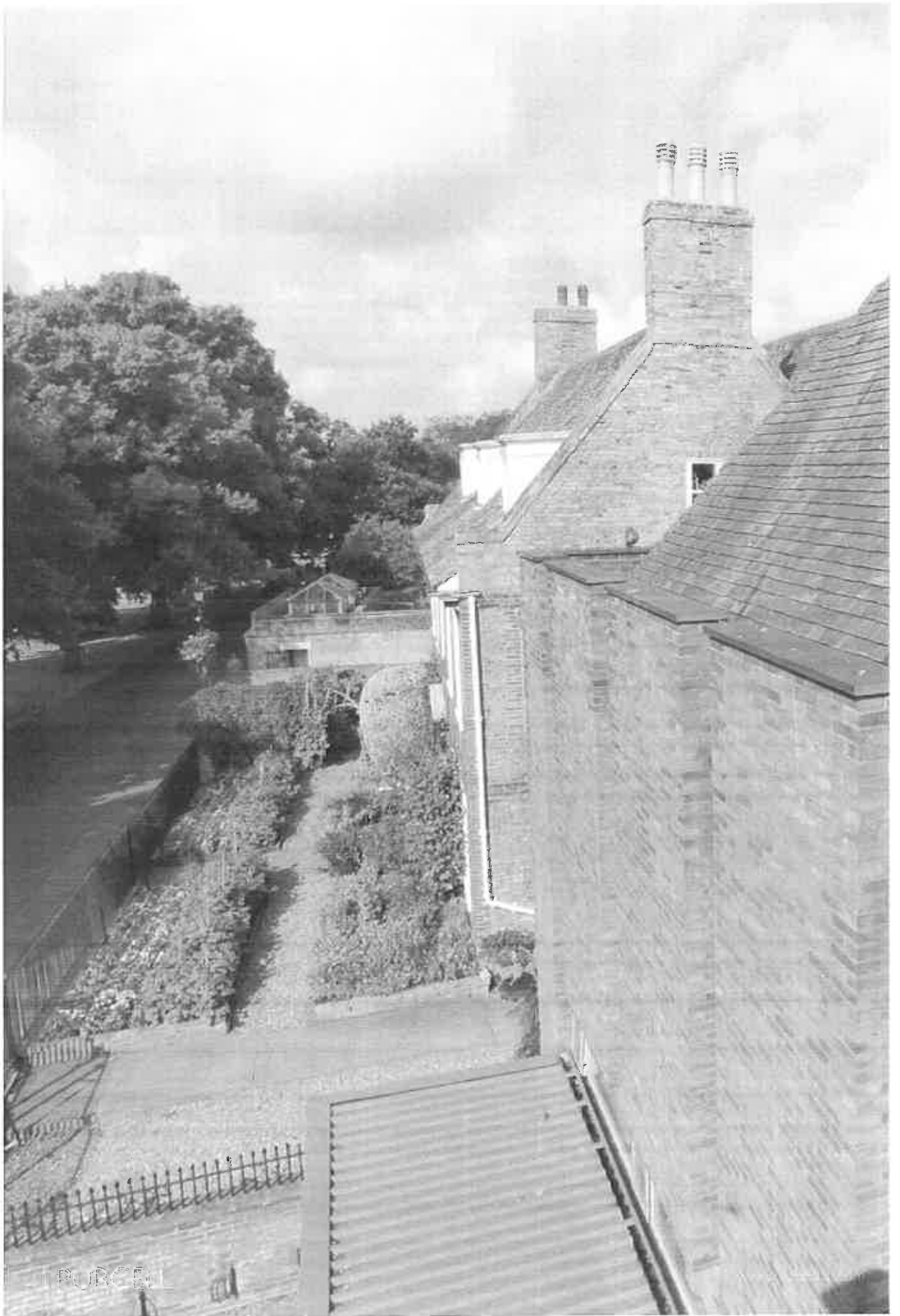
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T. PURCELL

Lorraine Brown

From: Tracey Coulson [tracey.coulson@cityofelycouncil.org.uk]
Sent: 05 September 2016 14:04
To: Lorraine Brown
Subject: Inclusion of Ely Cemetery Chapels in the 'Buildings of local interest register'

Hi Lorraine

Members considered your letter dated the 28 July, at the Full Council meeting on the 22nd August. Members unanimously agreed to these being included within this register.

Mrs Tracey Coulson
Clerk to the City of Ely Council

Direct Dial No: 01353 661046

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Lorraine Brown

From: Graeme Lockhart [graemelockhart@cmparchitects.com]
Sent: 23 August 2016 16:32
To: Conservation
Cc: Heather Lockhart
Subject: Ref BLINTS : Laburnum house 1 Queen Adelaide Way Ely CB7 5FA , BL28 local reference

FAO Lorraine Brown

Thank you for your letter of the 28 July 2016 .

