

Heritage Statement

Listed Building Consent Application

Site: The Old Rectory, Kelshall, Royston, SG8 9SP

Proposal: Demolition of existing double car port side extension and replacement of stormwater gutters and downpipes and additional downpipes on south/west Elevation.

Listed Building: The Old Rectory

Grade: Grade II

List Entry Number: 1102652

Date First Listed: 27 May 1968



Introduction

This Heritage Statement has been prepared in support of a Listed Building Consent application for works at The Old Rectory, Kelshall.

The proposed works comprise:

- Demolition and removal of the existing double carport extension (built circa 1994).
- Replacement of the existing stormwater gutters and downpipes with manufactured coated aluminium rainwater goods in a matt anthracite finish.
- Installation of additional downpipes to the south-west side elevation to improve the flow of the stormwater drainage.

The purpose of this statement is to assess the significance of the listed building and its setting, and to demonstrate that the proposed works preserve the special architectural and historic interest of the heritage asset.

This statement should also be read in conjunction existing and proposed drawings WPCL0577/PL01, PL02 & PL03

The Heritage Asset

The Old Rectory is a Grade II listed building situated within the village of Kelshall.

It is one of the village's most significant historic buildings and forms an important group with the nearby Church of St Faith and other listed buildings along Church End and The Street.

The house was originally constructed in 1691. During the late eighteenth century, the property underwent substantial remodelling. One aspect of note in the building's history is its association with Sir John Soane (1753–1837), one of Britain's foremost Neo-Classical architects. Historic England records that Sir John Soane prepared plans for the remodelling of Kelshall Rectory and that these plans formed the basis of the late eighteenth century alterations.

In April 2026, the UK's leading Sir John Soane expert from the Sir John Soane's Museum in London visited the Old Rectory. Her position is that the property shows limited influence of Sir John Soane, and very few aspects from his remodelling were adopted.

The significance of The Old Rectory derives from:

- its origins as a late seventeenth-century rectory dating from 1691;
- its important remodelling during the Georgian period;
- its documented association with Sir John Soane;
- its high-quality eighteenth-century principal façade and architectural detailing;
- its surviving historic fabric, including brickwork, stucco, sash windows, chimney stacks and dairy range;
- its long-standing relationship with the Church of St Faith

The proposals contained within this application do not affect any of the historic fabric of the building and its features. The existing double car port was erected circa 1994 and is a modern ancillary structure that makes no contribution to the architectural significance from the building's earlier historic development. Its removal will allow greater appreciation of the historic elevations designed as part of the eighteenth-century remodelling.

Extract from Official Historic England Listing

The Old Rectory

Grade II Listed Building

List Entry Number: 1102652

Date First Listed: 27 May 1968

Statutory Address: The Old Rectory, Church End

Relevant extract from the listing description:

“Large house. 1691 for T. Wren. Front block rebuilt c.1790 for Rev. Waddington. Altered and extended in C19. Brick with some timber framing to rear, all stuccoed. Slate and tiled double mansard roof.”

The list description identifies the principal architectural interest of the building as lying in its historic fabric, eighteenth-century front block, sash windows, Tuscan porch, roof form, chimney stacks, dairy range and interior features.

The 2002 car port is not identified in the list description and is not considered to form part of the building's special interest.

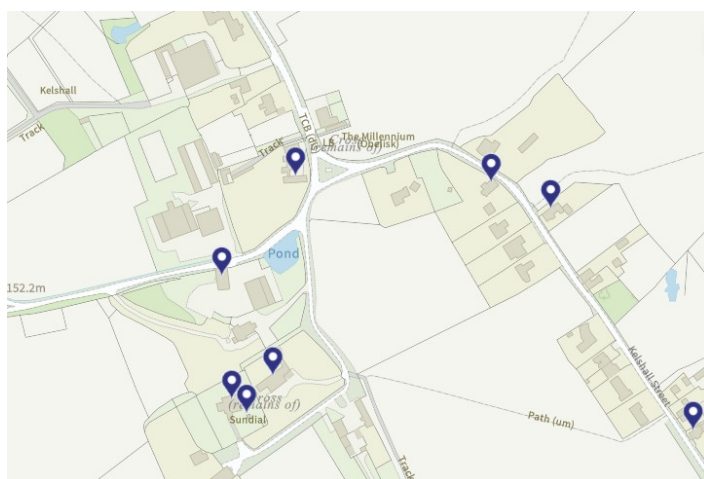
Heritage Context and Nearby Listed Buildings

The Old Rectory forms part of a wider group of designated heritage assets within Kelshall. Nearby listed buildings include:

Heritage Asset	Grade	Relationship to Site
Church of St Faith	Grade II*	Nearby church and key historic landmark
The Old Crown	Grade II	Nearby on The Street
The Quillet	Grade II	Nearby within the historic village core
Inglenook	Grade II	Nearby within the historic village core
The Maltings	Grade II	Nearby within the historic village core

The setting of The Old Rectory is therefore sensitive due to its relationship with the church, and other nearby listed buildings. However, the proposed works are modest in scale and relate to a modern ancillary structure and rainwater goods.

