

# Planning Policy & Built Heritage Working Party



**Please contact:** Lauren Gregory

**Please email:** [Lauren.Gregory@north-norfolk.gov.uk](mailto:Lauren.Gregory@north-norfolk.gov.uk)

**Please direct dial on:** 01263 516108

Friday, 5 August 2022

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held in the **Council Chamber - Council Offices** on **Monday, 15 August 2022** at **10.00 am**.

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Members of the public who wish to ask a question or speak on an agenda item are requested to notify the committee clerk 24 hours in advance of the meeting and arrive at least 15 minutes before the start of the meeting. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516108, Email: [Lauren.Gregory@north-norfolk.gov.uk](mailto:Lauren.Gregory@north-norfolk.gov.uk).

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Please note that Committee members will be given priority to speak during the debate of agenda items

**Emma Denny**  
**Democratic Services Manager**

**To:** Mr A Brown, Mrs P Grove-Jones, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr R Kershaw, Mr G Mancini-Boyle, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order to attend this meeting, please let us know in advance**  
If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

**Corporate Directors:** Nick Baker and Steve Blatch  
**Tel** 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005  
**Email** [districtcouncil@north-norfolk.gov.uk](mailto:districtcouncil@north-norfolk.gov.uk) **Web site** [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk)

## A G E N D A

**1. APOLOGIES FOR ABSENCE**

**2. PUBLIC QUESTIONS**

**3. MINUTES**

1 - 20

To approve as a correct record the Minutes of a meeting of the Working Party held on Monday 25<sup>th</sup> April and Monday 23<sup>rd</sup> May 2022.

**4. ITEMS OF URGENT BUSINESS**

To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**5. DECLARATIONS OF INTEREST**

21 - 26

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

**6. UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)**

**7. THE GLAVEN VALLEY CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN 2022** 27 - 168

Summary: This report seeks approval for the draft Glaven Valley Conservation Area Appraisal and Management Plan to be taken forward to public consultation in line with national policy and best practice.

Recommendations:

- 1. That the draft appraisal, as set out within the body of this report, be recommended to Cabinet for approval for public consultation.**
- 2. That following consultation, the amended appraisal be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer 01263 516367	

**8. ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

**9. EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

**10. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

**11. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

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## PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 25 April 2022 at the remotely via Zoom at 10.00 am

### Committee

#### Members Present:

Cllr A Brown (Chairman)	Cllr P Grove-Jones (Vice-Chairman)
Cllr N Dixon	Cllr P Fisher
Cllr V Gay	Cllr R Kershaw
Cllr G Mancini-Boyle	Cllr N Pearce

#### Substitute

#### Members Present:

Cllr J Rest  
Cllr E Seward

#### Members in Attendance:

Cllr L Withington

#### Officers in Attendance:

Planning Policy Manager (PPM)  
Conservation and Design Team Leader (CDTL)  
Senior Conservation and Design Officer (SCDO)  
Planning Policy Team Leader (PPTL)  
Democratic Service's Manager (DSM)  
Democratic Services Officer - Regulatory

#### Also in attendance:

Mr M Sloman – Sharrington Parochial Church

### 48 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs P Heinrich, J Punchard and J Toye. Cllr J Rest was present as a substitute for Cllr J Punchard; with Cllr E Seward present as a substitute for Cllr P Heinrich.

### 49 PUBLIC QUESTIONS

Mr M Sloman : Sharrington Parochial Church

Mr Sloman made a statement with relation to Agenda Item 8, and expressed thanks from the Parochial Church Council (PCC) for the third draft revisions. He stressed the importance of churches in being vibrant organisations making significant contributions to communities, and the disappointment that this had not been reflected in the Purcell Report, noting the lack of engagement received by the PCC from Purcell's.

The Chairman responded to the Public Statement and acknowledged that the Church of England had engaged with the Landscape Officer in connection with tree maintenance. The Chairman stated he was satisfied that the recommendations contained within the appraisal were appropriate.

The CDTL welcomed the response from the PCC and advised that comments submitted had helped to inform the appraisal. He commented that the appraisal was primarily a planning tool to assist in the development management process, and

stressed the importance of documenting the significance of a particular designation rather than looking at resourcing and stewardship, however noted aspects of this were considered. The CDTL stated it would go beyond the remit of the appraisal to consider how particular buildings or plots were operated, and that this would result in very lengthy documents.

**50 MINUTES**

The Minutes of the Working Party held on 21<sup>st</sup> December 2021 were approved as a correct record.

**51 ITEMS OF URGENT BUSINESS**

None.

**52 DECLARATIONS OF INTEREST**

The Chairman declared a non-pecuniary interest in Agenda Item 8, he is the Local Member for the parishes considered within the associated area appraisals and management plan, but advised he had not submitted any comments on the public portal.

**53 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)**

None.

**54 ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

**55 GLAVEN VALLEY VILLAGES CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2022**

Officer Report:

The SCDO introduced the Glaven Valley Appraisal, which sought approval to adopt to the Conservation Area Appraisals and Management Plans for Brinton, Edgefield, Hunworth, Sharrington, Stody and Thornage. These documents had been produced in collaboration with the Council's appointed consultants, Purcells. The Officer stated due to the early designation dates for the Conservation Areas, these settlements had been prioritised as an updated, robust definition and understanding was needed which would aid in informing and assisting future decision making. She advised that the appraisals followed the successful adoption of other settlements further up the Glaven Valley including Holt, Blakeney and Cley-next-the-sea.

The SCDO affirmed the definition of Conservation Area as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance', and the responsibility of the Local Authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. The appraisal documents were considered to conform to current Historic England Guidance.

The SCDO advised that a Public Consultation had been undertaken from 22<sup>nd</sup>

November 2021 – 21<sup>st</sup> January 2022 resulting in 32 responses received from members of the public, Parish Councils and interested parties. The Public Consultation had been extended to accommodate the Christmas period and ongoing issues with COVID-19, and had been subject to a press release, social media campaign, poster distribution, local exhibitions and Public Meetings held on 15<sup>th</sup> December 2021 in Hunworth and Sharrington.

### Individual Conservation Area Appraisals

With respect of the Brinton Appraisal, the SCDO outlined the proposed changes to the Brinton Boundary which would exclude the Meadow between Brinton and Thornage from the Conservation Area. This was done to allow a clearer definition of the special interest and facilitate the future management of each. Within Brinton, 2 areas were considered for local listing due to making a positive contribution to the area.

The SCDO commented that the Edgefield Boundary review was subject to areas of inclusions and exclusions, some of which were modern buildings which were not thought to contribute to the special interest. The addition included a farmstead to the south, as well as the Church, which was a listed building. She noted that there were proposed additions to the Edgefield local listing, and highlighted a semi-detached pair of houses which were considered to be worth recognising.

The SCDO stated that Hunworth was also subject to a mixture of inclusions and exclusions from the boundary review, and that Officers considered the Mill would be better aligned with the Glaven Valley Conservation area given its industrial significance. She noted that there were no buildings proposed for Local Listing.

With regards to Sharrington, the SCDO advised that the Boundary review was considered to tidy the affected boundaries and would include the addition of some parcels of land to the north which would better rationalise the area. The SCDO highlighted some of the proposed properties which would be included within the Sharrington Local Listing including pairs of estate workers cottages. The Chairman expressed his concern and the concern of residents, that the proposed Sharrington boundary would dissect the village pond located to the east of Ash Yard. The SCDO commented that this was an oversight and could be amended.

The SCDO commented that Stody Village was unique being the only village within the Glaven Valley which did not have its own designated Conservation Area. She advised that Officers recommended Stody be given its own designated Conservation Area, which would encompass the historic village core around the Church, buildings along Brinton Road and the important historic farm buildings to the North West. The Village Hall was the only building recommended for Local Listing.

The SCDO spoke to the proposed changes to the Thornage Boundary, and noted that the largest change had been detailed earlier in the Brinton appraisal.

The SCDO summarised the next steps, and the reaffirmed Officers recommendations.

### Member Debate

- i. The Chairman thanked the Conservation and Design Team for their report and affirmed that the Conservation Appraisal was necessary as the Council had a statutory responsibility under the Planning (Listed Buildings) Act 1990

to regularly review and upgrade Conservation Areas. He considered the costs associated with the appraisal included engagement with other villages, not simply the 6 listed, and covered the Glaven Valley Rural Area review; to follow later in the year. The Chairman asked how the planning process differentiates with local and national listed buildings.

The CDTL advised that nationally listed buildings were subject to range of controls externally and internally and that they would require listed building consent for a complete demolition. Local Listed Buildings did not have the same controls and were a reflection of buildings which were considered to be of a higher quality than the average building, and which provided a positive contribution to the local setting, but not of such significant architectural or historic interest to justify national listing. He advised for planning purposes, within the NPPF, the Council were obliged to give weight to reduce the harmful impact an application may have to a listed building or Conservation Area. Planning permission would be required for the demolition of an unlisted building within a conservation area as it would constitute relevant demolition.

- ii. The Chairman expressed his concern that there had not been a generous amount of time afforded to Members over the Easter Holidays to consider the appraisals and that the Planning Portfolio holder was not in attendance as it was the Easter Holidays. He reflected that it was a substantial document containing some inconsistencies, including, as an example, regulations for managing trees within the Conservation Area which didn't stipulate height. He considered that there were likely more which could be missed due to a lack of time provided to Members to proofread. He stated that it was important to ensure the appraisals were right and he was nervous to recommend the appraisals to Cabinet at this stage.
- iii. The CDTL responded to the Chairman's comments that there were inconsistencies with the current boundary's, advising Officers were conscious to ensure that the villages were dealt with first before the wider landscape designation. The CDTL considered that these were two separate matters which required specific focus and separate consultation periods. He advised that if Members felt comfortable to provide Officers the Authority to make minor, modest, textural changes, including inconsistencies surrounding trees if needed, these could be arranged which would not materially change the substance of the appraisals.

The SCDO advised that amendments to textural inconsistencies could be made to the report consistently, rather than aspects only appearing in one appraisal, noting this had been an oversight which could be easily rectified.

- iv. The Chairman asked that a glossary be added to the revised document for ease of use. The SCDO confirmed this could be arranged.
- v. Cllr N Dixon enquired whether the submission made by Mr Sloman had been addressed by the Local Member. The Chairman affirmed he was the Local Member and that there had been discussion within the Parish Council, who Mr Sloman had also engaged with also, about the points raised. He advised the Member of the Public had not engaged with himself directly prior to the meeting.
- vi. Cllr N Pearce shared concerns expressed by the Chairman, and considered that the documents would have a significant impact over an extended period



of time. He stated it was important to ensure the documents were right and considered it better to defer decision making till clarification was sought.

- vii. Cllr R Kershaw agreed that there had not been enough time afforded to give due attention to the documents.
- viii. The PPM noted that specific inconsistencies had not been detailed other than concerns relating to tree measurements, which he considered to be trivial and could be resolved under delegated authority. He contended that the only matter raised by Members which would materially change the document was with regard to the inclusion or exclusion of a pond at Sharrington, which Officers had agreed to include following omission. The PPM did not consider that deferral was necessary but acknowledged that these were weighty documents.
- ix. Cllr P Grove-Jones supported Members comments and stated it had been impossible to read and assimilate a 700 page document in limited time due to the Easter Holidays. She commented it was a detailed report, excellently presented, but as she had not had the time to read the whole document she felt uneasy to recommend its approval to Cabinet.
- x. The Chairman acknowledged that some of the inconsistencies were minor which he had picked up when reading through the document, but considered that given the lack of time afforded to Members to study the document, not all inconsistencies may have been picked up. He considered more time would allow for the document to be given the proper attention required of it, and the justice it deserves.
- xi. The CDTL commented that this was not the first time that these documents had been brought to the Working Party, noting that, to a large extent, the document had been approved by Members in its draft form which had been publicly available via consultation. The CDTL affirmed that the structure of the document remained the same, without legislative issue. In response to questions from Members, the CDTL advised there would be no issue in delaying recommending the report, as it would not fall foul of any official time-scales, acknowledging the next meeting was planned for the following month.

The SCDO asked, should the item be deferred, that Members submit their comments to Officers ensuring amendments could be made in advance of future agenda publication.

- xii. Following further discussion from Members, The Chairman suggested deferral of the item to the following meeting and that comments be submitted to the Conservation and Design Team within the next 10 working days.
- xiii. Cllr V Gay stated that the deferral was not a criticism of the Officers, and commented that this was a demanding piece of work which Members were grateful for.
- xiv. Cllr N Dixon stated he was satisfied with deferral, and asked that the full 700 page document not be re-issued, rather a summary of updates be provided. The PPM agreed that a scheduled of changes would be presented to Members rather than re-publication of all documents. Purcell could be instructed post-meeting, once changes had been agreed, to make their amendments.

- xv. Following advice from PPM and DSM about the correct procedure for deferral, the Chairman proposed deferral of the Item to the next meeting to enable Members to better study the document and enable Members to supply comments to the Conservation and Design Team about the textural inconsistencies within the document, seconded by Cllr Pearce.

**UNANIMOUSLY RESOLVED** by 9 votes for.

To defer the Item to the next meeting of Planning Policy Working Party.

## 56 NUTRIENT NEUTRALITY

The PPM spoke to the Officers Report, and acknowledged that Nutrient Neutrality had significantly impacted the district and county with respect of planning applications. The guidance, introduced by Natural England, related to the protection of habitat regulations and aimed to curb the discharge of nitrates and phosphates into the Wensum and Broad's water system, both of which are designated Conservation Areas. The Local Authority were obliged to ensure its activities did not have an adverse impact on the receiving water course, including through the granting of planning permission for additional overnight accommodation. At present, Anglian Water were licensed to discharge 'dirty water', into the Wensum and Broads Water systems, which was objected by Natural England, who considered the water courses to be in an unfavourable condition, largely due to nutrient enrichment. As a consequence the water lacked sufficient oxygen and had an adverse impact on wildlife, contrary to the habitat requirements. As this was Primary Legislation, any Local Plan or planning permissions granted which failed to address the issues outlined were considered to be unlawful.

With reference to the Local Plan, the PPM advised that with Nutrient Neutrality being a new policy, it was not currently referenced in the emerging Local Plan which would require significant revisions in order to be considered lawful and sound. In its current form it would fail to satisfy the expectation of the Planning Inspector.

The PPM considered several changes would be required to the emerging Local Plan. First, a review of the Habitat Regulations Assessment by the independent consultant. Second, to state within the Local Plan that no development may take place in the affected areas unless concerns related to Nutrient Neutrality were addressed and mitigated. Mitigation measures themselves would need to be outlined. Lastly, development viability, as there would be impacts on developers which may affect affordable housing schemes.

He anticipated this matter could take between 6-9 months to overcome, but that it was more likely to last in excess of year before a clear, sufficient understanding was made which would hold up against Local Plan evaluation.

### Members Debate:

- i. The Chairman advised that he had attended a Norfolk Strategic Planning Framework Meeting with County Cllrs, and other district Cllrs on the 14<sup>th</sup> April, noting that Legal advice had been taken, and that no recommendation had come from the government which considered Planning Applications should be paused.

The PPM affirmed that Natural England were advisors, who advise the

government and local authorities, and whilst they were not decision makers they were considered the competent authority. The threshold for the Habitat Regulations was stipulated as 'beyond reasonable scientific doubt' applying the precautionary principle, a high standard to overcome. He stated that various parts of the district may be more affected than other areas, and developers would need to consider mitigation of discharge of water waste including what interventions could be made at different stages. The PPM advised the Authority were anxious not to delay decision making for Planning Applications for any longer than was necessary. He advised this item was brought to the Working Party due to its impact on the Local Plan, and the subsequent delays anticipated.

- ii. Cllr S Seward thanked the PPM for his report, and acknowledged that the Local Plans of many local authorities would be affected. He considered it important that Planning Applications affected still be looked at by Officers so that when decisions could be made once again, they were done without additional delay.

The PPM stated that the Council were still accepting Planning Applications, which was not the case for other authorities. The intention remained to deal with each application and address all other issues up to the point of decision.

- iii. Cllr V Holliday asked what implications there would be for those areas of the district not affected by the Natural England guidance.

The PPM advised that there was a requirement for Local Authorities to have a 5 year housing land supply of housing growth but as around 2/3 of the district was affected by Nutrient Neutrality, this would have a significant impact. He commented, where a Council does not have a 5 year housing land supply, it must apply the 'presumption in favour of sustainable development' to determine planning applications. This would provide a tilted balance that developers should receive planning permission for those areas of the district not affected by the advice unless the harmful impacts were considered very significant. The PPM advised that the Authority would be obliged to give permission in locations it might not otherwise want to, because it does not have a 5 year housing land supply. The Council could consider the suspension of the presumption, because the circumstances were not of its making, and noted that much of the remaining area of the district not affected by Nutrient Neutrality was covered by the AONB, which would give good grounds to resist development, irrespective of the expectation for presumption. He anticipated plans would be brought forward by developers on land which had not been designated for planning permission.

- iv. Cllr J Rest asked that an all member briefing be organised, and where possible parish councils and developers be invited to aid their understanding. The PPM advised he would pass this request on to the relevant managers.
- v. Cllr N Pearce asked what could be done to alleviate the problem of 'dirty water' discharged by Anglian Water. The PPM advised, whilst he was not an expert, he understood that developers were not permitted to fund direct capital works for sewage treatment works. The Water Services Regulation Authority (OFWAT) had been requested nationally to look at changing this rule to permit developers to directly fund works. This may be one solution. In addition the Government were considering the re-opening or the current 5

year Investment programs to look at those areas which suffer with Nutrient Neutrality. Conversely, some of the sewage treatment works were not capable of improvements, therefore irrespective of funding they could not be made any better, but would continue to discharge water into water courses with phosphorous and nitrogen exceeding permitted levels. The PPM advised other considerations must be made either before the water reached the sewage works or after when it end up in the water course. This is where the nature-based solutions including recreating wetland habitats were gaining interest. Other polluters including farmers were also affected by this policy. The PPM advised this policy had been implemented in the West County previously and some learning into best practice had been made, which was encouraging.