I have not objections what so ever in the above property being included in the 'Buildings of Local Interest register '

Could you just note the correct spelling of Laburnum House , and my name.

If there is anything further you need from me please let me know ,

Regards Graeme

Graeme Lockhart RIBA
Director

CMP Architects
The Old Grain Store
Denny Lodge Business Park
Ely Road
Chittering
CB25 9PH
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Station Road, Cambridge CB1 2LA
Registered in England Number 6864265

Lorraine Brown

From: Coralie [coralie.green@btconnect.com]
Sent: 09 September 2016 16:11
To: Lorraine Brown; Conservation
Subject: RE: Public Consultation - Buildings of Local Interest

Dear Lorraine,
Many thanks for this.

I would like to object to the inclusion of the following buildings in the Buildings of Local Interest List:

BL12 - Ely Cathedral Conference Centre

I consider this building a poor example of the architecture of the period and have knowledge that the building itself does not provide the functionality that is required of it. It is not of merit historically or architecturally.

I also have a personal view that it is unattractive and detracts from the beautiful surroundings of the Cathedral, Old Palace and Cross and Palace Greens.

It is in a highly sensitive part of the City which is protected by Conservation status and therefore any plans to significantly alter or demolish it would be subject to close scrutiny anyway.

I do not see any benefit in including it in the list and indeed would not wish possible future plans to improve the area being inhibited by inclusion of this building on the list.

BL23 Ely Railway Station

Whilst the building is attractive, it is not of great significance architecturally and there are other examples of similar age and style that are more important elsewhere.

The building functions as a passenger and ticket hall and needs significant work, even now, to bring it up to an acceptable standard for its current use.

Ely and the surrounding area is expected to grow significantly in the next years and decades bringing a corresponding increase in people using the station.

I would not like to see the loss of this building however the site is strategically very important for the development of Ely and, within the safeguards of Planning, I would not like to see the potential for longer term development of the Station and the Station Gateway area of Ely inhibited by the inclusion of this building on the list.

BL24 – Former Drill Hall, Barton Road

This building is a much valued and well used Community Centre. It is of some architectural interest but, in my view, not particularly significant. As Ely grows and there is more demand for Community spaces it may be that this is a site that could be re-developed to provide more services/spaces for the community. Inclusion on the list may make it difficult to redevelop this site for the benefit of the community in the longer term and I therefore object to its inclusion on the list.

Best wishes
Coralie

Cllr Coralie Green
ECDC – Ely South Ward
07771 743604

From: Lorraine Brown [mailto:Lorraine.Brown@eastcambs.gov.uk]
Sent: 01 August 2016 09:25
To: Council Members
Subject: Public Consultation - Buildings of Local Interest

Following the call in 2014/15 for the public to nominate buildings and structures to be included on the Buildings of Local Interest Register, approximately 200 nominations were received. All of these nominations have been assessed against a set criteria by an independent panel of experts and a draft register of 94 buildings has been drawn up.

Lorraine Brown

From: Bridget & James Hickish [hickishes@btinternet.com]
Sent: 29 August 2016 21:58
To: Conservation
Subject: Regarding The Old Chapel- Butchers Row

Dear Lorraine

Thank you for sending us the information regarding the buildings of local interest. I was interested to see which buildings were in the draft document.

We don't have any objection to our building being included. The entry states that the Chapel was converted to residential use in 2013. The first time it was residential was actually nearer 2000 when it was reordered inside as a dwelling but it reverted to commercial use in between being used as various things including offices and a music shop.

We are pleased to see that our neighbour Walsingham Chambers is not on the list. I don't think there could be a more inappropriate building for that location. It is truly horrible.

Anyway, thanks for consulting us :)

best regards

Bridget

Bridget Hickish
Tel: 01353 662684
07580 689600

Lorraine Brown

From: Wendy Wilson [wendy.tollhouse@gmail.com]
Sent: 08 September 2016 17:47
To: Lorraine Brown
Cc: Ed Rice
Subject: Re: Buildings of Local Interest - Prickwillow War Memorial

Hi Lorraine

After our meeting yesterday evening, I can confirm that Prickwillow Village Council is happy for our war memorial to be included in a Buildings of Local Interest Register.