The proposals will not adversely affect the setting or significance of nearby listed buildings. The removal of the modern car port will reduce visual clutter and allow the historic form of the listed building to be better appreciated.



Location Plan

Description of Existing Car Port

The existing double carport side extension was constructed circa 1994. Planning Reference 93/0578/1LB.

It is a modern addition and does not form part of the historic fabric of the listed building. It is not referred to in the official Historic England listing description and is not considered to possess special architectural or historic interest in its own right.

Due to its relatively recent date, ancillary function and modern construction, the car port makes no meaningful contribution to the heritage significance of The Old Rectory.

Existing Rainwater Goods

The existing stormwater gutters and downpipes are undersized to cope with excessive volume as seen with more frequent downpours. They are also in poor condition and leak which is causing damage to the building fabric.

Effective rainwater disposal is essential to the conservation of historic buildings. Defective or inadequate rainwater goods can lead to saturation of walls, deterioration of brickwork, damage to render and potential long-term harm to historic fabric.

The proposed replacement of rainwater goods is therefore considered necessary maintenance and will assist in the long-term protection of the listed building.

Proposed Works

The proposed works are as follows:

Demolition of Car Port

The existing double carport side extension, constructed circa 1994, is not fit for purpose and is currently in a dilapidated condition causing storm water ingress issues to the fabric of the main building.

No original or historically significant fabric of the listed building will be removed as part of these works.

The removal of the car port will reveal more of the historic building and will improve appreciation of the building's earlier form and materials.

Replacement Gutters and Downpipes

The existing stormwater gutters and downpipes will be replaced with manufactured coated aluminium rainwater goods finished in matt anthracite Heritage style.

The proposed system has been selected because it provides a durable, low-maintenance and visually recessive finish that is appropriate to the character of the listed building.

Additional Downpipes to the South-West Elevation

Additional downpipes will be installed on the south-west elevation to the corners of the front and rear elevations.

The purpose of the additional downpipe is to improve rainwater disposal and reduce the risk of water ingress or saturation of historic fabric. Its location has been chosen to minimise visual impact and to integrate with the existing building elevations.

Heritage Impact Assessment

Impact of Car Port Demolition

The demolition of the double car port will result in the removal of a modern ancillary structure.

As the car port was constructed circa 1994, it is not part of the building's historic fabric and does not contribute to the special architectural or historic interest of the listed building.

Its removal will have no harmful impact on the significance of The Old Rectory. It is likely to result in a minor heritage benefit by revealing more of the historic building and reducing the visual prominence of a modern addition.

Impact of Replacement Rainwater Goods

The replacement of the gutters and downpipes with matt anthracite coated aluminium rainwater goods will preserve the character and appearance of the listed building.

The matt anthracite finish is visually discreet and sympathetic to traditional metal rainwater goods. The works will not alter the historic form, plan or principal architectural composition of the building.

The improved rainwater system will assist in protecting the historic fabric from moisture-related deterioration.

Impact of Additional Downpipe

The additional downpipes on the south-west elevation are a minor alteration intended to improve stormwater management.

The intervention is limited, functional and justified by the need to protect the listed building. It will have negligible visual impact and will not harm the building's special interest.

Impact on the conservation Area and Nearby Listed Buildings

The proposed works will not affect the significance or setting of nearby listed buildings, including the Church of St Faith, The Old Crown, The Quillet, Inglenook and The Maltings.

The works are contained within the site of The Old Rectory and are limited to a modern car port and rainwater goods. There will be no adverse impact on the wider historic character of Kelshall.

Planning Policy Context

The proposals should be considered against the statutory duty to have special regard to the desirability of preserving a listed building, its setting, and features of special architectural or historic interest.

The works are also consistent with national heritage policy principles, which seek to conserve heritage assets in a manner appropriate to their significance.

The proposal is considered to preserve the significance of the Grade II listed building and its setting.

Conclusion

The proposed works are modest, carefully considered and appropriate to the listed building.

The existing double carport side extension was constructed circa 1993 and is a modern addition with no historic significance. Its removal will not result in harm to the listed building and will allow the historic form and fabric of The Old Rectory to be more clearly appreciated.

The replacement of the existing stormwater gutters and downpipes with matt anthracite coated aluminium Heritage rainwater goods is appropriate in appearance and will improve the long-term protection of the building.

The additional downpipes to the south-west elevation is a minor and justified intervention that will improve rainwater management and help safeguard the historic fabric.

Overall, the proposed works will preserve the special architectural and historic interest of The Old Rectory and will not harm the setting of nearby listed buildings.

Photographs



Existing Southeast side Elevation.



Proposed CGI image of the side Southeast Elevation with the carport removed.



Existing Front Elevation



Existing Rear Elevation



Existing side Southwest facing Elevation



Existing Carport