- vi. The Chairman relayed to Members that Anglian Water would be in attendance for the upcoming Overview and Scrutiny Committee in May, where Members would be afforded the opportunity to raise questions.
- vii. Cllr G Mancini-Boyle asked the PPM if NNDC had raised a legal challenge to Natural England's advice, and stated his belief that this issue hinged on Anglian Water being over capacity, commenting that developers must take responsibility in developing schemes to address the problem before the water/waste is passed on to Anglian Water. The PPM commented that there was an appetite to submit a legal challenge across all Norfolk Authorities in a united way. More broadly, he advised that the responsibility over the water quality rested with us all, be that in the use of detergents, flushing of toilets etc. For larger sites, developers would likely be able to come up with mitigation strategies on site whereas small scale developers may have to look at off-site mitigation proposals, similar to the GIRAMS policy. Cllr G Mancini-Boyle expressed his hope that developers would be more innovative to address issues.

**Members noted the Officers recommendation for the potential implications of Nutrient Neutrality on the timeline for preparation and submission of the Local Plan.**

## **57 LOCAL PLAN - VERBAL UPDATE**

The PPTL provided a verbal update to Members on the Consultation on the Local Plan and Work Programme, which did not reflect Nutrient Neutrality. He advised that the regulation 19 Consultation period closed in February and that 404 responses had been submitted on the portal with a further 106 letters/emails received. Roughly 64% of the submitted responses were in the prescribed format, but as many of the responses were not in the prescribed format and referenced specific sections, therefore additional work would need to be undertaken.

The PPTL advised that the team were currently engaged with other work, and that responses to the consultation period would not be looked at till May. This was behind the targeted time and was due to unexpected increases in workloads caused in part by Nutrient Neutrality and the introduction of the GIRAMS Tariff.

He advised that the Local Plan had been broadly supported, and that where there were issues of soundness and legality, they were not considered to be key and were instead based on perceptions.

The PPTL generalised that comments and objections focused on infrastructure

provision accompanying growth, and the belief that no growth should occur till improvements to roads and health care provisions were made. The site which received the greatest number of representations was C22 2 in Cromer.

### Responses from Statutory Bodies

The responses received by statutory bodies were broadly supportive with the exception of Broadland District Council which raised a specific legal challenge around the wider off-site highways impacts and improvements due to North Walsham West which would need to be factored into the final plan.

He commented that Natural England raised an objection to air quality, and suggested that further research be undertaken with regard to traffic levels in close proximity to road networks, and requested that various policies including ENV6 and C13 were linked in this matter. The PPTL stated he understood this matter had already been looked at by the Council, but that additional investigations were required.

With reference to Historic England, the PPTL commented that they were in support with many of the inclusions within the draft local plan, and particularly liked that a historic impact assessment had been undertaken. They encouraged findings be replicated verbatim in the document. The PPTL acknowledged there had been some issue with staff turnover affecting consistency with respect of wording used, and that Historic England had provided modified language it suggested be used. This would need to be considered by Officers going forward. Additionally Historic England would prefer that each Heritage Asset be considered individually rather than be considered in a broader context, this too would need to be given further consideration by Officers.

The PPTL commented that the Statutory Health Body welcomed the Local Plan, and advised that they would be changing name to Norfolk and Waveney Integrated Care System in July 2022, which they wish to be reflected in the Local Plan.

He advised that Norfolk County Council were supportive but sought minor amendments and or clarifications to specific access points at 2 locations.

The PPTL commented that the NPS objected to the designation of the Playing Field at Holt belonging to the primary school and by extension Norfolk County Council, being designated for Housing. He advised that NCC had indicated support for this land to be used for housing in future however it was envisioned that the designation for this site would remain as 'Open Land'.

He stated that the Environment Agency had questioned the use of an indicative housing allowance for the small growth site of Horning, which they considered to be potentially undeliverable. The PPTL commented that, on reflection, this view was accepted and a minor amendment would be made.

With reference to Anglian Water, the PPTL commented that they supported the overarching vision for climate resilient sustainable development and in directing growth to major settlements. Anglian Water had sought to include any assessments and Local Planned Growth in its Wastewater Management Plan 2025-2030, however following that plans objection by OFWAT, it was determined that only adopted Local Plan Policies, and not intended, would be considered. The PPTL relayed that Anglian Water had advised they could accommodate significant growth in both Cromer and North Walsham, and that there was infrastructure development planned

for Fakenham. There was potentially some future improvements required at other waste water recycling sites around Holt and Mundesley but Anglian Water did not consider this to be an issue.

The PPTL advised the above were a snapshot of the comments made by statutory bodies, and stressed that Officers had yet to go through submissions made in detail.

### Works Programme

The PPTL informed Members of the next steps and where the Planning Policy Team were at with respect of workload. He commented that the team were soon to start on splitting representations received into policy areas and would transcribe into schedules with each policy area reviewed against comments. From its current position till submission, work of Officers would be in a prescribed format as the Council had effectively published its draft Local Plan. Any modifications made going forward would need to be justified and evidenced, detailing whether they were minor or main modifications.

Main Modifications would require large scale changes and this work would be undertaken where the issue affected soundness or a legal challenge. Main Modification changes would likely lead to further consultation which would need to be supported with further documentation, and signed off by the Council. He commented that this could only be determined when the substance was known, and affirmed the team had yet to study comments.

The PPTL explained the intention to produce 5 schedules:

1. Detail the Responses verbatim.
2. Detail amendments received by individuals in alphabetical order.
3. Main Schedule - detail the received modifications and Councils response including if a modification required by Officers, and to submit this for proposal by Council.
4. Translate the schedule into proposed minor and main modifications, to be provided to the Planning Inspector with an audit trail and justification of amendments.
5. Transpose track changes and submit to examiner.

The PPTL advised that the team were very busy looking at background papers and various other streams of work for submission. Updating background papers and site assessment booklets was ongoing, including approach to setting employment policies, housing targets, and distribution of growth, approach to wind energy, historic environment and settlement boundary review.

### Members Debate

- i. The Chairman affirmed the PPM's prior comments that Nutrient Neutrality had not been reflected in the current iteration of the Local Plan and enquired if this would be a problem with respect of legal soundness. Further, had this been an issue for other Local Authorities?

The PPTL stated that Nutrient Neutrality advice presented a Legal Issue, and affirmed that whilst Natural England's advice was published after the consultation period had concluded, it remains a legal issue in relation to the Habitat Regulations Assessment (HRA) which did not address the matter. He advised that Nutrient Neutrality advice would need to be referenced in the

Local Plan, with a revised HRA referencing appropriate mitigation solutions which would pass the higher bar of 'beyond scientific doubt'. He advised that the Greater Norwich Local Plan had been suspended whilst Nutrient Neutrality was in abeyance, and that all other Norfolk Authorities had been affected.

- ii. The Chairman reflected on the numbers of second homes within the district, and referenced recent news articles stating that North Norfolk had the 2<sup>nd</sup> highest amount of second homes outside of London in England and Wales. He asked if there was potential for a second home strategy to be included in the Local Plan.

The PPTL advised if Members were minded to introduce policies which would seek to address homes in relation to locally identified need this would require additional work of the team, and would result in a significant delay to the Local Plan publication. The PPM endorsed the comments made by the PPTL and acknowledged representations had been received in response to the lack of second homes restrictions in the Local Plan. There remains the option for the Council to consider its position, however it would need to consider:

1. Evidence – Specifically what is the Council seeking to control and why?
2. Effectiveness of land-use mechanisms – The PPM stated his view that Land-use tools were not an effective way of controlling second home ownership for reasons detailed in prior meetings.

- iii. Cllr N Dixon enquired the impact Nutrient Neutrality had on the submission date of the Local Plan.

The PPTL advised that prior to Natural England's advice on Nutrient Neutrality the Planning Policy team had been working on an indicative timeline with the earliest submission date being the end of Summer 2022. However this was now brought into question.

The PPM stated NNDC were working with other Norfolk Authorities, and that lessons could be learned from the response supplied by the Inspector on the Greater Norwich Local Plan (GNLP), with the mitigation measures introduced with the GNLP could be adopted and replicated in North Norfolk. The PPM heeded Members that the timeline for mitigation strategies was uncertain, and referenced the timeline issues with the Green Infrastructure Strategy which was both cross-authority and ongoing. He cautioned that working collectively with other political authorities would lead to inevitable delays due to a difference of priority, and advised that interim solutions contained to North Norfolk only may be required.

Cllr N Dixon followed up on his question, and asked if the September deadline remained the target, or if this had been pushed back.

The PPM stated that he did not know what the position would be by September, and that the Councils position would be made clearer when the independent cross-authority specialist had been appointed and short term mitigation strategy's drafted. The test during the examination of the Local Plan by the Planning Inspector would be 'are you confident that mitigation strategy will be implementable within a reasonable period of time'. As the

Local Plan was expected to last 20 years, a reasonable period for implementing mitigation may be considered around 1-2 years. The PPM advised that the difficulty in delivering mitigation was in engaging with developers and private land owners, and it had been easier for those Local Authorities to implement mitigation where the land was owner was within the Public Sector.

- iv. Cllr N Pearce commended Officers for their work, and asked what guidance and support was available to Officers by the Government with respect of Nutrient Neutrality.

The PPM relayed that the government had appointed 2 advisors to address Nutrient Neutrality and that this was a bespoke resource available to all Local Authorities. Additionally the planning advisory group were hosting seminars and training with representatives from government in attendance to answer questions. He commented that, to some extent, the local branch of Natural England were caught off guard by the national announcement made and that had not received prior notification. He expressed his keenness that a collective response be utilised across the Norfolk Authorities, and advised that all Chief Officers were meeting on a weekly basis on this issue.

The PPTL reiterated Natural England's advice that solutions must be located upstream of the associated waste water recycling centre and that strategic solutions would need to be determined with respect of their individual locations.

The PPM advised that Nutrient Neutrality was established to maintain the current condition of the watercourses, this was not a case for betterment or improvement. He commented that the current condition of the watercourses was unacceptable, and advised it was likely that future policies introduced would seek to improve water quality. He elaborated that the government were looking into setting a challenging nature recovery strategy which would have a 40% reduction in nitrates in watercourses.

- v. Cllr P Grove-Jones affirmed that the discharge of nitrates and phosphates into the watercourse had been a longstanding issue, observed and studied 30 years ago. She expressed her support that action be taken to improve water quality, and that Anglian Water and Developers establish sensible solutions.
- vi. The Chairman commented that Natural England had assessed that only 12% of rivers and SSSI streams were considered to be of an acceptable quality, and stated his support that action be taken.

**58 EXCLUSION OF PRESS AND PUBLIC**

None.

**59 TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

None.

**60 ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE**



**CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

The meeting ended at 12.57 pm.

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Chairman

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# PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 23 May 2022 at the remotely via Zoom at 10.00 am

## Committee

### Members Present:

Mr A Brown (Chairman)	Mrs P Grove-Jones (Vice-Chairman)
Ms V Gay	Mr P Heinrich
Mr R Kershaw	Mr G Mancini-Boyle
Mr N Pearce	Mr J Toye

## Substitute

### Members Present:

Cllr V Holliday  
Cllr A Fitch-Tillett  
Cllr A Varley

## Officers in Attendance:

Planning Policy Manager (PPM)  
Conservation and Design Team Leader (CDTL)  
Senior Conservation and Design Officer (SCDO)  
Planning Policy Team Leader (PPTL)  
Democratic Services Officer - Regulatory

## 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs N Dixon, J Punchard and C Stockton with Cllrs V Holliday, A Fitch-Tillett and A Varley in attendance as a substitute respectively.

## 2 PUBLIC QUESTIONS

Ms D Hyslop; Chairman of Brinton Parish Council (BPC) relayed parishioners significant concerns regarding the amendment of the designation of land parcel marked 'E' within the most recent Sharrington Appraisal. This area of land had, for the last 40 years, been listed within the Conservation Area and BPC considered it had positively contributed to the character of the settlement and to the surrounding Historic Buildings. BPC considered the land should remain open and undeveloped.

In response, CDTL acknowledged that the Public Speaker was correct in her assessment that the designation of Sharrington was a 'dispersed settlement' as it consisted of a series of pockets of buildings within a wider rural landscape. Officers made the balanced view that land parcel 'E' did not form an inherent part of the special architectural and historic interest, and concluded, with hindsight, land parcel 'E' should have been excluded from the Sharrington Conservation area in earlier iterations of the draft appraisal.

The CDTL stated under the current designation there was effectively a virtual boundary running through a field without any physical features to follow. However, guidance supplied from Historic England advised that a Conservation Area Boundary should be relevant and follow physical features. Officers did not consider that the land was not important, and acknowledged it still offered a strong landscape character in providing a buffer to buildings, and that any development within this

space would start to merge and create a ribbon form of development. He advised that in reappraising the area, Officers considered that in granting land a designated Conservation Area status, it must be considered of special architectural and historic interest. Officers contended that that land contributed to the wider setting rather than forming an imbedded part of the landscape.

The Public speaker for BPC was provided a one minute rebuttal. She affirmed the view of BPC and objecting parishioners that the land was important and formed a needed gap between historic buildings.

### **3 MINUTES**

The Chairman advised that the Minutes of the April 2022 meeting would be included for consideration for the next meeting of the Working Party.

### **4 ITEMS OF URGENT BUSINESS**

None.

### **5 DECLARATIONS OF INTEREST**

The Chairman declared a non-pecuniary interest for Agenda Item 8, he is the Local Ward Member for all of the affected Conservation Area Appraisals, but did not consider himself to be pre-determined.

### **6 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)**

None.

### **7 ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

### **8 GLAVEN VALLEY VILLAGES CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2022**

The SCDO introduced the Officers report and the recommendations contained therein and summarised the discussions arising from the last meeting. She advised that the revised report, circulated to Members incorporated Members comments and amendments.

#### Members Debate

- i. The Chairman acknowledged the representation from BPC, and asked Officers why the latest version of the draft appraisal had been amended, noting that prior iterations of the draft document retained Land Area 'E' within the existing Conservation Area. The Chairman affirmed that this land had been designated in 1979 when the Conservation Area for Sharrington was first established, and formed the part of the village most challenged in planning terms with several applications submitted and declined. He considered that the lands prior status had not caused a problem for the Council in defending its position. Further, the Chairman contended that had no challenge been raised during the public consultation phase, this land would have likely remained within the Conservation Area and formed part of Officers recommendations. He stated that Sharrington was unique, being the only village excluded from the Glaven Valley Rural Appraisal area, and that

there was an argument for greater protection in planning terms. Further, there was an opportunity to protect land area 'E' as part of the landscape setting, given its important role in maintaining gaps between existing heritage buildings, and whilst the boundary maybe virtual, it was no less determinable. The Chairman asked if this land could be protected under the future Rural Glaven Valley Appraisal, which would feature at a future meeting.

- ii. The CDTL advised that each piece of land needed to justify its place within a Conservation Area, and ultimately the test was whether the land was of special architectural or historic interest. The inclusion or exclusion of a specific piece of land must be for the right reasons and not act as a development management tool to prevent or support development. He affirmed that the Conservation Area Appraisal was something which assisted with decision making in the form of guidance rather than serving as a policy. In response to the Chairman's question regarding the inclusion of area 'E' within the Rural Glaven Valley Appraisal, the CDTL noted the differences between that Appraisal and the Sharrington Conservation Area, and advised this may be something Officers would be obliged to consider if the land was considered to be of architectural or historic interest to justify its place within the boundary. He commented that determining Conservation Area Boundaries was not an exact science and acknowledged that there may be a difference of opinion.
- iii. The Chairman stated that he did not agree that without a defined boundary the land could not be designated an open land area, and questioned if an area could be determined by the boundaries of adjoining properties.
- iv. The CDTL expressed potential doubts in the utilising of a virtual boundary as it implied the land was not of special architectural or historic interest. He commented that it would be challenging for the Council to defend at appeal, and whilst the land may offer an important contribution to its setting, it did not to the designation itself.
- v. Cllr N Pearce affirmed deferring this item from the last meeting had been the correct approach. He considered on balance that land 'E' should be protected, and noted the representation made by BPC who he considered were more knowledgeable about the local area. Cllr N Pearce considered the lands pertinent history and that there have been several applications submitted to develop the land, reinforcing the need to retain its designation, else it be lost. He stated as the relevant Authority NNDC were charged to protect heritage, and whilst he understood the need for development, it was a balancing act between protecting heritage and making an area economically viable.
- vi. Cllr R Kershaw commented that he was very familiar with the area, with his own ward being placed 400m away. He expressed his concern that, if left unprotected, the land would be developed upon, something he considered to be a disaster.
- vii. Cllr P Heinrich expressed his support for representations made, and agreed that land 'E' had been protected within the Conservation Area for 40 years, affirming it was there for a reason. He stated that he would rather see the boundary moved back to protect the area, noting that the views from the road form part of the overall scene of the village, to lose that would be potentially damaging.

- viii. Cllr J Toye considered going further with reference to the area marked 'F' in the Sharrington Conservation Area Appraisal, arguing that there was a case to increase the open space should it be considered important and worth protecting and preserving. This would then ensure that Boundary 'F' and 'E' aligned.
- ix. The Chairman supported the concern of residents the removal of the Conservation Area status considering it would have serious implications. He could not envisage a mechanism in which the Glaven Valley Conservation Area could expand to surround Sharrington in its designation, and in the absence of that assurances, he could not determine justification for supporting the recommendation. The Chairman outlined 4 possible outcomes:
1. That the land be retained within the Conservation Area.
  2. That the recommendation be approved, and the land be withdrawn from the Conservation Area.
  3. The land be partially removed from the Conservation Area, with the hedgerow retaining its protected designation but not the land.
  4. That the land be removed from the Sharrington Conservation area subject to its reinstation within the Rural Glaven Valley Appraisal.

He surmised that in the absence of a mechanism to protect the land, he could see no other option than to modify the Officers recommendation.