Kind regards
Wendy

On 1 Aug 2016, at 09:23, Lorraine Brown <Lorraine.Brown@eastcambs.gov.uk> wrote:

I am writing to invite your views on a proposal to include the above structure in a Buildings of Local Interest Register under draft Policy ENV13 (Buildings of Local Interest) of the East Cambridgeshire Local Plan 2015.

There is a great wealth and variety of buildings, structures and areas that are of special significance and contribute to the character and appearance of our towns and villages. The quality of the built environment is not just limited to listed buildings and conservation areas, but it is also the large number of unlisted historic and architecturally accomplished buildings and structures that help to reinforce local distinctiveness and sense of place. It is important to identify and recognise formally, significant assets that contribute to the local identity of the District. A Register of Buildings of Local Interest will offer such assets appropriate protection within the planning process.

Policy background

Policy ENV13 states:

“Proposals that affect a building or structure on the Local Register will not be permitted where it would have a detrimental impact on the visual, architectural or historic significance of the asset. The Council will resist development that will:

- Involve the demolition or part demolition of buildings or structures on the Local Register, and
- Involve the inappropriate alteration or extension to buildings or structures on the Local Register.

Proposals to demolish all or part of a building or structure on the Local Register will not be permitted other than in wholly exceptional circumstances where:

- All possible measures to sustain the existing use or to find an alternative use have been exhausted, including active and genuine marketing of the asset;
- The building is structurally unsound (for reasons other than deliberate damage or neglect), beyond all reasonable repair and its redevelopment would bring wider public benefits; and in all cases
- Comprehensive proposals for reconstruction or redevelopment have been submitted and have received planning permission”.

Implications of inclusion

I would like to take this opportunity to stress that inclusion on the Local Register is NOT the same as a property being on the national register of listed buildings. Buildings of Local Interest have no statutory protection; the list is advisory only and does not provide the Council with any additional powers. Inclusion on the Local Register will NOT alter the existing planning controls that already apply to the property but will ensure that when planning permission is required, the importance of the building will be a material consideration in the planning process.

Lorraine Brown

From: hpc_clerk2@btinternet.com
Sent: 08 September 2016 13:47
To: Conservation
Subject: Re: Church of England Burial Ground, Haddenham

Hello Lorraine,

Further to your letter dated 28th July regarding the inclusion of the Church of England Burial Ground, Church Lane, Haddenham, in the Buildings of Local Interest Register, I write to advise that Haddenham Parish Council has no objections to this.

Best wishes

Jenny
Clerk to Haddenham Parish Council
8 Aldreth Road
Haddenham
Cambs CB6 3UB

Tel: 01353 749919
www.haddenham.org.uk

Simon Stirrup
20 High Street, Aldreth, Cambridgeshire CB6 3PQ

15th August 2016

Dear Ms Brown

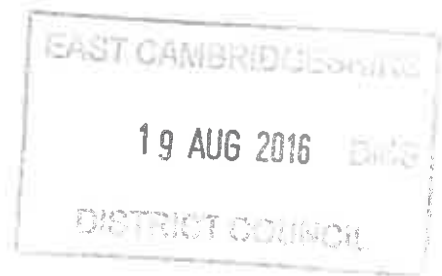
We were pleased to hear that our cottage has been proposed for inclusion in the 'Buildings of Local Interest Register. We fully support this proposal.

We were informed by the previous owners that it was possibly the oldest building in the village.

Yours sincerely



Simon Stirrup



Lorraine Brown

From: Ruth Jenson [rej36@cam.ac.uk]
Sent: 02 August 2016 10:57
To: Conservation
Cc: rejenson85@yahoo.co.uk
Subject: Old Church House (formerly St Matthews Church)

Dear Lorraine,

This is a follow-up to our telephone conversation yesterday, regarding the letter we received on the proposed inclusion of our home in the 'local interest register'.

As I explained, the building and land stipulations that were outlined are already covered by the covenant deeds with the Church of England, so nothing new has been added that we are not already aware of, and fully consent to. We only wish the same stipulations had applied to the adjacent vicarage, which was built at the same time. Extensive re-development has brought the now Italianate property to within yards of our front door.

Our main concern about the proposed register is the problem of privacy. As I explained, we have already had a couple of visits from filming crews (1 of them American) who had obtained our information from some on-line list, as well as a few private individuals who were just interested in taking photos of a church conversion. Because we are not gated, we do expose ourselves to lorries and other vehicles that use our broad drive to reverse in, and all this adds to our vulnerability. To be placed on a local interest register will only compound the problem.

We welcome any genuine inquiries regarding the church and its local history, and have learned as much as we could about it from our neighbours, who are former church wardens and members of the former St Matthews Church. Indeed, we are ourselves both employed by the Church of England, and as a former design consultant for historical properties myself, do value the importance of our architectural and cultural heritage. However, Old Church House is also our home. Security and privacy are basic to that. Please don't expose us to another public register.

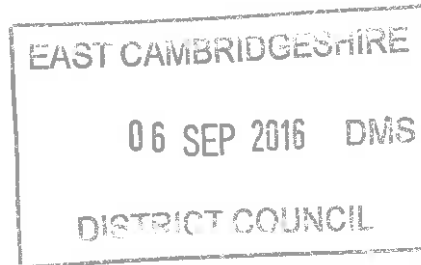
Sincerely,

Ruth Jenson

Ruth Jenson - Administrative Assistant / Reception
Ridley Hall
Cambridge
CB3 9HG
rej36@cam.ac.uk

Registered Charity no: 1157004
Company Registration no: 9011968

A M & Mrs M Atkin
17 Bridge Road
MEPAL
Nr Ely
Cambs
CB6 2AR



1 September 2016

FAO Lorraine Brown
Conservation Officer
East Cambridgeshire District Council
The Grange
Nutholt Lane
ELY
Cambs
CB7 4EE

Dear Lorraine

RE: Public Consultation on the proposed inclusion of 17 Bridge Road, Mepal in the 'Buildings of Local Interest Register'

Thank you for visiting us on the 26 August and discussing the implications of the above proposal, for which we were very grateful. We have to say though we were very surprised to receive your letter and concerned that our property had been put forward, apparently some considerable time ago, and we had not been informed until this very late stage.

We would also just mention that on 28 July 2005 the Council approved the development of conversion of 2 farm buildings and replacement of range of outbuildings with 1 new building to create 4 tourist accommodation units (Ref 05/00859/FUL).

We are writing to express our wish that our property and associated farm buildings not be included in the 'Buildings of Local Interest Register' and we list our objections as follows:-

Over the last approximately 40 years we have had to make necessary changes/improvements to the farmhouse and surrounding buildings which has quite significantly changed the original appearance. Because of its very poor state the roof of the farmhouse had to be completely renewed in 1972 using new concrete tiles. The original dormer windows also had to be removed.

A flat roofed pre-fab construction adjoining main farmhouse was added which is used as a kitchen.

Modern UPVC replacement windows have been fitted.

Also a small porch added to main farmhouse.

The surrounding farm buildings are in a very poor state of deterioration and quite dilapidated to such an extent that they could easily become unsafe and collapse at any time especially during a storm or gales. We have used galvanized tin over the last 30 years to repair most of the farm building roofs. The state of these buildings are a constant worry to us and due to our age (85+) and prolonged ill health over the years and lack of financial resources, we have sadly not been able to carry out the necessary repairs to make good.

We have been trying to sell our property over the last few years as we need to downsize and move to a smaller more modern and manageable property due to the above mentioned concerns and as yet we have not been able to do so. We have been informed that potential buyers are frankly concerned about the costs and work involved and view the buildings as a liability and now with the possible additional proposal to include on the Local Interest Register, it will only make the process even worse for us to market and sell the property, especially with all the attached conditions including the resistance of obtaining planning permission which would almost certainly prove to have a negative impact for us.

We would therefore please ask that you favourably consider our above comments and please recommend that our property be removed from the 'Buildings of Local Interest Register' and not be approved.

Thanking you in anticipation.

Yours sincerely


.....
A M Atkin


.....
Mrs M Atkin

Lorraine Brown

From: Mepal Parish Council [MepalParishCouncil@msn.com]
Sent: 26 September 2016 11:53
To: Conservation
Subject: 17 Bridge Lane, Mepal

Hi, I have just realised that you may not have received the Parish Council's comments on the suggestion that the property above be added to the Buildings of Interest register. Below are the comments noted at our meeting on 12th September:

“registration is not appropriate due to changes already made to the building. The building is not sustainable”.

Best wishes,

Barbara Green
Mepal Parish Clerk
18 Laurel Close
Mepal
Ely
CB6 2BN
07739 988736
01353 774711

Lorraine Brown

From: John Chapman [4fit@lineone.net]
Sent: 14 September 2016 17:08
To: Lorraine Brown
Subject: FW: Buildings of Local Interest register
Attachments: Building mark.JPG

Dear Lorraine,

Your Ref: BLINTS

Re: 83 High Street, Sutton

Thank you for your letter dated 28 July 2016. Further to our telephone conversation on 25 August, you may also be interested in the following features of this property:

- Building mark in the form of 'E*B' inscribed on brick to right hand side of front door* (see attached picture).
- Early, red brickwork to rear elevation providing possible evidence of earlier dwelling(s), upon which the house was built in its present form.
- The original house name 'Columbia House' (ref 1:2500 OS map, dated 1887) is to be reinstated. Name-plate to be located in recessed arch above front door (there are remnants of early fixing holes here).
- Internally, the small cellar features a barrel-vaulted brick ceiling.