- x. In response, the CDTL advised that, first and foremost, a Conservation Area was about the built environment and the landscape provided the setting to the built environment. All permitted development rights related to existing buildings, and if someone wished to construct a dwelling on the land they would still require planning permission. He affirmed that Members decision must be informed by whether the land makes a special contribution, arguing it was not about preventing or presenting and obstruction to development, rather, consideration must be as to the validity the Conservation Area itself, which had not been formally reviewed in 40 years, and had never been properly challenged. The CDTL advised that Conservation Officers primary role was to preserve and enhance the environment and Officers would not put forward a recommendation which would cause harm to a Conservation Area. He argued that the recommendation provides a more defensible position for the Authority.
- xi. Cllr N Pearce thanked Officers for their explanation, however considered Members earlier comments and expressed his support that the area be protected within a Conservation Area.
- xii. Cllr J Toye stated the importance of preserving the character of an area, as had been established by BPC. He considered that, through the views of the Parish Council, there was a clear justification for the gap between buildings to be maintained to ensure the preservation of the village character.
- xiii. Cllr V Gay thanked Conservation Officer's for their representation but reflected on her experience that, when you value something, you need to ensure maximum protection for it. She advised she had been persuaded by Members that the land be retained within the Conservation Area.

xiv. The Chairman summarised Members comments, and stressed the importance of maintaining gaps between properties which would assist in preserving the peaceful, rural character of the village. He concluded that land parcel 'E' in the Sharrington appraisal was worthy of special consideration and proposed it be retained within Conservation Area.

xv. Cllr R Kershaw seconded.

**IT WAS UNANIMOUSLY RESOLVED** by 12 Votes for.

That, Area E, as marked on the Boundary Review Plan for Sharrington, be included within the Sharrington Conservation Area.

xvi. The Chairman suggested amendments to the Officers recommendation, following Members debate, to enable to Chairman to have sight of the final amendments to ensure they reflected Members considered views. Cllr R Kershaw proposed acceptance of the Officers recommendation with the Chairman's amendments, Cllr P Grove-Jones seconded.

**IT WAS UNANIMOUSLY RESOLVED** by 12 votes for.

1. That Working Party grants delegated authority to the Conservation and Design Team Leader, in consultation with the Chairman to make the final amendments to the text of the appraisals in line with the comments received following the previous working party on 25 April 2022.

2. That Working Party recommend to Cabinet to adopt the six Glaven Valley Village Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.

3. That Working Party, subject to the final amendments delegated to Conservation and Design Team Leader, in consultation with the Chairman, recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.

4. That Working Party recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.

**9 EXCLUSION OF PRESS AND PUBLIC**

None.

**10 TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

None.

**11 ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

The meeting ended at 11.07 am

\_\_\_\_\_  
Chairman

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## Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

**"Disclosable Pecuniary Interest"** means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

**"Partner"** means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

## Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

## Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

## Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
  - a. your own financial interest or well-being;
  - b. a financial interest or well-being of a relative, close associate; or
  - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
  - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
  - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

**Table 1: Disclosable Pecuniary Interests**

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
<b>Land and Property</b>	<p>Any beneficial interest in land which is within the area of the council.</p> <p>'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
<b>Licenses</b>	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
<b>Corporate tenancies</b>	<p>Any tenancy where (to the councillor's knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
<b>Securities</b>	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

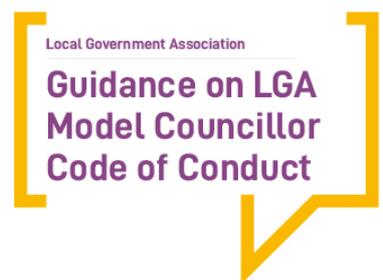
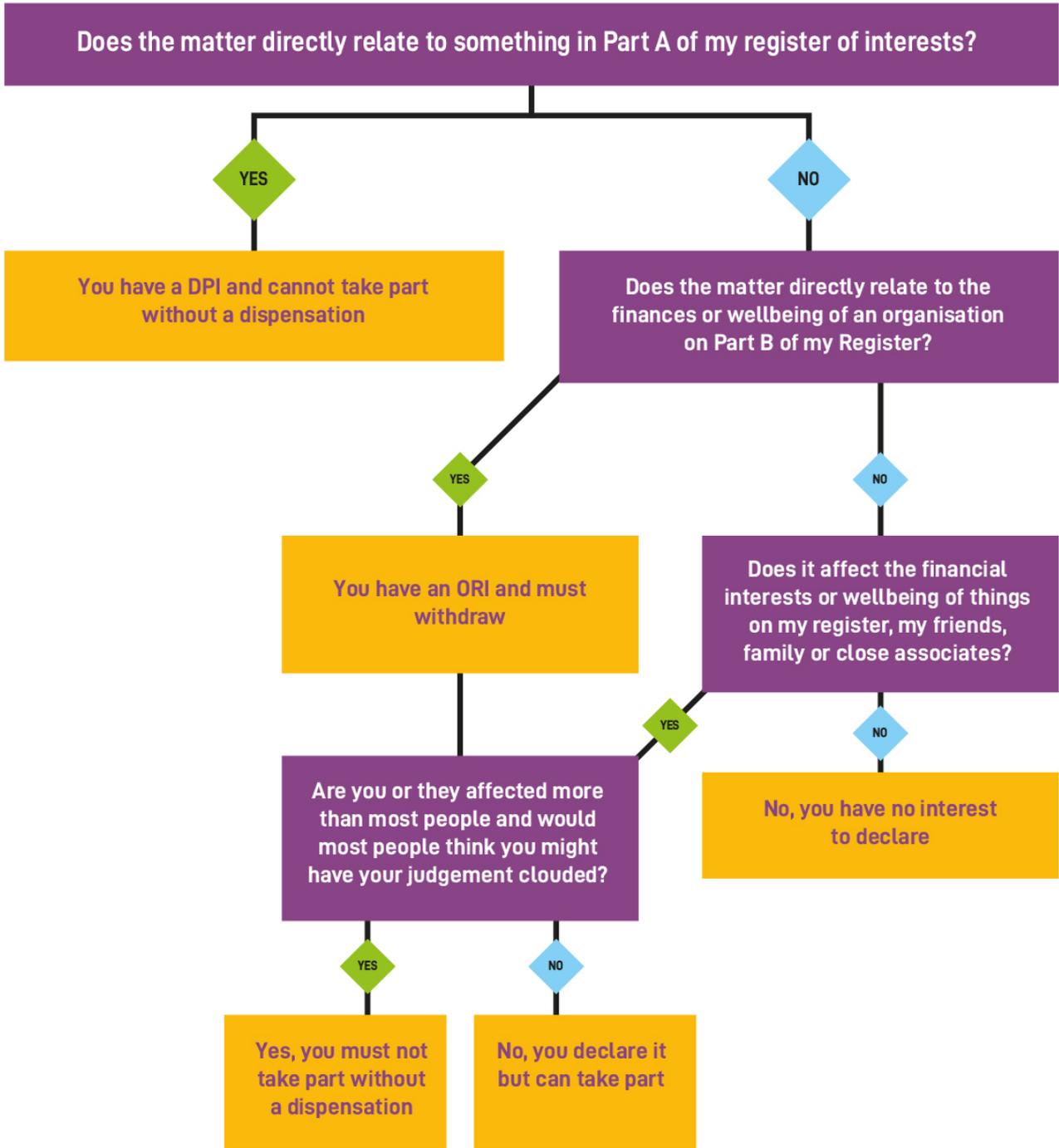
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

**Table 2: Other Registrable Interests**

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none"> <li>a) any body of which you are in general control or management and to which you are nominated or appointed by your authority</li> <li>b) any body <ul style="list-style-type: none"> <li>(i) exercising functions of a public nature</li> <li>(ii) any body directed to charitable purposes or</li> <li>(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)</li> </ul> </li> </ul>
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## THE GLAVEN VALLEY CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN 2022

Summary: This report seeks approval for the draft Glaven Valley Conservation Area Appraisal and Management Plan to be taken forward to public consultation in line with national policy and best practice.

- Recommendations:
- 1. That the draft appraisal, as set out within the body of this report, be recommended to Cabinet for approval for public consultation.**
  - 2. That following consultation, the amended appraisal be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer, 01263 516367	

### 1. Introduction

- 1.1 As well as its picturesque coastline, rural landscape and big skies, the District is known for its rich historic environment. The District's heritage is an intrinsic part of its character and stands as testament to how the area has been shaped and evolved over time. This

heritage significance manifests itself in many different forms and this is reflected in the quantity and variety of designations found across North Norfolk including:

- 83 Conservation Areas
- Over 2,200 Listed Buildings
- 18 Registered Parks and Gardens & 16 Unregistered Historic Parks and Gardens
- 86 Scheduled Monuments
- Nearly 300 Local Listings

1.2 The quality of the environment brings with it many benefits for those living, working, visiting and seeking to invest in the area. Proper management of our shared heritage is therefore vital for a whole range of reasons including:

- **Sense of Place**  
Heritage provides the unique character that helps to make communities distinctive.
- **Economic Prosperity**  
Heritage attracts visitors and these in turn help to bring wealth and prosperity to the area.
- **Regeneration**  
Heritage can support the revitalisation of deprived or run down areas through character, location and use.
- **Civic Pride**  
Heritage contributes to a joint sense of pride. The legacy and past reinforces our history and echoes of the past.
- **Sustainability**  
Physical life of heritage assets is often greater than their functional life – bringing them back into use is an effective use of resources.
- **Education**  
Opportunities to access and understand heritage can have a positive impact on learning and attainment.
- **Leisure and Tourism**  
Heritage can provide a focus for leisure activities from simply visiting and enjoying a place to providing a focus for detailed research and interpretation.



- **Health and Well-being**

Exploring heritage helps people in maintaining a healthy physical life-style and can help reduce stress and mental health issues.

1.3 As part of the ongoing management of the Council's 83 Conservation Areas, funding was received for the outsourcing of a small grouping of conservation areas focusing on the Glaven Valley. To this end, the Councils appointed specialist consultants 'Purcell' have produced draft Conservation Area Appraisals and Management Plans for a series of settlements within the Valley, the latest of this group being:

- The Glaven Valley

Given the expansive nature of the Glaven Valley designation, we sought to appraise the settlements first and get them right before progressing on to appraise the wider Glaven Valley Conservation Area. Accordingly, the designations should relate to one another but without any duplication.

The settlements within the Glaven Valley were prioritised due to ongoing pressures, however, similar issues affect the wider Glaven Valley designation including:

- Historic designation in the 1980 and not reviewed since this time. During this intervening period, significant change has taken place and the conservation area must adapt to any prevailing changes.
- As such a large designation it is in need of robust definition and understanding to ensure the Conservation Area status remains meaningful and justified.
- It is felt that the additional information and guidance provided by an adopted appraisal would help inform and assist future decision making.

## **2. Statutory Background**

2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2012). The District's adopted Local Development Framework (LDF) provides the local planning policy context.

### **3. What is a Conservation Area Appraisal?**

3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2019-2023.

3.2 A Conservation Area Appraisal and Management Plan has two primary objectives;

1. Firstly, it defines the special characteristics or historic interest of the Conservation Area and identifies the issues that threaten these special qualities.
2. Secondly, it offers guidelines to prevent erosion of character and achieve enhancement.

In practice, the benefits of reviewing a Conservation Area often extend much further;

- a) A fully adopted Appraisal and set of Management Proposals provides additional support and guidance for decision-making through the Development Management process, since they become, on adoption, a material consideration for the Local Planning Authority when dealing with applications for development.
- b) Having an up to date conservation area boundary which reacts to and reflects the position on the ground is easier to defend and becomes a more meaningful and justified designation.
- c) An up to date Conservation Area Appraisal and Management Plan provides the backcloth, together with the planning policies contained in the North Norfolk Local Development Framework, to good decision-making, particularly in respect of applications for development.

- d) Experience has shown that the preparation of Conservation Area Appraisals and Management Plans can offer a real and practical opportunity for local communities to engage in the future management of their local environment and as such the process contributes positively to community empowerment.

#### **4. Assessment and Methodology**

- 4.1 Purcell in association with NNDC officers have drafted the conservations area appraisal after a detailed period of research, site assessment, survey analysis and collation of key sources. The structure and format of the Conservation Area Appraisals are consistent, each appraisal includes:

- A Summary of the special interest of the area;
- A review of the areas historic development;
- An overall character assessment;
- A summary of the heritage assets contained within the conservation area;
- A 'street by street' assessment;
- An overview of the areas vulnerabilities and future opportunities;
- A robust management plan to protect the area;
- A guide for further information and sources.

With the above in mind, the document will sets out the planning policy context; special interest including location and setting; historic development and archaeology; layout and plan form; architectural and townscape character; spatial analysis and key views; character analysis including the qualities of buildings; prevailing uses and the contribution of green spaces and suggested boundary changes.

- 4.2 The documents aim to be user friendly, accessible and easy to navigate. To this end, they have been designed primarily as an online resource to be accessed as interactive PDF's.

#### **5. Timetable for public consultation and formal adoption**

- 5.1 It is advised that a six-week public consultation period be undertaken. The precise nature of the consultation format is still to be finalised with our consultants but is likely to involve exhibitions within the Valley as well as an open meeting for members of the public to attend. The documents would be placed on the Council's website and comments invited. It is anticipated that following public consultation, an amended document would be brought to the Working Party for approval and adoption by Cabinet.

#### **6. Budgetary Implications**

- 6.1 There are no further budgetary implications to consider at this stage.

**Recommendations:**

- 1. That the draft appraisal, as set out within the body of this report, be recommended to Cabinet for approval for public consultation.**
- 2. That following consultation, the amended appraisal be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

# Glaven Valley

## Conservation Area Appraisal and Management Plan

Sixth Draft: April 2022

DRAFT



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## How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

### Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1	Early History
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#### 3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).<sup>05</sup>

### Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



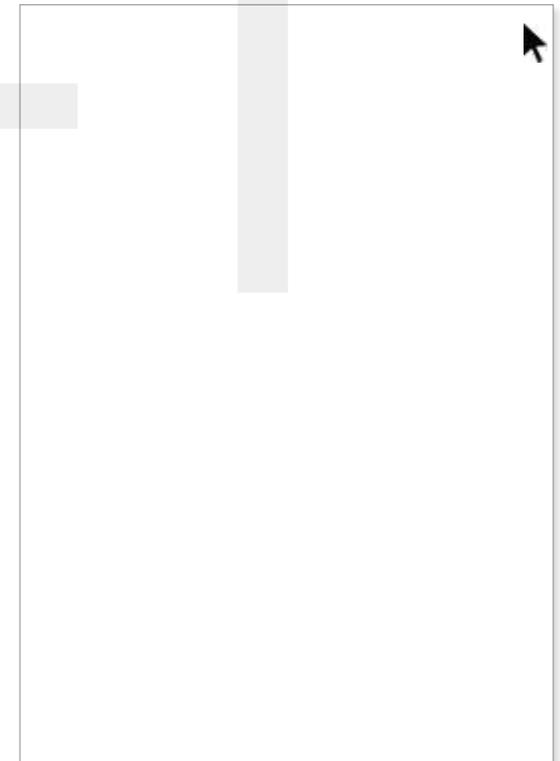
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

### Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix E](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



## How to Use the Layered PDF in Appendix E

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

### Opening the Layers Panel

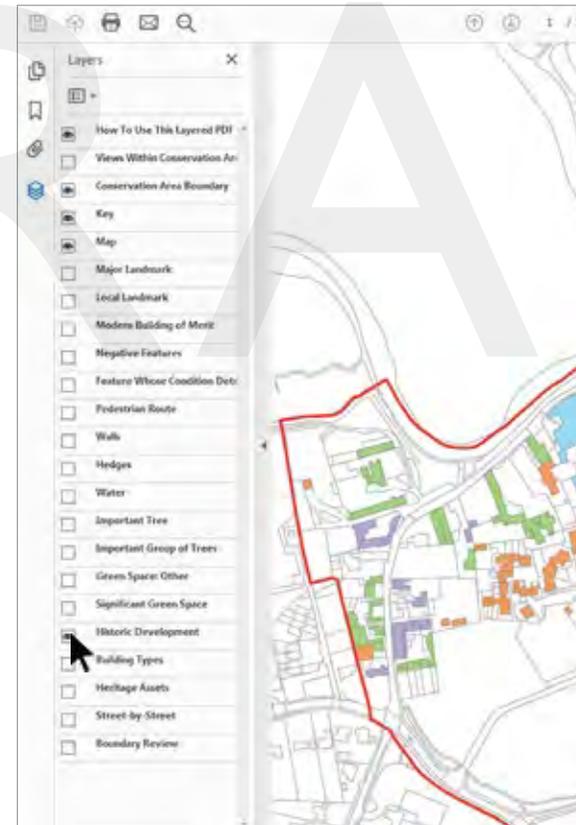
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



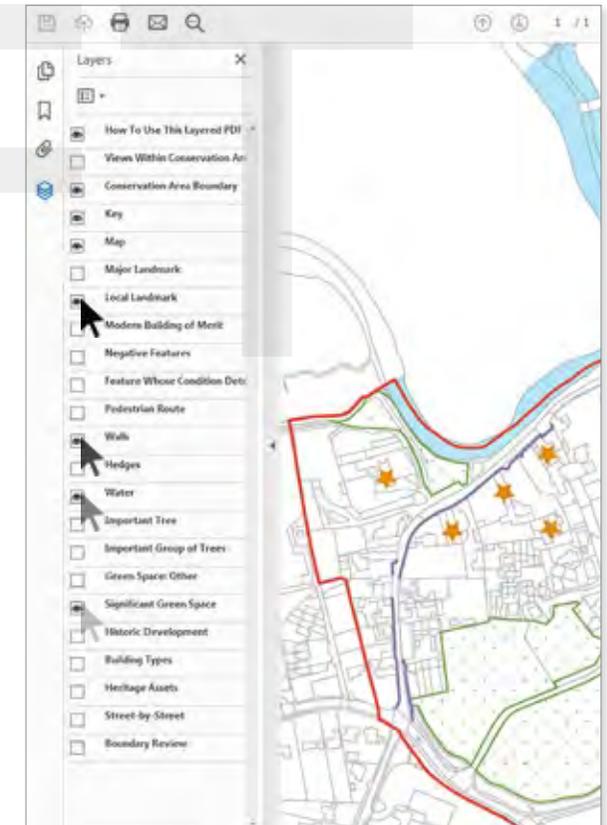
### Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