Yours sincerely,

John Chapman

Lorraine Brown

From: Mary Forrest [maryforrest@gmail.com]
Sent: 15 September 2016 08:34
To: Conservation
Subject: your ref: BLINTS/ Lorraine

Dear Lorraine,

Local Ref: BL83

Thank you very much for your letter regarding my house 18 Sutton Park, Sutton. I have tried and failed to locate the Architect Jerry Harrall. I had hoped he could have given you more details. I have lived here for 11 years and had sought his advice up to about 5 years ago.

The tarmac and grass to the front has been replaced due to the tarmac becoming an uneven surface due to the protruding roots from the large redwood trees. The grass was competing with the trees for essential water. One neighbour described the grassy area as a disgrace-fair comment! I sought a local Builders (Richard Hough) advice and he suggested the eco friendly honeycomb grid construction which creates a completely porous hard standing. Also the gravel does not drift onto the pavement.

The wooden window frames and doors are French oak which had been oiled and painted over and looked a mess and it has taken me 9 years to find the right person to strip down and oil the wood properly. He is a local person -Trevor who trades under his late father in laws surname of Dennis. Woodwork to be reoiled (eco product he recommended) once a year.

I hope this is helpful for you.

I love living in this most beautiful area of abundant trees and feel I am living with the birds and great wildlife running through my open plan frontage.

Kind regards,

Mary

Lorraine Brown

From: adam pickup [adampickup84@hotmail.com]
Sent: 25 October 2016 10:17
To: Conservation
Subject: Anchor Inn Sutton Gault fao Lorraine Brown

Dear Lorraine,

Further to your letter of 28th July 2016.

Unfortunately, as the owner of the above property I only received the letter recently and have therefore missed the consultation period.

I would however wish to register my view which would be to object to the inclusion of the Anchor on the local register of buildings of local interest.

Whereas I realise it is not the same as a national listing, as a business, the inclusion would have an effect on the future of the property which may then have a significant bearing on our business needs and realistically devalue the property as future development may be hindered.

I also do wonder why suddenly after over three centuries someone has noticed the building may be of some interest.

I'm not sure at this stage if I can more formally object or challenge the decision, but would welcome the chance to further discuss.

Regards

Adam Pickup

The Anchor Inn

07787 188294

Lorraine Brown

From: Sally Sherman [sallysherman@btinternet.com]
Sent: 08 August 2016 21:05
To: Conservation
Subject: BLINTS

Ref The Swedish Houses, Swaffham Bulbeck

These houses are owned by Sanctuary Housing, except no 43 which has been privately owned for many years. I have lived at No 41 for 23 years, that's 23 years of cold, damp, mould, leaks and draughts. Sanctuary Housing are reluctant to carry out maintenance or improvement to these property's. They were to be demolished several years back to make way for new housing but it is rumoured that this fell through because the then owner of 43 would not sell up, they were after all only ever meant to be temporary. There have been some internal alterations undertaken when the housing stock was owned by Hereward Housing. In my opinion they are long overdue for an external "facelift" and further improvements are needed to bring them up to current standards. There is no insulation in the walls, roof insulation was put in while I have been here but it is in no way satisfactory. To you they may be interesting but to us tenants they are something of a nightmare, it costs a fortune to keep warm in the winter and are unbearably hot in the summer. Would inclusion on the list require Sanctuary to carry out necessary repairs to maintain the structure of the houses and not allow them to rot while charging the same rent as for a modern warm insulated home? Otherwise there is no point in the houses being included on the list! Your records/photos are somewhat out of date as no 43 is currently undergoing major improvements/extension.

Yours sincerely
Mrs S J Sherman

Sent from my iPad

Lorraine Brown

From: Loraine Martin [loraineaberoy@gmail.com]
Sent: 16 September 2016 07:51
To: Conservation
Subject: The Swedish Houses, Swaffham Bulbeck

16th September 2016

Dear Ms Brown

Proposed listing of interest Swedish Houses Maryland Ave, Swaffham Bulbeck.

I am writing to you concerning the above proposal and would like to highlight a number of points.

- 1. Largely unaltered- this is not the case concerning number 43 of which we are the owners. In November 2015 we had a planning application number 15/01124/FUL granted for a two storey extension on the rear and side of the property. This involved the demolition of the single storey section of the property. I would estimate the new building and alteration's would now constitute 75% brick and block modern day construction bringing this up to current day building regulations and requirements.**
- 2. These properties were initially I understand built as a quick ten year fix to ease the housing situation post war and have clearly out lived that purpose. They are not fit for current day living and due to the alterations we have undertaken we have had to treat the whole property for wood worm which we discovered and then had to take the property back the bare structure to adequately treat the problem. The insulation of these properties is virtually non existent and the thickness of the external walls is 75mm with a 10mm fibreboard "insulation". This means the properties are like ovens in the summer and freezers in the winter let alone the actual energy costs and carbon footprint these properties currently have which we all need to reduce significantly. Modern day timber framed buildings require 120mm of foil backed celotex insulation which we have had to undertake a great cost.**

With regard to the full planning permission we have received our property no 43 is no longer identical to our neighbours and in fact has changed extensively.

It is important that buildings of special historical and architectural interest are protected for future generations however I feel the inclusion of these properties as buildings of interest falls short of the general public's perception of such.

Yours sincerely

Mrs L Martin

Lorraine Brown

From: L ELBOURNE [l.elbourne@btinternet.com]
Sent: 31 August 2016 16:36
To: Conservation
Subject: BLINTS

Dear Lorraine

Local ref: BL91
White Horse Inn, Silver Street, Witcham

Thank you for your letter dated 28th July 2016. We would like to strongly object to the proposed inclusion of The White Horse Public House in the Buildings of local interest register on the following grounds:

- Examples of land which is not of community value and therefore may not be listed could be residential properties and land connected to a residential property. This is our sole main residence. The entire first floor is residential and so is approximately 30% of the ground floor. The property is set in 1/3rd of an acre which is private garden only opened at our discretion.
- In the recent past (approximately 4 years ago) the local community canvassed the relevant authorities to have the license revoked on the grounds of social nuisance. The licensing authorities gave us personally the opportunity to continue trading, therefore this pub cannot really be considered an asset for 'social wellbeing'
- I understand that each property will be reviewed on a case-by-case basis. The village has recently renovated the village hall which provides a not for profit meeting facility to further the social wellbeing and interests of the local community including cultural, recreational and sporting interests therefore the pub is not the only village asset. The proposed application does not provide sufficient justification that the pub furthers the social wellbeing of the local community, other than the fact it is a pub. Less than 15% of the households in the village of Witcham use the pub.

On a personal note I would like to state that 'CAMRA' have on numerous occasions attempted to canvas our regular, local customers to register the asset; our customers have declined. When this failed they canvassed the Witcham Parish Council to register the asset, the Parish Council unanimously declined. I believe that The local CAMRA branch are using this application and the other numerous applications they have submitted to further their own marketing and this is completely unethical. They regularly advertise listed pubs as major successes for their organisation when we see less than a handful of their members on an annual basis.

This is a Free House, owned solely by ourselves. We are in our 3rd year of trading and we struggle to make ends meet on a daily basis. Neither of us have yet been able to take a wage from the business and we both work here for over 70 hours a week. The listing will create further financial hardship in legal costs, marketing etc., at any time in the future if we decide to sell.

Thank you for your time and consideration

Yours Sincerely

Linda Elbourne
01353 777999
Sent from my iPhone.

Lorraine Brown

From: Laura Holdaway [Laura.Holdaway@Mills-Reeve.com]
Sent: 08 September 2016 15:28
To: Conservation
Cc: 'Richard Holdaway'
Subject: Buildings of Local Interest Register - Witcham House

Thank you for your letter of 28th July in respect of the above.

Having considered the letter, we do not in general have any objection to the inclusion of Witcham House on the register although would note that from our research the house is a Georgian country house rather than a Victorian farmhouse. The house originally included the outbuildings and barns now being the adjoining property Witcham House Farm and also Witcham Lodge and we are keen to reinstate at least one outbuilding.

We will shortly be submitting a planning application for a stable block and hay barn and so would naturally welcome a discussion to reassure ourselves of any potential consequences of the local interest listing. It would also be useful to understand what help in the form of grants or otherwise might be available to restore original sash windows given the expense of replacing them on a like for like basis which would undoubtedly be required following the local interest listing.

Kind regards

Laura

Laura Holdaway
Partner
for Mills & Reeve LLP

For our latest legal insights on Brexit, visit www.mills-reeve.com/brexit

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Lorraine Brown

From: Anna Bailey [annabailey@hotmail.co.uk]
Sent: 01 August 2016 12:29
To: Lorraine Brown
Subject: RE: Public Consultation - Buildings of Local Interest

Sorry - also, am pretty sure that parts of 65 High Street Wilburton are older than 18th century.