#### Switching on a layer to view that part of the map



#### Switching layers on and off as desired





## Frequently Asked Questions

### Conservation Areas

- What is a Conservation Area?  
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?  
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?  
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?  
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?  
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?  
See [Section 1.4](#) and [Section 8.3.1](#)

### Understanding your Property

- Is my property within the Conservation Area?  
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?  
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?  
See [Section 4](#)
- How old is my property?  
See [Historic Development Plan](#)
- Is my property a listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?  
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?  
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?  
See [Section 7](#)
- How can I understand my property better?  
See [Section 9](#)

### Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?  
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?  
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?  
See [Section 1.2](#)
- How should I approach repairs to my property?  
See [Section 8.3.1](#)
- Can I replace my windows and doors?  
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?  
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?  
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?  
See [Section 1.5](#) and [Section 9](#)

# Section 1

## Introduction

This section gives an overview of the Glaven Valley Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

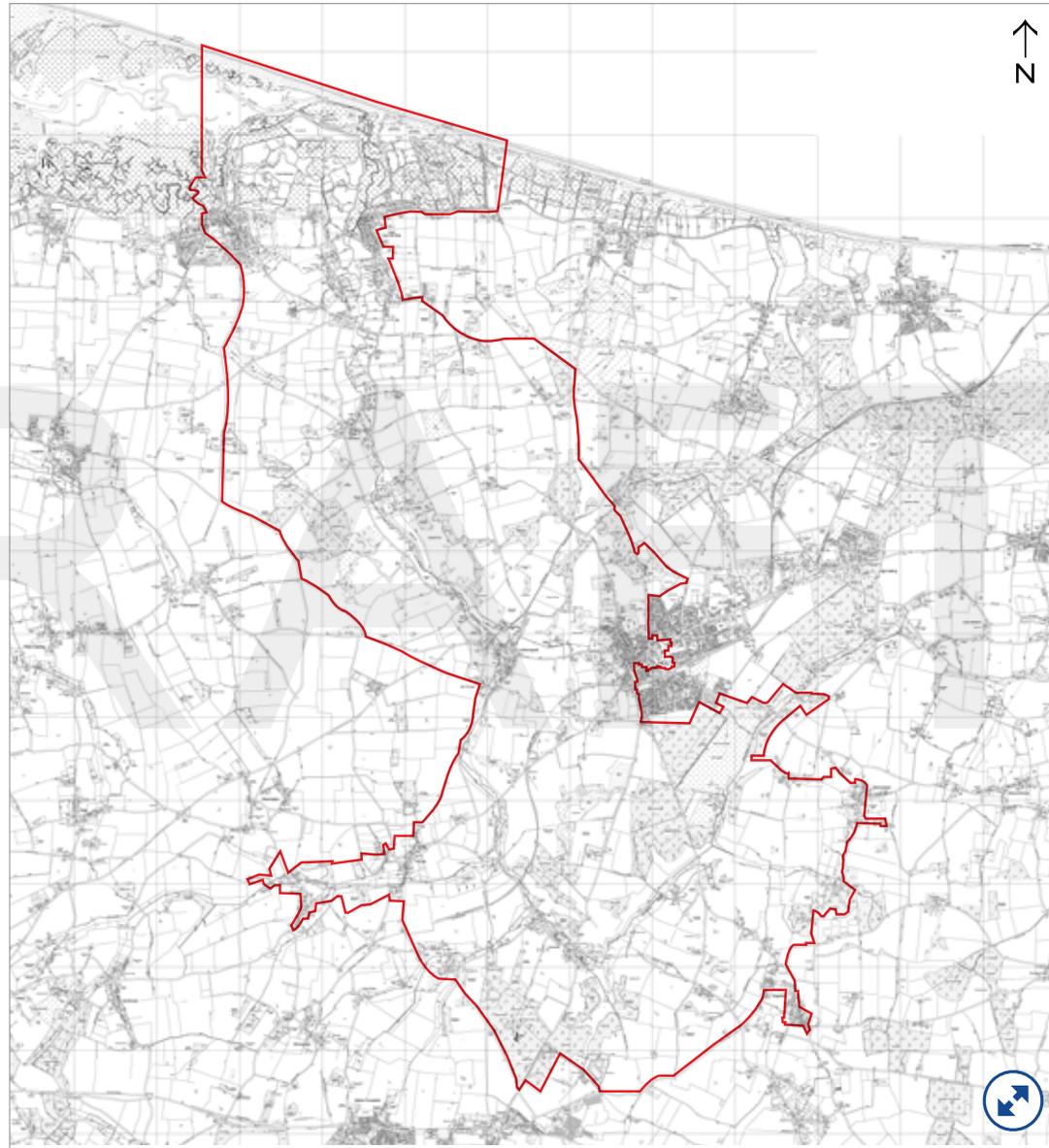


## Contents

- [1.1 Glaven Valley Conservation Area](#)
- [1.2 Initial Review of the Conservation Area](#)
- [1.3 What is a Conservation Area?](#)
- [1.4 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.5 What Does Designation Mean for Me?](#)
- [1.6 Pre-Application Advice](#)
- [1.7 Who Have We Consulted While Preparing this Plan?](#)

## 1.1 GLAVEN VALLEY CONSERVATION AREA

The Glaven Valley Conservation Area was originally designated in 1984. The designation currently covers a large landscape area which follows the length of the River Glaven, from the estuary and salt marshes at Blakeney and Cley-next-the-Sea to the north, down through Glandford and Letheringsett, encompassing Holt to the east, south towards Thornage and Brinton, Hunworth, and eastwards where the river turns up towards Hempstead, with Edgefield to the south-east. Between the villages are areas of river valley, rolling hills on either side of this with agricultural land, farm complexes, manor houses and their designed landscapes, and areas of woodland. The landscape of the Glaven Valley has been shaped by the activities of people who have lived and worked in it for centuries.



Existing Glaven Valley Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

### KEY

— Current Conservation Area Boundary



Cley Windmill

Wiveton Hall

Glandford Mill

Summer House

Bayfield Hall

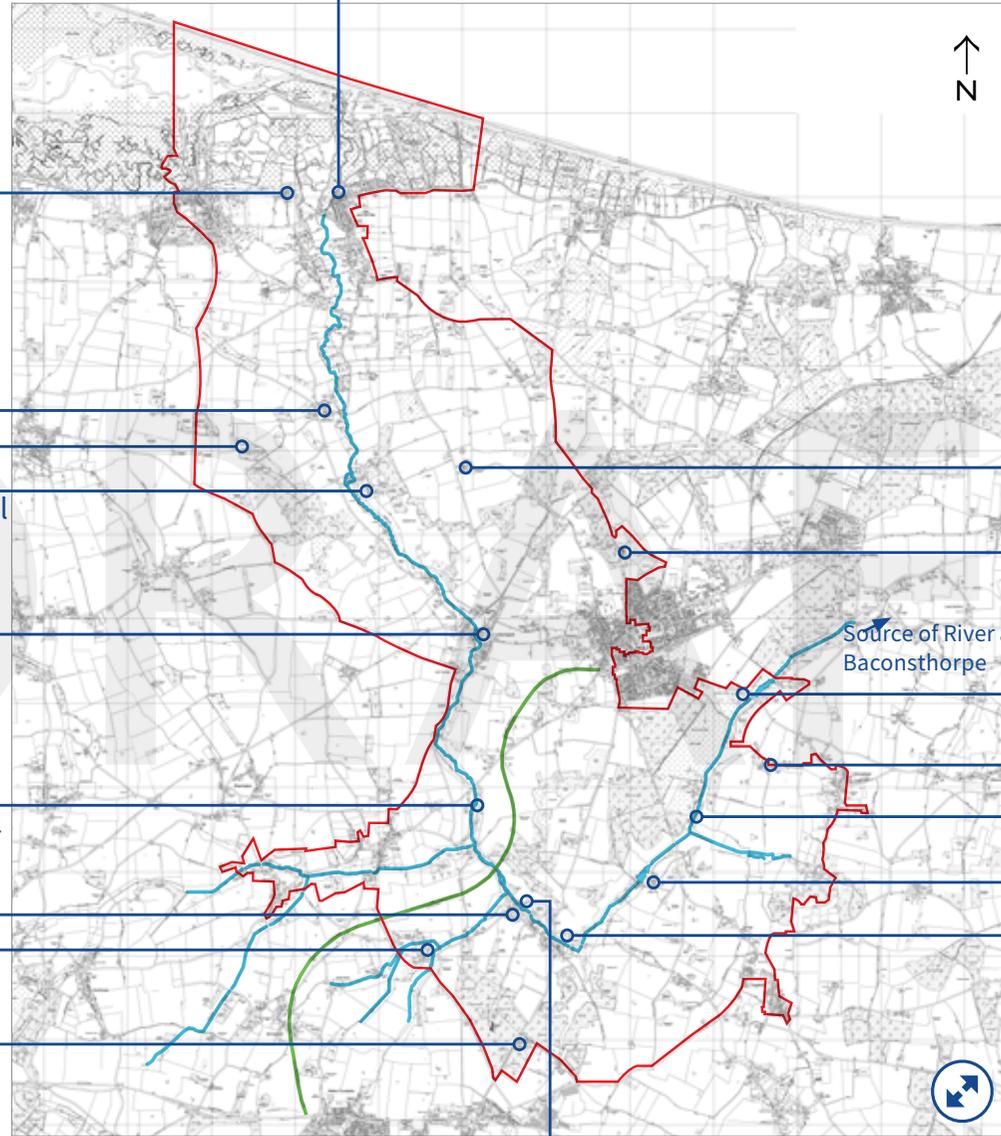
Letheringsett Mill

Thornage Mill

Hunworth Hall

Stody Hall

Stody Lodge



COURSE OF THE RIVER AND KEY BUILDINGS PLAN

- Current Conservation Area Boundary
- Course of River and Key Tributaries
- Former Railway Line

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 number 100018623. This plan is not to scale.

Bayfield Brecks

Holt Hall

Source of River at Baconsthorpe

Hempstead (Holt) Mill

Hempstead Hall

Site of Lost Mill House

Edgefield Hall

Site of Norman Castle

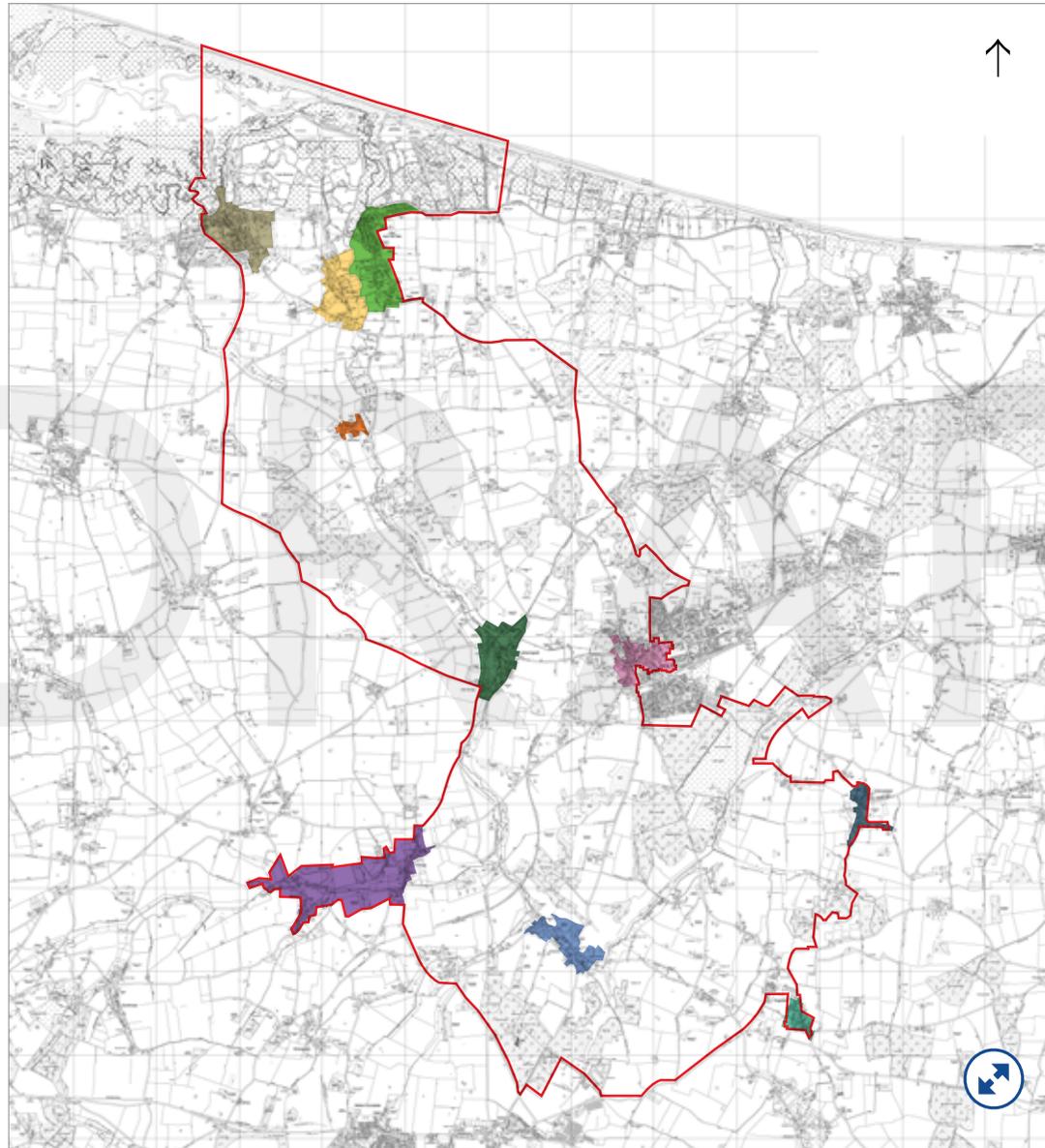
Hunworth Mill

## 1.2 INITIAL REVIEW OF THE CONSERVATION AREA

The Glaven Valley is an unusual Conservation Area, as it currently covers a large landscape and spans across ten other Conservation Areas, comprising:

- Blakeney;
- Wiveton;
- Cley-next-the-Sea;
- Glandford;
- Letheringsett with Little Thornage;
- Holt;
- Brinton with Thornage;
- Hunworth;
- Edgefield; and
- Hempstead.

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### KEY

- Current Conservation Area Boundary
- Blakeney Conservation Area
- Brinton with Thornage Conservation Area
- Cley-Next-the-Sea Conservation Area
- Edgefield Conservation Area
- Glandford Conservation Area
- Hempstead Conservation Area
- Holt Conservation Area
- Hunworth Conservation Area
- Letheringsett Conservation Area
- Wiveton Conservation Area

Note: Other conservation areas shown as they existed in 2017.

*Baseplan © North Norfolk District Council.  
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The protection which Conservation Area designation brings is therefore unnecessarily doubled up in the locations of these other Conservation Areas. Following initial discussions with North Norfolk District Council it was concluded that the overlapping Conservation Areas should be removed from the Glaven Valley Conservation Area boundary. The protection levels within the individual Conservation Areas will remain the same. The settlement Conservation Areas have been appraised separately over the last three years and a further Conservation Area created in Stody. This Draft Conservation Area Appraisal and Management Plan therefore regards these eleven villages as now forming part of the setting of the Glaven Valley Conservation Area (discussed in [Section 4.7: Setting](#)). These proposed boundary changes are also noted in [Section 4.8: Boundary Review](#), together with other proposed boundary changes.

### 1.3 WHAT IS A CONSERVATION AREA?

#### Definition of a Conservation Area

A conservation area is defined as an ‘area of special architectural or historic interest the character of which is it desirable to preserve or enhance’.<sup>1</sup>

Designation of a conservation area recognises the unique quality of the built heritage of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the National Planning Policy Framework (2012) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Glaven Valley Conservation Area and can be viewed here: [https://www.north-norfolk.gov.uk/media/1268/north\\_norfolk\\_design\\_guide\\_adopted\\_2008\\_-web.pdf](https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf).

#### 1.4 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.<sup>92</sup> The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

In places, there are anomalies in the boundary of the Glaven Valley Conservation Area, such as where they cut across fields rather than along boundaries, where it does not incorporate relevant historic buildings or landscape areas, or where areas of housing on the peripheries of settlements would be more relevant within the Conservation Area covering that settlement. Consequently, a review of the boundary is part of this Appraisal in order to include/exclude buildings and spaces that are relevant or not to the Conservation Area or which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- Record and analyse the special interest of Glaven Valley Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the Conservation Area;
- Identify issues relating to condition and pressures for change;
- Identify opportunities for the enhancement of the Conservation Area;
- Set out any proposals for changes to the Conservation Area boundary; and
- Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area.



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. As a large area with many privately owned spaces it has not been possible to access or view all parts of the Conservation Area. The protocols and guidance provided in Section 9 (Management Plan) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly-available resources and through on-site analysis from publicly accessible areas within the Conservation Area.

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**Definition of a Heritage Asset**

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

**1.5 WHAT DOES DESIGNATION MEAN FOR ME?**

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights. Agricultural permitted development rights are not constrained by the conservation area designation where the farm is over 5 hectares in size.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Glaven Valley Conservation Area your proposals will be assessed against policy EN8 of the Local Development Framework and the NNDC Design Guide.