Regards
Anna

From: Lorraine.Brown@eastcambs.gov.uk
To: Council.Members@eastcambs.gov.uk
Subject: Public Consultation - Buildings of Local Interest*
Date: Mon, 1 Aug 2016 08:25:03 +0000

Following the call in 2014/15 for the public to nominate buildings and structures to be included on the Buildings of Local Interest Register, approximately 200 nominations were received. All of these nominations have been assessed against a set criteria by an independent panel of experts and a draft register of 94 buildings has been drawn up.

We are now asking for your thoughts on the proposed register. We want to know if you agree with the buildings and structures that have been included; Can you tell us any more about the history of a particular building or structure?

The public consultation period will run from **Monday 1 August 2016** until 5pm on **Friday 16 September 2016**. The draft document is available to view on our website - <http://www.eastcambs.gov.uk/conservation/buildings-local-interest>

The following press release explains more about the local register and the implications of inclusion. As part of the consultation exercise, we have contacted all owners of any nominated buildings and structures to advise them that their properties have been put forward for inclusion and to provide them with information explain what this means.

You can send comments by email to conservation@eastcambs.gov.uk or by post to Conservation at the address below.

Regards

Lorraine Brown
Conservation Officer

T: 01353 616333
M: 07469379457
E: lorraine.brown@eastcambs.gov.uk

East Cambs District Council
The Grange, Nutholt Lane
Ely, CB7 4EE

Lorraine Brown

From: nickwilson [njw633@btinternet.com]
Sent: 01 August 2016 12:11
To: Lorraine Brown
Subject: Re: Buildings of Local Interest - excluded nominations

Lorraine, good morning,

Thank you for your e-mail earlier. As requested I have looked through the proposed list and as regards the individual items listed I do not really have an issue apart from some of the modern buildings which are, in my opinion, ugly and uninspiring in the extreme. However the listing indicates that the panel appear to have little regard for the military heritage in and around Ely, especially the RAF and so I wonder what their terms of reference actually were. The buildings as listed seem to be in reasonable order whereas, for instance, the ones I submitted are largely requiring some TLC, I wonder if this counted against them?

I also note that some buildings were not included as they "could not be found", if ECDC were serious on this issue, communication with the building(s) nominee would have swiftly resolved the issue I would suggest, I did in fact offer to actually show you the sites I nominated.

Please strike off the "Old Barn" in Heaton Drive Ely, it was demolished last year. I undertook some research myself, showing some photographs of the brickwork to a work colleague who used to be a historic building officer for a county council, he confirmed it was Georgian.

Regards,

Nick Wilson.

On 1 Aug 2016, at 09:26, Lorraine Brown wrote:

Dear Mr Wilson,

Thank you for the nominations you put forward for the Buildings of Local Interest Register.

We received approximately 200 nominations. All of these nominations have been assessed against a set criteria by an independent panel of experts and a draft register of 94 buildings has been drawn up.

We are now asking for your thoughts on the proposed register. We want to know if you agree with the buildings and structures that have been included; Can you tell us any more about the history of a particular building or structure?

The public consultation period will run from **Monday 1 August 2016** until **5pm on Friday 16 September 2016**. The draft document is available to view on our website - <http://www.eastcambs.gov.uk/conservation/buildings-local-interest>

Lorraine Brown

From: Gordon Reid [gordon@cedaraudio.com]
Sent: 14 August 2016 18:12
To: Conservation
Subject: Buildings of Local Interest

Dear Sir/Madam,

I have reviewed the proposed list of Buildings of Local Interest. Although I am not personally affected by this, I object very strongly as a point of principle to any residential or privately owned properties being included in the list since this will impose obligations and restrictions upon owners who were not aware that this was a possibility when purchasing. Not only is this unjust, it amounts to retrospective legislation, and I hope that it will be challenged by those owners and proved to be illegal.

Yours,

Gordon Reid
The Granary
Commercial End
Swaffham Bulbeck

Witchford Parish Council
CLERK: Mrs A Hodges, 88 West Fen Road, Ely, Cambs CB6 3AA
Telephone: Ely (01353) 664427
witchfordparishcouncil@eastcambs.gov.uk

8th September 2016

Ms L Brown
Conservation Officer
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambs
CB7 4PL

By email

Dear Ms Brown,

Nominations for inclusion on Buildings of Local Interest Register – Witchford

At its meeting on 7th September, Witchford Parish Council asked me to reply to your letter of 28th July 2016. The Parish Council would like details as to why each of the nine nominations submitted by Witchford were rejected and what criteria were applied in each case. I would be most grateful if you could provide this information in time for the next Parish Council meeting on 5th October.