## 1.6 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.norfolk.gov.uk/tasks/development-management/whatis-the-pre-application-service/>

## 1.7 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.<sup>03</sup>

The Draft Glaven Valley Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXX and XXXXX 20XX. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out were:

- Discussions with Cllr. Karen Ward (Blakeney, Wiveton, Morston, Glaven Valley), Cllr. David Young (Cley) and Cllr. Linsey Brettle (Letheringsett with Glandford).
- In March 2018, NNDC and Purcell presented to local residents at the Annual Parish Meeting in Blakeney to inform them of the Appraisal process and the process for consultation.

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals, followed by a site visit to view areas of the Glaven Valley Conservation Area and further email correspondence.
- Discussions were carried out with the Blakeney Area Historical Society regarding historical sources and access to their archive.
- Email correspondence with the River Glaven Conservation Group in January 2021.

# Section 2

## Summary of Special Interest

This section provides a summary of what is significant about the Glaven Valley Conservation Area in terms of its history, architecture and setting.

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The significance of the Glaven Valley Conservation Area lies in how it evidences and illustrates the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure.

Milling has been taking place on the river for 1000 years, with records of 16 mills in the Domesday Book of 1086. It was a key industry in the Glaven Valley until recent times, with milling all but dying out in the twentieth century so only five mill buildings (two of which are in the Conservation Area) remain, of which only Letheringsett Mill is still in use. Milling has shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams.

Agriculture was also a key industry, with arable farming taking place in larger fields on the wide open hill tops either side of the valley, smaller fields closer to the valley bed and pastoral farming more common in the lower reaches of the river, where reclaimed salt marshes and the river bed formed wet pasture. Farm complexes are dotted around the landscape. These retain many historic farm buildings; particularly large threshing barns are common. Many are still in farming use, though others have been converted to residential or other use more recently.

Agriculture helped to feed coastal trade in the Glaven Valley, with the Glaven Ports of Blakeney, Wiveton

and Cley-next-the-Sea becoming prosperous in the medieval period. Exports included grain, barley and malt which would have been grown or processed in the landscape of north Norfolk, including within the Glaven Valley. Trade in the Glaven Ports died out over the eighteenth and nineteenth centuries. It was replaced by tourism as the key industry in the coastal villages, with tourists coming to experience the broad open skies of the coastline and vernacular charm of the villages and surrounding countryside, as well as the extensive local flora and fauna.

A number of sizeable historic estates with large halls are located within the Glaven Valley Conservation Area, including Wiveton Hall, Bayfield Hall, Holt Hall, Hempstead Hall and Edgefield Hall. These estates would have played a key role in the ownership and management of the land, with the owners being landlords to many people within the area. They also shaped the appearance of places, for example with the thatched estate cottages of the Stody estate. Farms were often attached to these halls, such as at Hempstead Hall which has an extensive farm complex adjacent to the house. These halls are amongst the largest and grandest buildings in the area. Often they use local materials, such as brick and flint to give a local vernacular touch to polite architecture, as well as incorporating architectural details derived from trade with the Low Countries to embellish buildings, such as Dutch gables. Others rejected local vernacular touches in favour of fashionable styles, as with the Georgian redesign of

Bayfield Hall.

The character of other buildings in the Conservation Area is vernacular, with a common palette of red brick, flint and red clay pantiles. Houses in the Conservation Area are generally modestly sized, often clustered at the edge of villages with a few dotted in the landscape. The villages which form the setting of the Glaven Valley also have buildings of vernacular character, with Holt being rather more gentrified as the local market town and Brinton being unusually heavily Georgianised at its centre. Each of these villages and towns has a link with the Glaven Valley, either being situated on the river, with mills situated within them, or through links to local manor houses set away from the village centre. There is remarkably little modern development in the Conservation Area, other than a small number of modern houses and barns.

The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

Locals and visitors value the area highly, with people loving the peaceful, rural landscape, heritage interest of the milling industry and the important ecology of the river.

# Section 3

## Historic Development

This section describes the history of Glaven Valley and discusses how the settlement pattern has developed over time.

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[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth Century](#)

[3.5 Seventeenth Century](#)

[3.6 Eighteenth Century](#)

[3.7 Nineteenth Century](#)

[3.8 Twentieth and Twenty-First Centuries](#)

## 3.1 INTRODUCTORY SUMMARY

The Glaven Valley is a large area, and therefore has a diverse and complex history. The area had three ports, Blakeney, Cley and Wiveton, which flourished in the medieval period. The Glaven Valley also has a rich agricultural and milling history, which connected the maritime industry to the wider landscape. These past local industries, as well as land ownership of the landscape and settlements in the area, created a shared landscape and heritage that joins the area together. Today the Glaven Valley benefits from tourism on the North Norfolk coast and much of the landscape remains agricultural.

## 3.2 EARLY HISTORY

Evidence of settlement in the earliest times is rare but discoveries of single objects, such as worked flints, have been found dating from the Palaeolithic, Mesolithic and Neolithic periods within the Conservation Area. There are also two important clusters of evidence that suggest settlement. On and around Salthouse Heath, which straddle the north-east boundary of the Conservation Area, bowl barrows dating from the late Neolithic to late Bronze Age indicate early settlement in the area between 2400 and 1500BC.<sup>04</sup> There is also evidence of prehistoric settlement in a series of burnt flints and mounds which were discovered on Edgefield Heath as well as other finds in the parish. Scattered finds from the Bronze Age have been found elsewhere in the Conservation Area, such as in Stody parish. (For more information, see the Archaeological Summary in Section 5.6.)

Evidence of Roman activity has been found, for example with Roman coins near Baconsthorpe at the river's source dated 271 AD.<sup>05</sup>

By the Anglo-Saxon period, there was substantial settlement in the Glaven Valley, which is nationally important since Norfolk has some of the best-preserved evidence for settlement in this period.<sup>06</sup> Most of the villages were recorded in the Domesday Book of 1086, which also described what had existed in 1066 at the end of the Anglo-Saxon period. Holt was noted as having a market already established. Sixteen mills were recorded in the Glaven Valley, including five in the parish of Holt alone.<sup>07</sup> Villages, such as Hunworth, reflect the typical Anglo-Saxon layout of church, hall and mill co-located in a cluster before later changes saw the village develop around a green in the medieval period. Many of the parish churches in the Conservation Area are built on Anglo-Saxon foundations and some have standing masonry from this time such as some of the masonry at the old tower of St Peter and St Paul, Edgefield.<sup>08</sup>

### 3.3 MEDIEVAL

Whilst the settlements in the Glaven Valley mostly existed by the start of the medieval period, they would have sat in a different landscape of large areas of common land, such as around Hunworth, and small fields, the boundaries of which sometimes survive as archaeological evidence. There may also have been other small settlements, which have since been lost, such as at Bayfield, where the ruins of St Margaret's church survive. Churches and timber framed halls would have been the largest and most impressive buildings in the villages.

The first mention of the Glaven Ports of Blakeney, Wiveton and Cley-next-the-Sea, which traded in fish and salt, was in 1230 in the Patent Rolls concerning the release of a ship no longer needed for the King's service from Blakeney and Cley.<sup>99</sup> Other exports from the Glaven ports included corn, cloth and wool which were products of the inland economy in Norfolk. Imports from the continent included salt, coal and wine.<sup>10</sup>

The Glaven River at this time was tidal, with the tides reaching as far up as Glandford. In about 1310, a stone bridge was built at Wiveton linking Blakeney and Cley; prior to this the land route at high tide involved a two-mile detour inland to the ford at Glandford.<sup>11</sup>

During the medieval period, some of the village settlement patterns altered. Around the twelfth century, settlements began to develop around greens. At Hunworth, there was a shift away from the Anglo-Saxon centre around the church and hall to a green to the east, which may have been a response to the creation of the Norman castle there, where it commanded the higher ground above a bend in the river. Edgefield evidences a similar movement in that its original medieval church is located now west of the village centre which is focused around a green.

The medieval period was a time of wealth in Norfolk and this was expressed in the construction of the churches. Whilst all the churches in the Glaven Valley contain evidence of this, within the Conservation Area, St Margaret's church at Bayfield was extended in the fourteenth and fifteenth centuries. In Edgefield the old church of St Peter and St Paul was altered in the fourteenth and fifteenth centuries and the Decorated windows and arcades of the earlier century sit alongside the Perpendicular windows of the later century in the new church of St Peter and St Paul.

Blakeney was one of only a handful of settlements marked on the Gough Map,<sup>12</sup> dating from the late fourteenth/early-fifteenth century, indicating the prominence of the Glaven ports in the area. The milling industry and agriculture continued in the Glaven Valley during this period.

### 3.4 SIXTEENTH CENTURY

By the early sixteenth century, the Glaven estuary was flourishing in terms of coastal and foreign trade, the former largely depended on salt fish. Foreign trade stemmed mainly from the Low Countries, Norway and Iceland, with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural exports, barley, malt and grain which would have come partly from the Glaven Valley. During the sixteenth century, a trade of coal import and grain export emerged alongside the thriving fishing industry. In 1589 there was mention of the first Blakeney ship sailing for the Mediterranean to source exotic goods and spices.<sup>13</sup>

The first detailed map of the haven, a nineteenth century facsimile of a 1586 map gives visual evidence of the Glaven Valley and the settlements in the area during the late sixteenth century. The map depicts ships out to sea and in the haven, demonstrating the importance of trade to the ports. Sheep are also shown grazing on the marshes, with cows, horses and pigs shown on the agricultural land south of the villages. A windmill is shown at Wiveton and each of the villages has a church with Blakeney having a second church where a friary was once located.

During the sixteenth century, the oldest extant parts of Bayfield Hall were built. Although the fabric has since been extensively altered, some of the Elizabethan masonry survives.<sup>14</sup>



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Map of Blakeney Haven and the Port of Cley, nineteenth century facsimile of a 1586 original, thought to have been surveyed by John Darby (Norfolk Record Office)

### 3.5 SEVENTEENTH CENTURY

During the seventeenth century, coastal trade increased; Blakeney and Cley were the major passage for the agricultural produce of north-east Norfolk. However, from the seventeenth century, foreign trade began to decline. During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture and make the saltings more profitable. As a result, the river through both Wiveton and Cley was cut off, obstructing the passage of ships to Wiveton and Cley and ultimately leading to their decline as ports.

As well as agriculture, the land in the Glaven Valley was also used to keep flocks of sheep and dairy herds were kept on most farms from the 1600s.<sup>15</sup>

During the seventeenth century, a number of the larger surviving halls or houses in the area were constructed, some probably on the sites of earlier houses: Wiveton Hall (1652-3); Hempstead Hall; Edgefield Hall; Lowes Farm House (Edgefield) (1637); Vale House (Stody); Lawn Farm House (Holt); Langer Farm House (Edgefield). There were also alterations made to Bayfield Hall (near Holt) during the mid-seventeenth century.<sup>16</sup> Whilst Stody Hall existed on the site as early as 1086, the present building dates from the 1600s, though much of the fabric was altered later in the century.<sup>17</sup>

### 3.6 EIGHTEENTH CENTURY

The eighteenth century saw the continued alteration of Bayfield Hall in 1740, as well as some new building in the area such as Bayfield Brecks in 1799 for John Savory, a prosperous miller from Burnham Overy. It was during the eighteenth century the church of that St. Margaret, Bayfield was recorded to be in ruins.<sup>18</sup> The village of Bayfield which once surrounded the church no longer exists and was most probably abandoned or destroyed during the eighteenth century.

Faden's map of Norfolk (reproduced on pages 21-22), dating to 1797, gives a detailed view of the Glaven Valley at the end of the century. It shows all the major villages in the area: Cley, Blakeney, Wiveton and Morston, Holt, Glandford, Letheringsett, Hunworth, Stody, Thornage, Brinton, Hempstead and Edgefield. Cley, Blakeney and Wiveton Marshes have been marked as drained, with one visible embankment, a result of the embankment the previous century. Wiveton Mill (a windmill no longer existing) is illustrated to the west of Wiveton. Glandford Mill is also shown to the east of Glandford village. A mill is also marked at Letheringsett and windmills to the south-west of Holt and south of Edgefield. Though these are the only mills marked within the Conservation Area, it is known that there were more, such as at Hunworth which was built

c1750. There are also a number of other windmills outside the Conservation Area shown on Faden's map, which reinforces the significance of milling to the area. Generally windmills were located on exposed ground, either near the coast as at Cley, or on rises in the land, as at Edgefield.

The map also shows the meandering course of the river over the floodplain. There is one section which appears to have been straightened, marked as Hempstead Beck, to the east of Hunworth. This would have been done to increase the flow of water to the mills to provide more power to the milling machinery.

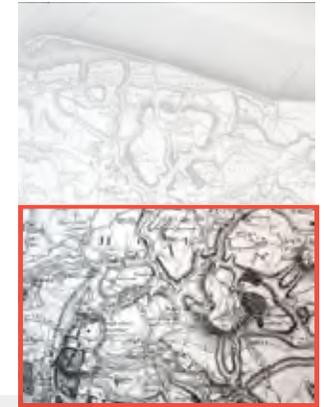
Other features marked on the map include Bayfield Hall and a Summer House to the west (on a hill now known as Summer House Hill). Various other halls, parsonages, public houses and farms are also marked. The general pattern of development in the Conservation Area is shown as much the same as it is today, with dispersed halls, farms and mills in the landscape between the settlements.





Detail from Faden's, Map of Norfolk, 1797 (Norwich Heritage Centre)

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Detail from Faden's, Map of Norfolk, 1797 (Norwich Heritage Centre)

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The Britiffe family owned much of Holt, Hunworth and the surrounding area from the seventeenth century. A map made in 1726 by James Corbridge, commissioned by Robert Britiffe, showed the extent of Robert Britiffe’s estate. It centred on Hunworth Hall (1699) and also showed the adjoining parishes of Stody, Brinton, Briningham, Thornage and Holt. Stody or ‘Studday’ Hall, lies next to the church in Stody. Hunworth Hall, church and mill are represented on the map, but the southern end of the village around the green has not yet developed. Thornage Hall and its large barn are also marked.



James Corbridge, A survey of the estate of Robert Britiffe Esq being in the parishes of Hunworth, Studday, Holt, Thornage, Briningham in Norfolk, 1726 (Norfolk Record Office)

## 3.7 NINETEENTH CENTURY

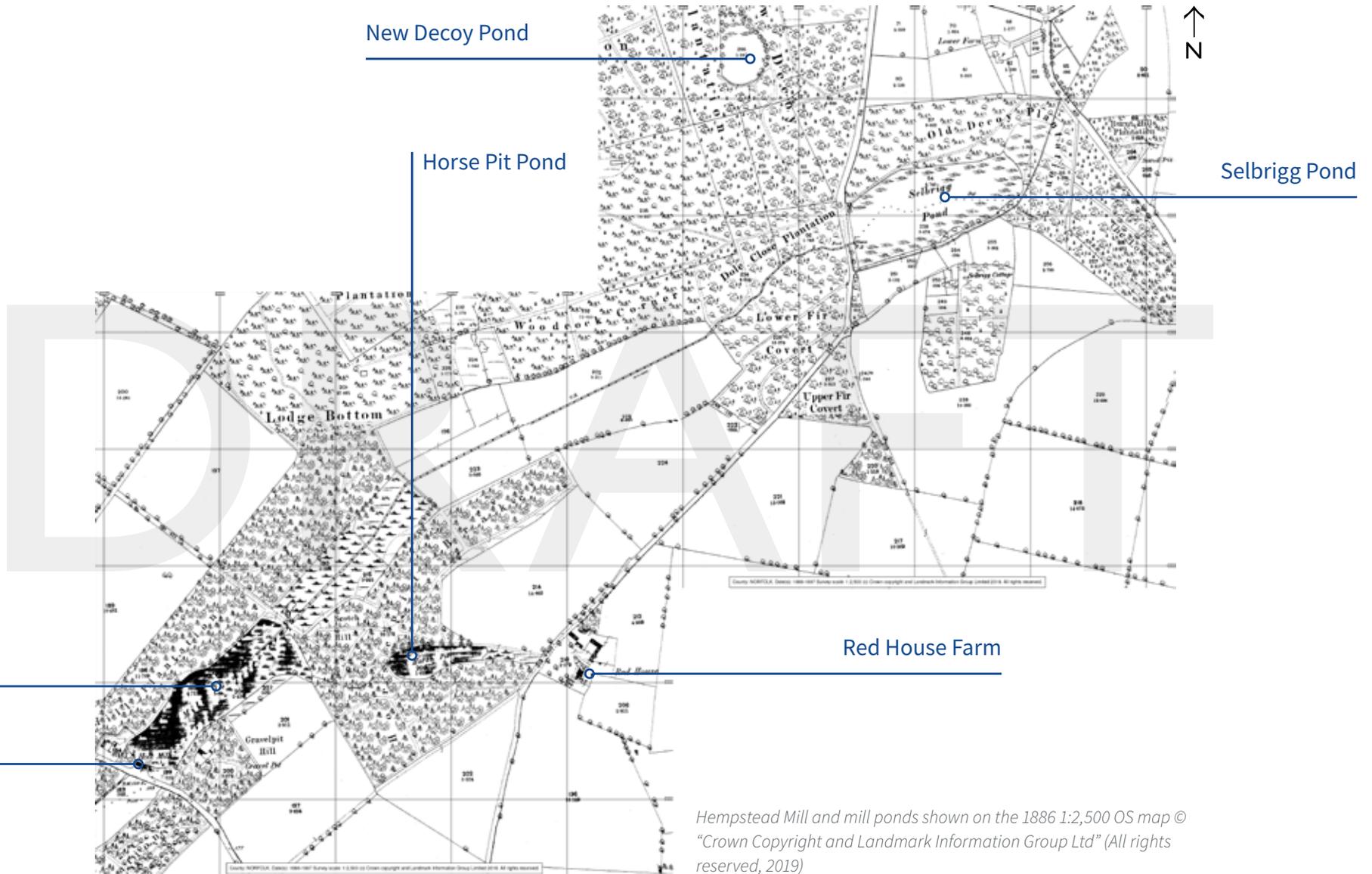
### 3.7.1 Ownerships in the Early-Nineteenth Century

Through comparing the Tithe and Inclosure Maps of the area, dating from the 1820s-40s, we can discern the landowners with the largest land holdings over the area. There are a number of owners across the Glaven Valley, one of the largest being Caroline Hobart, Dowager Lady Suffield, owner of the Blickling estate between 1793 to 1850. Lady Suffield owned and rented out arable and pasture lands around Stody, Edgefield, Holt, Hunworth and Thornage, including Stody Hall and Hunworth Hall. Other key land owners included James Cooke, who owned and rented out land in Thornage and Holt; Sir Jacob Astley, who owned and rented out pasture and arable land in Thornage and Stody; and Lord George Calthorpe, William Buck, Thomas Crofts, George Nathaniel Best and John Bolding, who all owned land around Wiveton, Blakeney and Glanford. William Buck was the owner of Wiveton Hall.

### 3.7.2 Mills

Milling continued to be a key industry along the river and in the late-eighteenth/early-nineteenth century. The mill buildings at Hempstead (originally called Holt Mill), Thornage and Letheringsett were replaced, as well as further sections of the river being straightened.

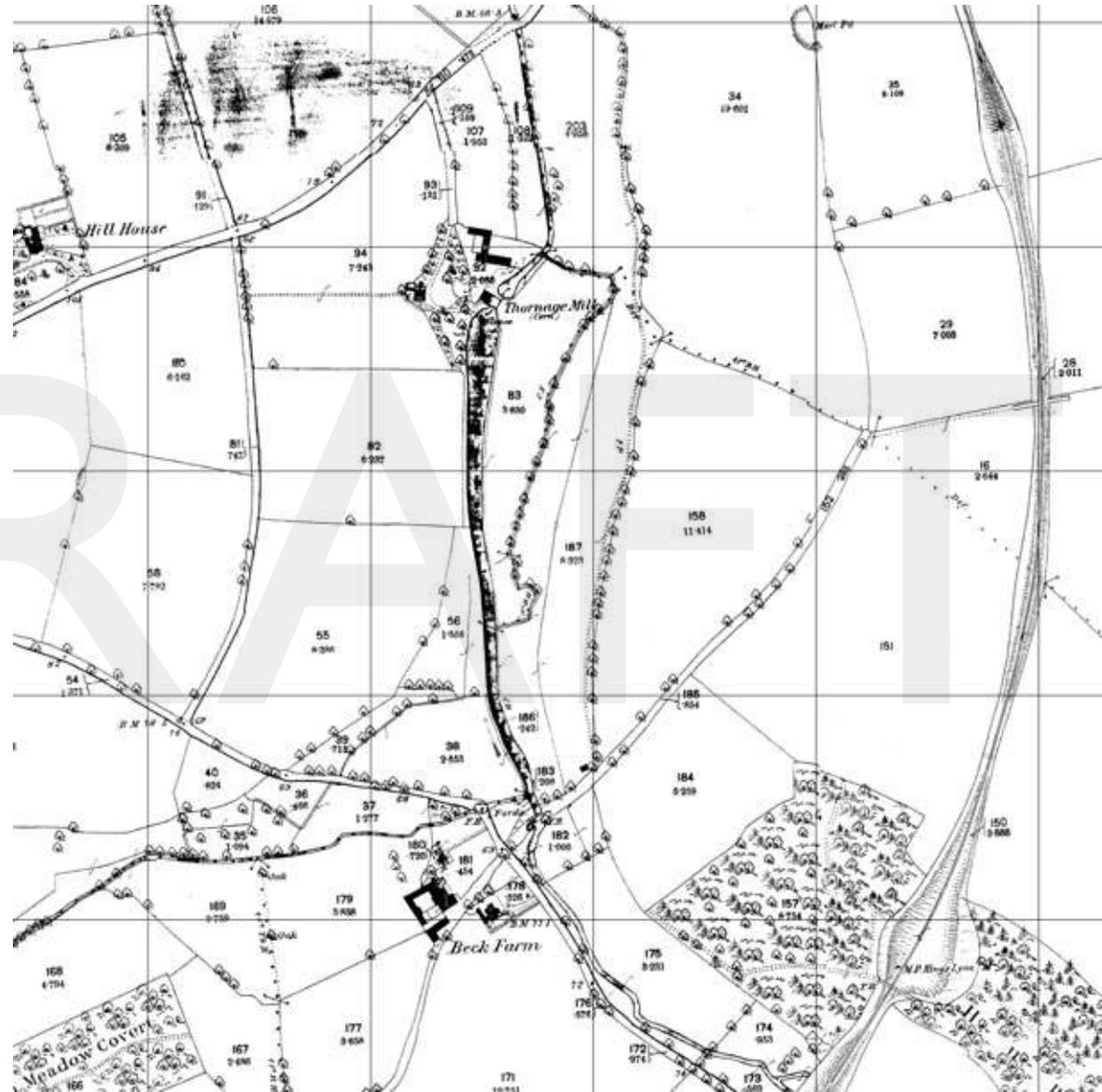
In 1803 Richard Gurney purchased Hempstead Estate for sporting purposes and erected a dam below the junction of the main stream and a tributary. The mill, which was likely to have existed in some form in this location from the Domesday Survey (one of the five mills in Holt mentioned), was rebuilt by Gurney in the early nineteenth century, which is the building that still stands today. The mill effectively dammed the river, creating the mill pond behind the house. Selbrigg pond had also been created in c1810 further up the river in an attempt to provide sufficient water to power the mill wheel. Water from Upper Pond, New Decoy Pond and Horsepit Pond also fed the mill. The latter was originally a horse pond for Red House Farm, just outside the current Conservation Area boundary. The mill continued to have problems with insufficient water supply and in 1905 the mill wheel was removed and replaced with a turbine.<sup>19</sup> The 1886 OS map shows this arrangement, with the mill building to the south-west, the mill pond behind and Selbrigg Pond to the north-east. The dotted line seen to the east of the mill house indicates the course of the river before it was diverted slightly to the west to accommodate the mill.<sup>20</sup> Sections of the river between the pond have been straightened to aid water flow.



Hempstead Mill and mill ponds shown on the 1886 1:2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

A mill had been on the site of Thornage Mill (now Mill Farm) since the thirteenth century. In the late-eighteenth/early-nineteenth century the mill building was rebuilt. The course of the river was altered to accommodate the new building, to move it to a part of the land which could hold the mill dam without flooding.<sup>21</sup> The mill pond is seen on the 1885-86 OS map. The mill machinery from this work still survives, though the building was converted into a house in 1986.

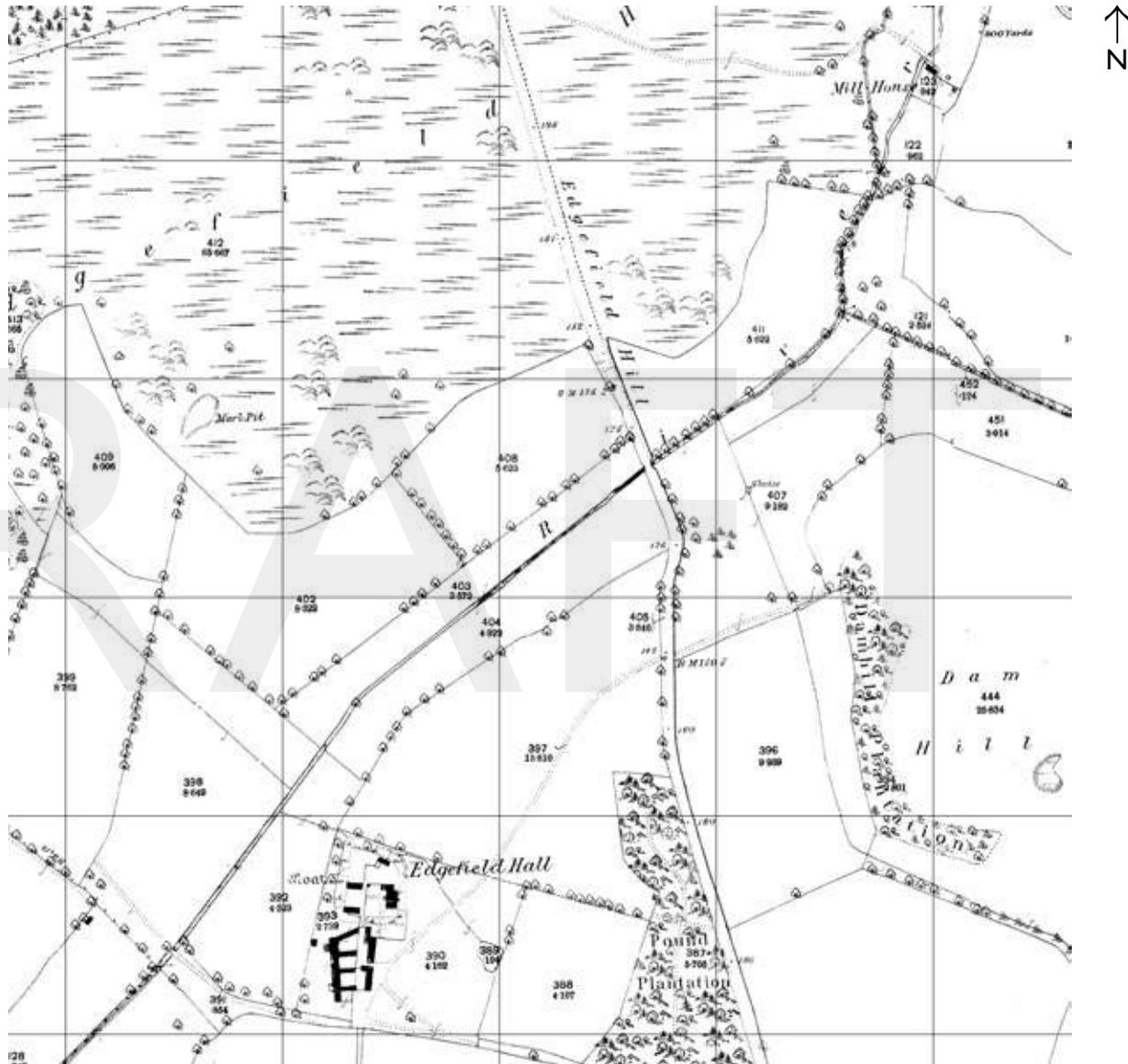
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*Thornage Mill and mill pond shown on the 1885-86 1:2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)*

Letheringsett also had a new mill building in 1802, which replaced an eighteenth century building that burnt down. A mill had been on this site since Tudor times.<sup>22</sup> It was restored in the 1980s and is now the only working watermill in Norfolk.

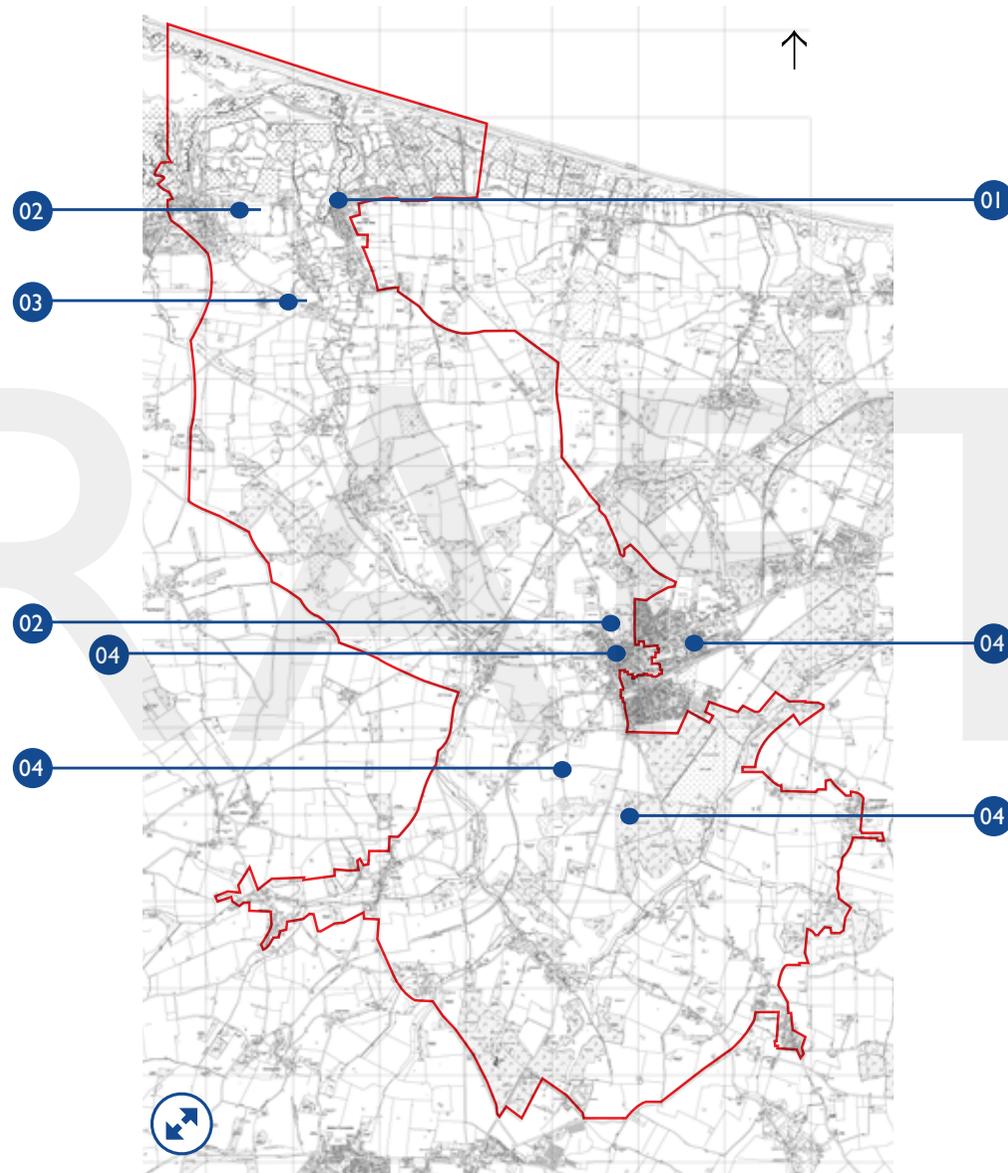
As well as new mill buildings, stretches of the river were straightened and deepened during the nineteenth and twentieth centuries to speed up drainage.<sup>23</sup> This is particularly obvious in stretches between Hempstead Mill and Hunworth on the 1886-87 OS map. On the section reproduced adjacent, straight sections of the river can be seen, together with a Mill House north-east of Edgefield Hall, which is no longer present. There are, however, remnants of the tracks created in the medieval period to provide access.<sup>24</sup>



Straightened section of river north of Edgefield Hall and now lost Mill House shown on the 1886-87 1:2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

In addition to the water mills already present in the area, Cley windmill was built in about 1819. It is five storeys with a white painted wooden cap, sails and fantail and commands an impressive view over the coastline. Whilst Cley windmill is the only mill to survive with sails, former windmills survive as towers outside of the Conservation Area at West Runton, Hickling Heath, Weybourne Mill, and Roughton.

Former windmills within the Glaven Valley can be seen on Faden’s Map of Norfolk 1797, historic OS mapping and Bryant’s Map of Norfolk 1826. The New Mill was located south-east of Holt whilst the successive windmills at Edgefield were located west of the village centre. A windmill also existed at Blakeney; the structure was derelict in 1912 and underwent some restoration in 1981. Earlier mills once existed elsewhere in the Glaven Valley including post mills at Hunworth, Hempstead, Letheringsett and near to Common Hill, south-west of Holt.<sup>25</sup>



**WINDMILLS: GLAVEN VALLEY**

- 01 Cley Windmill
- 02 Windmill Corn (1886)
- 03 Possible site of Wiveton Windmill
- 04 Site of post medieval windmill

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### 3.7.3 Other Building Projects

Built development remained sparse in-between the settlements, mainly consisting of farms and mills. The owners of the larger estate houses in the area such as Wiveton Hall and Bayfield Hall introduced a formal landscape to the fields of the Glaven Valley. Some key building and landscaping projects included the lake at Bayfield Hall created as an ornamental feature in the early-nineteenth century. Holt Hall was rebuilt in the mid-nineteenth century. Baconsthorpe Hall was also rebuilt as was Brinton Hall. St Peter and St Paul, the medieval church on the outskirts of Edgefield, was taken down in 1883 to provide materials for a new church closer to the village centre.<sup>26</sup>

The railway arrived in North Norfolk in the 1870s/80s, which enabled cheaper and faster transportation of goods, therefore terminating the already dwindling streams of trade to and from the Glaven ports. Holt was the only settlement within the Glaven Valley to have a station on the railway, which was constructed in the 1880s. The possibility of a station at Brinton was explored and abandoned as being too costly by the railway company. However, just beyond the Conservation Area, Melton Constable developed as a railway town with a major workshop at the junction built there in the early twentieth century. The now

abandoned railway line from Holt runs in a ‘S’ shape from the south-west corner of the town, exiting the Conservation Area between Thornage and Stody. The railway bridge across the road north of Hunworth now gives views over the river and Hunworth Meadows. The railway led to the flowering of the tourist industry, with more people able to travel easily and affordably to the coast by train.

### 3.8 TWENTIETH AND TWENTY-FIRST CENTURIES

The milling industry declined during the twentieth century, with mills closing and becoming vacant or even lost altogether, as in the case of the lost mill house near Edgefield Hall seen on the 1886-87 OS map. Milling ceased at Hempstead (Holt) mill in the 1960s and the building is currently vacant.<sup>27</sup> At Thornage Mill (Mill Farm), milling ceased in 1938 and the mill was converted into a private residence in the 1980s.<sup>28</sup> Hunworth Mill was converted into a private house in the 1960s and Glandford Mill in the 1970s after milling had ceased in 1953.<sup>29</sup> Letheringsett is the only mill on the river still used as a working flour mill. In recent years parts of the river that had been straightened for the purposes of milling have been restored to their natural forms to put back pools, riffles<sup>30</sup> and meanders for the benefit of river dynamics and biodiversity.<sup>31</sup>

The twentieth century saw residential development increase on the outskirts of settlements. Larger housing estates were mainly concentrated around Holt and Blakeney, with smaller developments of less than 10 houses on the edges of Wiveton, Cley-next-the-Sea and Edgefield. Numbers 1-8 Holt Road, for example, are a series of semi-detached houses built in 1912 and are an unusual example of Pre-World War I parish council housing. Individual houses have also been constructed within settlements filling in gap sites or replacing earlier buildings, and on a few occasions, houses have been built in the wider Glaven Valley.