Yours sincerely,

Mrs A Hodges
Clerk to Witchford Parish Council



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

DX41001 ELY

www.eastcambs.gov.uk

Witchford Parish Council
c/o Mrs A Hodges
88 West Fen Road
Ely
Cambs
CB6 3AA

This matter is being dealt with by:

Lorraine Brown

Telephone: 01353 616333

E-mail: lorraine.brown@eastcambs.gov.uk

My Ref: BLINTS

9 September 2016

Dear Alysoun,

Further to your email dated 8th September regarding the nine nominations submitted by Witchford Parish Council I have provided you with reasons below as to why each nomination was not taken forward on to the draft list, as well as details of the guidance notes that were sent out with the nomination forms.

The guidance notes clearly outlined the type of buildings and structures that would be suitable for inclusion on the register:

"The following is a list of the type of buildings and structures that may be included on the Local List:

- *Individual houses, terraces, almshouses, farmhouses and cottages;*
- *Factories or warehouses;*
- *Milestones, bridges, tunnels, railway stations, boundary walls, railings, telephone boxes, signposts;*
- *Churches, chapels, village/community halls, schools;*
- *Theatres, cinemas, pubs, hotels;*
- *Early to mid 20th century military/defence buildings/structures;*
- *Early 19th to early 20th century farm buildings – barns, stables, pigsties, forges;*
- *Designed landscapes, parks and gardens;*
- *Archaeological remains that can be easily identified on the ground".*

In regards to open spaces, which a number of the nominations appeared to be the following was clearly set out in the guidelines:

"Designed Landscapes & Archaeological Remains

These should be examples that are easily recognisable in the landscape and are not already designated. It does not include all areas of open space, only those that are clearly designed landscapes.

- *Was the landscape designed by a famous individual?*
- *Is it of identifiable importance to the historic design of an area?*

Any archaeological remains should be clearly identifiable in the landscape.

The following nominations were received from the Parish Council and I have put next to them the reasons they were not included at this time:

Area of Land West End Close

This is not a building or structure and does not meet the definition of a clearly designed landscape or archaeological remains

Ash Tree, opposite Needhams Lane

This is not a building or structure and does not fall under any of the criteria outlined in the guidance notes. If the tree is believed to be of significant value, an approach should be made to the Council's trees officers to establish if the tree warrants protecting through the TPO process.

Hedge, Dunham's Lane

As above, hedges do not fall under any of the criteria outlined in the guidance notes. Hedges are not a built structure and cannot be included on a Buildings of Local Interest Register.

Meadowlands

No information was provided on the nomination form in regards to this nomination. From the information provided I was unable to positively identify the building. Due to the number of nominations received a view was taken that if insufficient information was provided on the application form and we could not easily identify the building from the streets, then we did not have the resources to undertake a lot of research or spend a lot of time trying to identify buildings.

We tried to make the nomination process as easy as possible, but providing a template and asking for as much information as possible, including photographs. Unfortunately a large number of nominations received provided very little information and we were in this position with several nominations across the district that have also not been included at this time.

Pond at Victoria Green

Pond, Sandpit Drove

In regards to these nominations – ponds do not fall under any of the criteria in the guidance notes and are not a built structure and do not meet the definition of a clearly designed landscape. Whilst the one at Sandpit Drove may be an important water source it cannot be regarded as a building or structure

Stone, Bedwell Hey Lane

A stone without any significant features, i.e. carvings, etc would not meet any of the criteria in the guidance notes.

View over allotments

A view cannot be regarded as a building or structure and again does not meet any of the criteria in the guidance notes.


Wall & Arch to St Andrews

The wall and arch form the boundary to St Andrews Church which is a Grade II* listed building, therefore the boundary wall and lynch gate/arch would be regarded as curtilage listed due to their association with the church and their age. Therefore this gives the statutory protection which is enshrined in law and this offers them a formal legal protection in planning terms where as the local register does not. No listed buildings have been included on the local list (or structures within the grounds of listed buildings) as the statutory designation offers more protection and is more appropriate.

In regards to nominations such as Meadowlands, it is not intended that the list will be static and it is proposed that it will be looked at by myself (or the conservation team at the time) every 3-4 years in order to update/remove/add buildings and structures as may be appropriate. Therefore there will be an opportunity to re-nominate such buildings/structures at that time with sufficient information for them to be considered again.

I hope this answers your query and please don't hesitate to get in touch if you wish to discuss this matter further.

Yours sincerely



Lorraine Brown, Conservation Officer