Arable and pastoral agriculture continues to be a key industry in the Glaven Valley. Despite the majority of farms possessing dairy herds throughout the previous centuries, by the end of the 1960s most had vanished except for Grange Farm, Stody.<sup>32</sup>

The tourism replaced trade as the key industry in the Glaven Ports in the twentieth century. Today the North Norfolk coast, as well as the Glaven Valley, is a draw for holiday makers, walkers, bird-watchers and those with an interest in the natural environment.

Blakeney

Wiveton

Glandford

Letheringsett

Thornage and Brinton

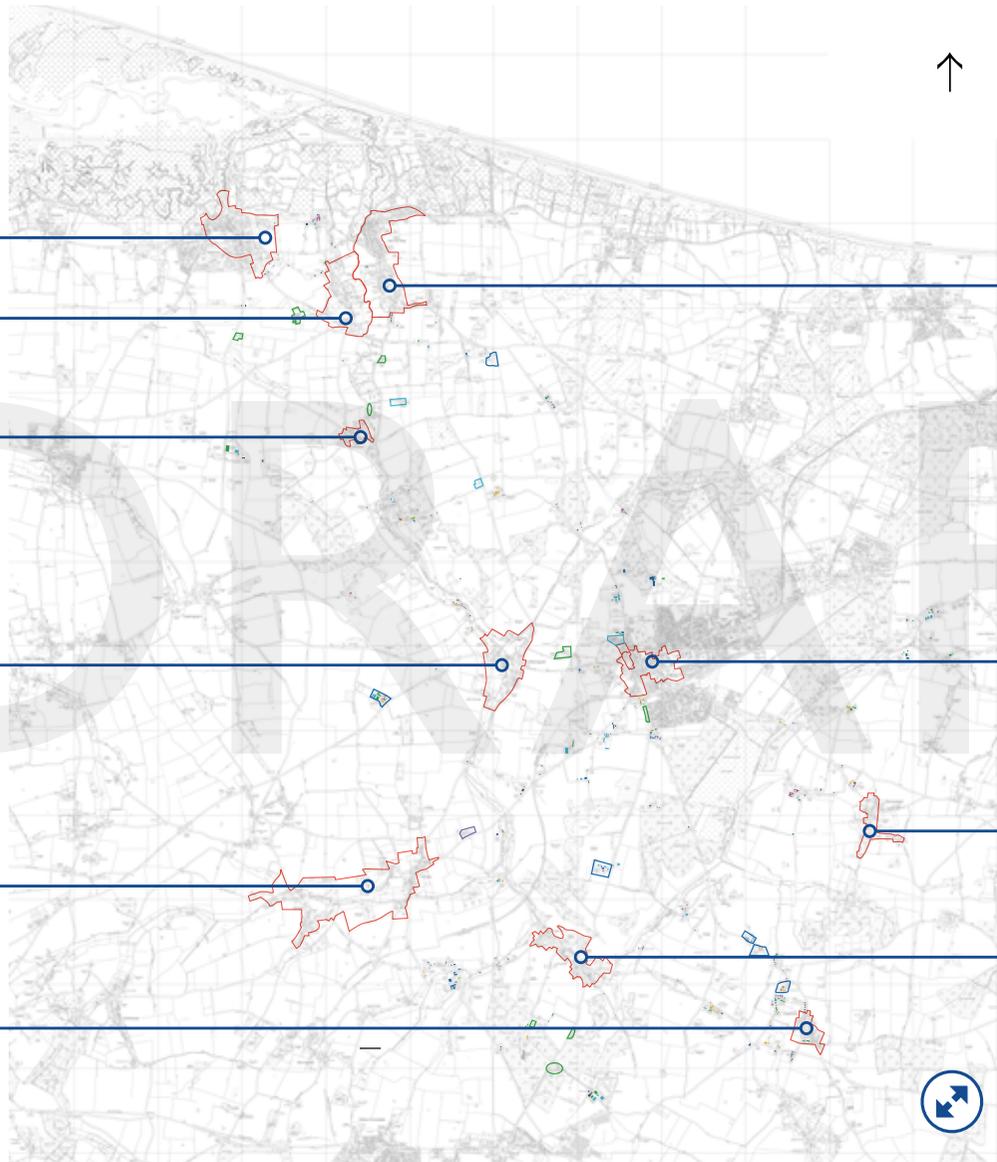
Edgefield

Cley-next-the-Sea

Holt

Hempstead

Hunworth



HISTORIC DEVELOPMENT PLAN

- Conservation Area Boundaries
- Eleventh Century
- Sixteenth Century
- Seventeenth Century
- Eighteenth Century
- Nineteenth Century
- c.1840-1887
- 1887-1906
- 1906-1952
- 1952-1975
- Post 1975

Note: Areas marked with a coloured outline indicate whole plot dating from that time. Areas marked with a fill indicate specific buildings

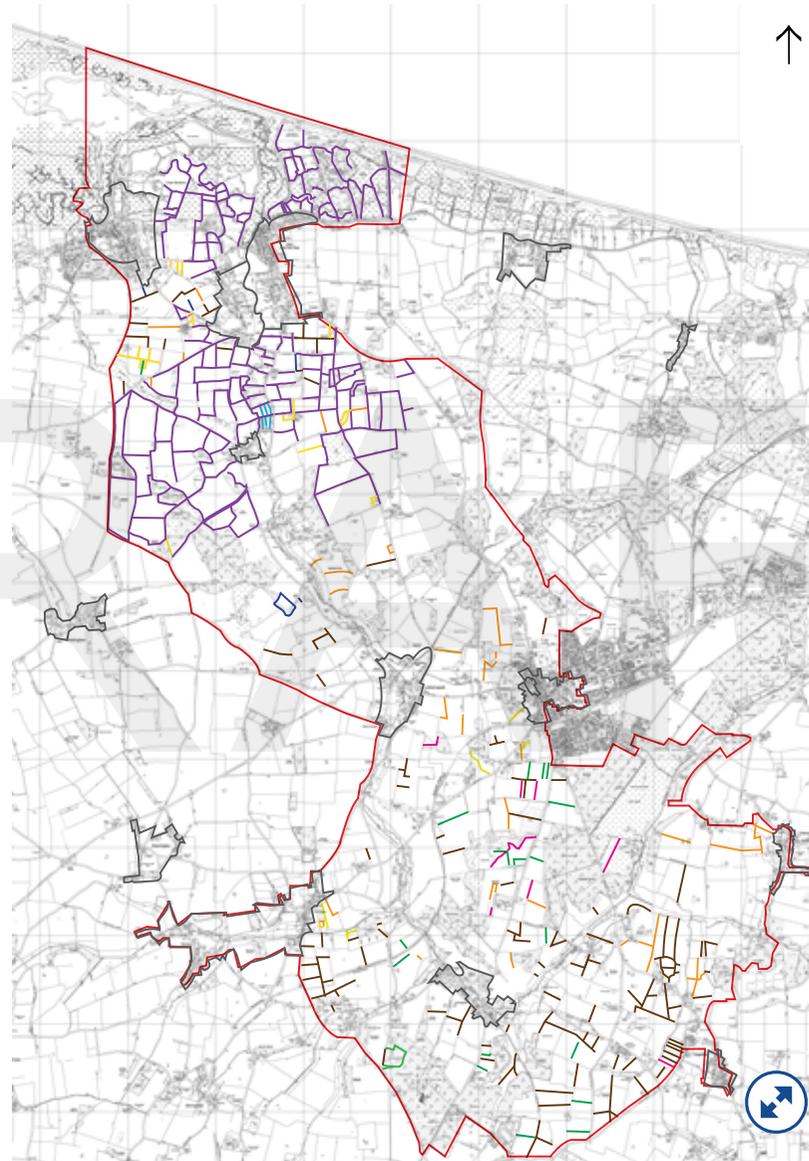
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HISTORIC BOUNDARIES

- Conservation Area Boundaries
- Original Tithe Boundaries
- Boundary from Tithe Maps- 1838-1845 - Disappeared by 1891 OS Maps
- Boundary Changes on 1906 OS Map - made between 1891 and 1906 (disappeared)
- Boundary Changes on 1958 OS Map - made between 1906 and 1958 (disappeared)
- Boundary Changes on 1981 OS Map - made between 1958 and 1981 (disappeared)
- Boundary Changes on **this** Map - made between 1981 and **2017** (disappeared)
- 2018 Additions

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# Section 4

## Character Assessment

This section describes the elements of the Glaven Valley Conservation Area that contribute to its setting, architecture, form, street pattern and townscape character.

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### Contents

[4.1 Overview and Location](#)

[4.2 Landscape](#)

[4.3 Views](#)

[4.4 Roads, Tracks, Pathways and Boundaries](#)

[4.5 Buildings](#)

[4.6 Setting](#)

## 4.1 OVERVIEW AND LOCATION

The Glaven Valley Conservation Area covers an area approximately nine miles long from its northern point at the eastern end of Blakeney Point down to land just north of Melton Constable in the south.

At the northern end it covers an area of salt marsh and embankments at the mouth of the River Glaven. Stretching southwards it covers agricultural land and the river valley down past Glandford and the Bayfield Hall estate. The central part of the Conservation Area passes between Letheringsett and Holt and follows the course of the river down to Hunworth, Stody and the surrounding landscape. The Conservation Area then stretches eastwards towards Edgefield and Hempstead, including further agricultural land either side of the river valley and Holt Country Park.

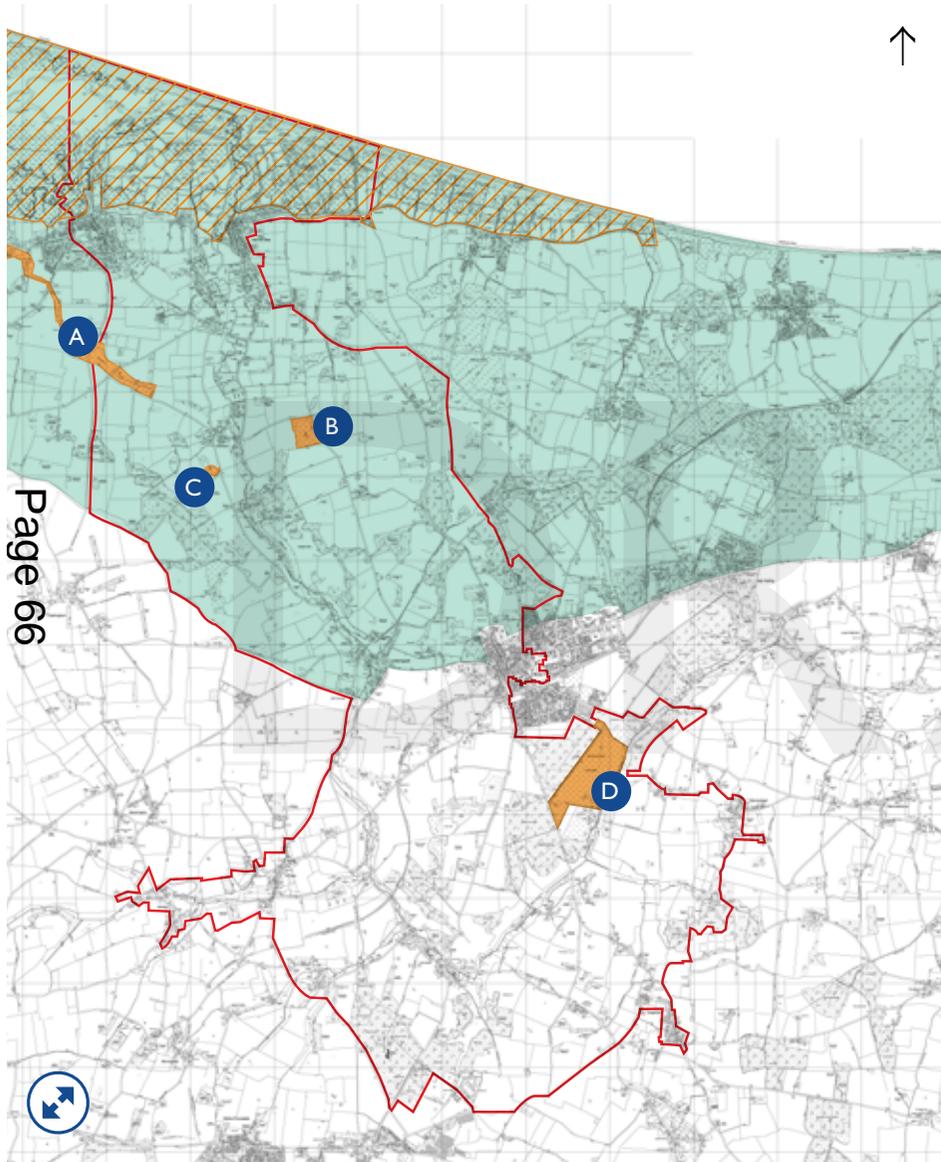
The River Glaven itself flows for 10 miles from its source in the Baconsthorpe area. Three streams converge at Selbrigg Pond to the east of the Conservation Area. It then winds through the Conservation Area, falling 75m from its source<sup>33</sup> to a sluice at Cley-next-the-Sea where it passes out into the estuary. The subsurface geology is predominately chalk. The landscape is one of broad, low-lying hills sloping down to the river valley. Arable land and coniferous woods are located on the upper

levels of the hills. The built heritage of the Conservation Area derives from agricultural use, i.e. farm houses and agricultural buildings; the historic milling industry, i.e. mills, mill ponds and straightened sections of the river; and larger manor houses and their more manicured surrounding estates. Vernacular cottages are also dispersed occasionally through the landscape or at the peripheries of villages.

The North Norfolk Landscape Character Assessment (2018) defines the northernmost area as coastal levels around Cley and stretching towards Blakeney with saltmarsh/intertidal flats beyond to the west. South of this as far as Wiveton is coastal settled farmlands whilst the land immediately around the River Glaven throughout the Conservation Area is described as valley meadowlands. East of the river is defined as wooded state sandlands giving way to plateau estate farmlands south of Hunworth. The land west of the river is also plateau estate farmlands except around Stody, which is defined as estate farmlands.<sup>34</sup>

The Conservation Area is covered by a series of natural environment designations, including the North Norfolk Coast Area of Outstanding Natural Beauty (ANOB) and five Sites of Special Scientific Interest (SSSIs), including the:

- North Norfolk Coast SSSI;
- Wiveton Downs SSSI;
- Glandford (Hurdle Lane) SSSI;
- Glandford (Letheringsett Road) SSSI; and
- Holt Lowes SSSI.



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### NATURAL ENVIRONMENT DESIGNATIONS PLAN

- Norfolk Coast Area of Outstanding Natural Beauty
- ▨ North Norfolk Coast Site of Special Scientific Interest
- Site of Special Scientific Interest

- A Wiveton Downs
- B Glandford (Hurdle Lane)
- C Glandford (Letheringsett Road)
- D Holt Lowes

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## 4.2 LANDSCAPE

There are several different landscape types within the Glaven Valley Conservation Area, which are described below.

### 4.2.1 The River Glaven and Waterways

The valley was formed by a retreating glacial ice sheet c430,000 years ago, creating ridges and meltwater rivers beneath or emerging from the ice front. The sharp turn of the river at Hunworth reflects a time when the ice sheet came to a stand still to form the Cromer Ridge, which runs south-west to north-east along the southern end of the Conservation Area.

In the upper reaches the valley sides are relatively steep and are often wooded, such as within Holt Country Park. There is a feeling of containment to these areas of the river valley. Moving down the river past Hunworth the valley sides broaden out, with a wider river bed with meadows either side. At the lower reaches the valley widens further towards the estuary. Here fields and grazing land is located either side of the river and the amount of woodland decreases.



*River bed with wooded valley sides south of Hempstead Mill*



*Steep slope down to the river valley at Holt Country Park*



*Hunworth Meadows: meandering river with meadows adjacent in the middle reaches of the river, seen from the former railway bridge north of Hunworth*



*Lower reaches of the river, where it meets the sluice at Cley-next-the-Sea, with wide meadows either side of the river and a broad river valley*

Historically several areas of the river have been diverted or straightened for the purposes of milling, as seen on historic OS maps (see pages 23-27). This was particularly prevalent in the upper reaches to Hunworth and from Hunworth to Letheringsett. Some straight stretches remain east of Holt and south of Edgefield Wood. However, several areas have been

re-meandered, putting back natural pools and riffles, narrowing the river and reconnecting it with the flood plain.<sup>35</sup>

There are around nine lakes along the river, some ornamental and some formed as mill ponds. Ornamental lakes include the long, narrow lake at

Bayfield Hall, dating from the late eighteenth-early nineteenth century, which diverts the river underneath the lake. A lake at Edgefield Hall was created in the late twentieth century. Mill ponds can be seen at Hempstead Mill (Selbrigg Pond), plus a further pond north-west of this (currently outside of the Conservation Area boundary).



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Bayfield Hall with the lake in the middle ground



Selbrigg Pond



As well as its source at Baconsthorpe, there are several tributaries and springs which feed the river in its upper reaches, around Edgefield, Hunworth, Stody, Letheringsett, Thornage and Holt. Spout Hills at Holt has undulating hills where natural springs and rivulets have shaped the landscape. Within woodland at Pond Hills, south of Hempstead and north of Edgefield, the streams have also created this undulating landscape but a greater density of trees forms a very enclosed and intimate feel as the road winds up and down through the wood. Names, such as the above Spout and Pond Hills, are indicative of the water situated there. Other tributaries, such as around Stody, meander through wider valley, with meadows adjacent.



*Springs at Spout Hills, west of Holt*



*Undulating woodland at Pond Hills*



*Tributary at Stody*

### 4.2.2 Salt Marshes

The river was tidal as far as Glandford in the medieval period, before embankments were built around the river mouth to create greater areas of grazing land in the eighteenth and nineteenth centuries. These embankments now run along the Blakeney to Cley

road, where the sluice is located, and around areas of the marshland along the coast. The salt marsh consists of low level vegetation, tidal creeks, reedbeds and maritime pasture. The physical character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies.



Salt Marshes as seen from the sluice at Cley-next-the-Sea



Embankment to the salt marsh between Blakeney and Cley-next-the-Sea

### 4.2.3 Agricultural

Agricultural land on hill tops is typically arable farmland. Fields typically become larger on top of the ridges, with smaller fields of wet pasture closer down towards the river. The impression within the ridge-top fields is of space and broad skies, and expansive views are afforded from many of these fields (see section 4.3: Views for more details). Gently rolling slopes lead down to the more wooded river valley. There appears

to be more pastoral farming within the northern part of the Conservation Area, around the Bayfield Hall area. Farm complexes are dispersed sporadically throughout the landscape, with individual farm buildings also dispersed individually at the edges of fields.

Fields are bound by hedges or trees. Many of the boundaries are historic, appearing at least as early as the tithe maps of the early nineteenth century but have

potentially existed for hundreds of years before that. Where changes have taken place, this is mainly in the southern reaches of the Conservation Area from the mid-twentieth century onwards, where boundaries have been removed to create larger fields, indicating that historically fields had been smaller.



*Expansive fields on a hill top west of Hempstead, with the slope of the land down indicating the river valley*



*Pastoral farming north of Glandford, where the landscape flattens near to the coast*

#### 4.2.4 Woodland and Plantations

There is a patchwork of woodland across the Conservation Area, with less regular, natural areas of woodland along the river valley and more formal plantations on the valley sides and tops of ridges. The latter often conform to the straight edges of plot boundaries, giving a solid edge of trees to fields. The plantations were typically planted for commercial purposes, to lessen soil loss for agriculture in exposed areas and to provide cover for game, in the eighteenth and nineteenth centuries although there are some twentieth century plantations. The woodland along the river valley is generally older.<sup>36</sup> Trees also form boundaries to roads, fields and to the watercourses. Woodland is primarily deciduous, though there are some areas with coniferous planting, such as Holt Country Park, Pond Hills and Summer House Hill.



*Coniferous trees at Summer House Hill*



*Deciduous wood at Common Hill west of Holt*



*Coniferous plantation at Holt Country Park*



*Deciduous trees lining the Holt to Cley road*

#### 4.2.5 Parkland and Gardens

Some formal landscaping is present around the larger estate houses. Bayfield Hall, for example, has the man-made lake, with formal lawns around the house and a formal driveway. None, however, have particularly extensive formal grounds but instead have more localised gardens with plantations on the estate.

Private gardens to smaller houses are typically well-kept cottage or suburban style gardens, with lawns, plants and trees, though typically not very visible from the public highway.



Formal driveway at Bayfield Hall



Driveway and fencing to Hall Farm at Letheringsett, showing limited formal landscaping within the Glaven Valley

#### 4.2.6 Heathland

There are areas of heathland within the central part of the Conservation Area with two areas being designated as SSSIs: one at Wiveton Downs and one at Holt Country Park.

Wiveton Downs denotes the location of the Blakeney Esker, a ridge of sand and gravel deposited by the

retreating glacier which is the best example of an esker in England. Quarrying has taken place here in the past for use of the sand and gravel as building materials. The sandy, acidic soil of the esker encourages the growth of low-lying heathland plants, such as heather, gorse and bracken.<sup>37</sup> From the top of the ridge there are wide views across to the coast and south-west over agricultural land.

The heathland at Holt is set within the wooded plantation on the slopes of the river valley. This has a similar range of plants as at Wiveton Downs on the slopes, while at the river bed are wetland plants such as Bog Moss and Common Butterwort.<sup>38</sup> Wide views are afforded over the heathland from within Holt Country Park.



Heathland at the Blakeney Esker (Wiveton Downs SSSI)



View across Holt Lowes heathland from Holt Country Park

## 4.3 VIEWS

### The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

The Glaven Valley Conservation Area is extensive and there are a variety of different types of views which can be afforded within the area. They can be divided into three categories, long range views typically from hill/ridge tops, shorter range views from the river valley across fields and along roads, and designed (i.e. man-made) views.

The view photographs included in this Appraisal are a representative selection. There are many views within, into and from the Conservation Area that contribute to its character and the omission of any view imagery here does not diminish the value of these views. It should also be noted that the settlement Conservation Area Appraisals identify key views into and out of those settlements, which means they also relate to the Glaven Valley Conservation Area.

#### 4.3.1 Long Range Views

The wide hills and sharp ridges of the Glaven Valley provide excellent locations for expansive views across the countryside and coast. Views show the mix of large open fields for arable and pastoral farming, woodland and wooded field boundaries, rolling slopes of the valley sides and the wider landscape at the north end of the Conservation Area where the river meets the

estuary. The overall greenness of the Conservation Area is a particular characteristic of long-range views, with only glimpses of buildings dotted in the landscape or clustered informally at villages. Churches are often the most prominent features within long-range views, as they are typically situated on higher ground and with tall towers. Along the coast these towers served a navigational purpose. Views from within the Glaven

Valley Conservation Area are afforded of the villages within its setting as the viewer travels along roads that enter settlements.



*Panoramic view across agricultural land to Blakeney, Wiveton and Cley, with the salt marshes and sea beyond*





*Rooftops glimpsed within the agricultural landscape*



*View across heathland plants on the ridge of the Blakeney Esker at Wiveton Downs, with views over to the coast*



*View north-west to Wiveton and Blakeney churches*



*Wide open views across fields in the north-east part of the Conservation Area, with hedges and woods dotted around the view*



*View across fields and plantations near Glandford*

### 4.3.2 Shorter Range Views

Shorter range views are afforded across smaller fields, typically closer to the river bed where the landscape is more enclosed. These typically show grass fields, as opposed to crops, hedges, individual trees and woods. The landscape seen in these views often is flat at the valley bed, with undulating hills either side. Most viewers of the landscape will usually experience travelling through the Conservation Area by car. They therefore experience views along roads, channelled by trees and hedges, though often switching between enclosed woodland and more open fields either side. As with long range views, buildings are sporadic, with church towers forming key built features within the landscape

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*View from Stody church north-east to Vale House, showing a short range view of fields, waterway and sporadically positioned buildings in the landscape*



*View channelled along the road and enclosed by trees near Hempstead Mill*



*View along a straight section of the Holt to Cley road, showing hedges and individual trees lining the edge*



*Glandford Church, with river bed in the foreground and gently sloping valley sides*

### 4.3.3 Designed Views

There are very few designed views as such within the Conservation Area, though a few are of note. The positioning of Bayfield Hall partway up a slope means grand glimpses of it are afforded as one passes along the Letheringsett to Cley road, and within the Hall's grounds itself the Hall is a focal point when travelling northwards up the driveway. On the Bayfield Estate, to the west of the Hall, a summer house was built in the eighteenth century on what became known as Summer House Hill. This folly is located on top of a hill, with views towards Wiveton and Cley channelled through a gap in the trees. Other larger houses have more localised views within their grounds, such as down formal driveways.



*View down the driveway of Study Lodge*



*View of Wiveton, Cley and the sea beyond from Summer House Hill channelled through a gap in the trees*



*Summer House on Summer House Hill*

#### 4.4 ROADS, TRACKS, PATHWAYS AND BOUNDARIES

Roads typically cross the landscape connecting the villages. They are often gently meandering, though there are some markedly straight sections within Edgefield Wood (Holt to Edgefield and Holt to Hunworth), and some straighter sections within the northern part of the Conservation Area (e.g. Wall's Lane). Roads also follow watercourses, such as at Hunworth Meadows north of Hunworth or between Glandford and Cley.

Surfaces are tarmac, with minimal white lines and no formal edge or kerb. Instead edges are informally demarcated with grass verges. Signage is a mixture of modern road signs, though these are limited, and traditional style finger-post signs, either in metal or timber, with black wording on a white background. Dark blue painted timber signs for the Bayfield estate are located around the area of the hall. There is little by way of other street furniture.

Boundaries are usually well-established hedges, interspersed with trees, or woodland forming the edges of roads and fields. Walls are less common but where they do exist they are in traditional red brick and flint. A more modest example includes the boundary of The Mount and the former Edgefield Church, while the most prominent example is along the edge of the Bayfield Hall site where a flint and brick wall (rebuilt in place) lines most of the eastern side of the road from Letheringsett to Glandford. Very few examples of metal estate fencing or timber fencing are visible from the public highway within the Conservation Area.

Farm tracks and footpaths also cross the landscape. These are informal gravel and/or dirt surfaced, often also bound by hedges or trees.



Example of estate fencing at Hall Farm, Letheringsett



Traditional finger-post signage, with a modern sign behind



*Timber fencing near Edgefield*



*Flint and brick wall to The Mount near Edgefield*



*Wall bounding the Bayfield Hall site*



*Farm track near Holt*



*Footpath through Holt Country Park*

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## 4.5 BUILDINGS

### 4.5.1 Materiality

There is a common palette of building materials across the Conservation Area, particularly for historic buildings. The local building material of flint is common, used as cobbles and knapped flint. Most is uncovered, with very few examples where this has been painted over. Soft red brick is also very common, used either on its own or in conjunction with flint. These materials are sometimes used to form patterns within walls. A very few buildings are rendered and painted. Stone is only used on the highest status buildings, such as churches and halls. Lime mortar is typical for historic buildings, though cement repointing has taken place on some buildings. Red clay pantiles are usually used for roofs, though there are a few examples of black glazed (Dutch) pantiles. To historic buildings doors and windows are typically painted timber, though there are a few examples of uPVC.

Modern buildings usually are of red brick, flint and red clay pantiles. However, there are some examples of modern materials, some which are sensitive examples, such as rolled zinc roofing, timber cladding, and others which are out of character with the Conservation Area, such as uPVC windows and doors.

Modern agricultural barns are typically constructed of breeze block, with corrugated metal sheeting to walls and roofs.



Stone used at the former Edgefield Church



Zinc roof together with more traditional brick and flint to an extension to a barn



Timber cladding and glazing to a modern house near Holt



Knapped flint flushwork



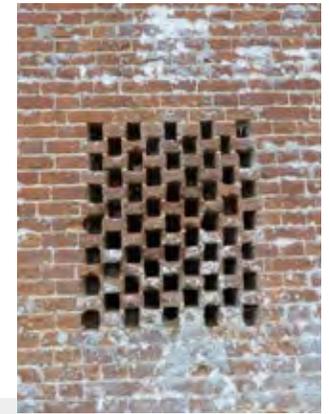
Red brick patterned with darker brickwork



Red clay pantiles



Flint cobbles with red brick heart pattern insert



Red brick to a barn with ventilation detail



Cobbled flint and red brick patterning, with cement mortar



Flint cobbles



Red brick with lime mortar

## 4.5.2 Building Types

### Mills

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While there were once 16 mills along the River Glaven, there are now only five watermills buildings remaining, only two of which are in the Glaven Valley Conservation Area: Hempstead Mill (sometimes known as Holt Mill) and Thornage Mill (now Mill Farm). Letheringsett Mill, Glandford Mill and Hunworth Mill are located within villages which are themselves Conservation Areas.

Hempstead (Holt) Mill, built in 1830 and now vacant, is a three storey building with flint walls and red brick dressings, with red brick chimneys and a red pantile roof. It has modern windows and the mill wheel has been lost but some of the machinery and the pulley wheel on the exterior, which ran the mill via a traction engine when water power was insufficient, still survive.<sup>39</sup> Two of the mill ponds which drove the wheel still survive: Selbrigg Pond and the mill pond directly behind the mill building.

Thornage Mill also is a characteristically tall three storey mill building, which has been converted to residential use. It is of red brick and red pantiles. A mill on this site was recorded in the Domesday survey but the current building dates from the late-eighteenth/early-nineteenth century. The mill machinery and stones have been incorporated into the living area of the house. Its mill pond, seen on historic OS maps, is no longer present.

Of the other existing mills on the river, Letheringsett is the only one still in use as a mill today. It is another characteristically tall red brick mill building, constructed in 1802. Glandford Mill and Hunworth Mill have both been converted to residential use. Most of these retain their mill aesthetic, though large inserted windows at Glandford Mill are somewhat at odds with the original industrial appearance.

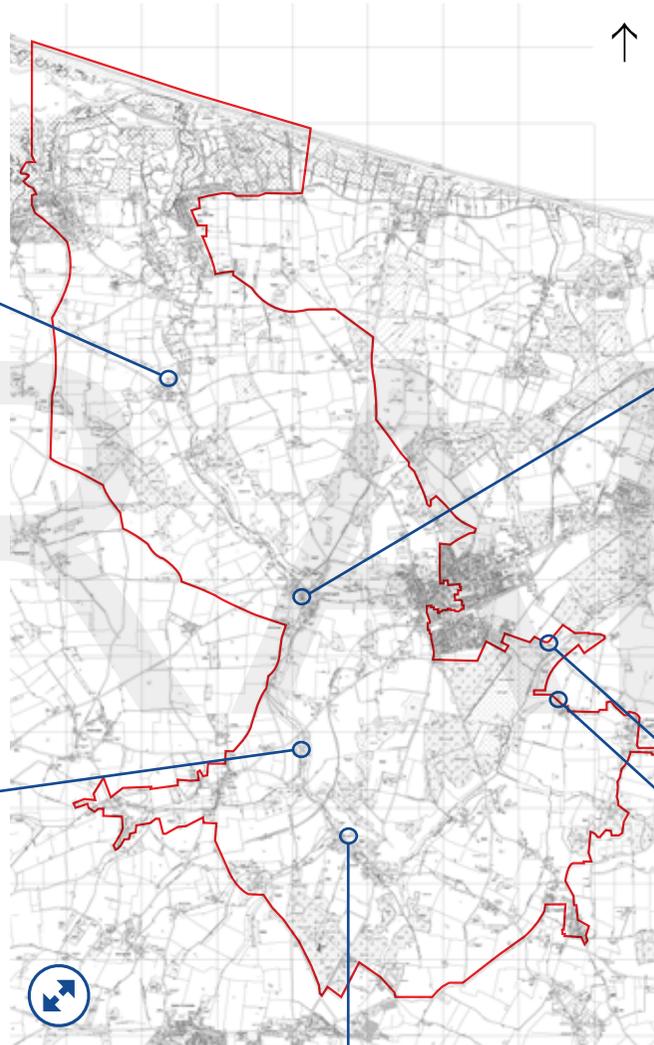
Hempstead Mill (the mill for Hempstead parish, which is different from the Hempstead/Holt mill above) no longer exists but was located east of the village on the river.<sup>40</sup>



### Watermills: Glaven Valley



Sandford Mill



Letheringsett Mill



Thornage Mill



Hempstead Mill (also known as Holt Mill)

Hunworth Mill

## Farmhouses and Agricultural Buildings

Farm complexes are dotted throughout the landscape, generally with a farmhouse and barns, stables and other outbuildings surrounding it. There are a few other examples of outlying agricultural buildings within fields, set away from the main farm complex. Farmhouses follow the typical vernacular style and materials of other buildings within the Conservation Area, namely flint, red brick and red clay pantiles, in a two storey building. Farms vary in status, with ones associated with manor houses having larger, grander buildings and more minor farms having buildings of smaller scale.

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Most farms have a barn, usually a threshing barn with a larger door (or doors) on one side to accommodate the carts of wheat and a smaller one on the other side through which the empty cart left. Several of these barns are very large, such as the one at Hempstead Hall, and, with their expansive roofs, they are key features within the landscape. Other farm buildings are smaller in scale than the barns but use the same materials of red brick, flint and red clay pantiles. Farm buildings are often surrounded by walls with the buildings within arranged in a group around yards.

Many farms are still in use today, though others, such as Swan Lodge have been converted to residential use or holiday accommodation.



Large threshing barn at Hempstead Hall



Farmhouse at Green Farm near Hempstead



Converted farm buildings at Swan Lodge



Converted threshing barn near Edgefield Old Rectory



Hay barn near Hempstead Hall



Barns at Kendles Farm in Stody

## Individual Houses

### Large Houses

There is a variety in scale of residential buildings in the Conservation Area. There are several large manor houses, including Wiveton Hall, Bayfield Hall, Hempstead Hall, Edgefield Hall and Holt Hall. Wiveton, Hempstead and Edgefield all have seventeenth century origins and retain much of their original appearance, with gabled bays or porches and typical red brick and flint used with a few more polite details, such as pediments to doors and Dutch gables. Bayfield Hall, though also seventeenth century, was extensively remodelled in the eighteenth and nineteenth centuries with a symmetrical Georgian design, uncharacteristic of the area. Holt Hall is later, built in the mid-nineteenth century in an Elizabethan style.

Stody Lodge is an exception, built in the 1930s to replace an 1895 house which burned down.<sup>41</sup> It is designed in the Palladian style with stucco walls, which is uncommon within the Conservation Area.



Hempstead Hall



Wiveton Hall ("File:Wiveton Hall 30 August 2014 (1).JPG" by stavros1 is licensed under CC BY 3.0)



Bayfield Hall



Stody Lodge

### Medium Sized Houses

Medium sized houses tend to be two storey, using typical red brick and flint. They are grander than the average house, sometimes with gabled porches or patterned brickwork. Often the older houses from the seventeenth century have been modernised in the eighteenth or nineteenth centuries with larger sash windows.

The Old White Horse is another exception, being a large residential building, converted from a former public house. This is an unusual example of a public house set outside of a village centre in the area. It was built in the late nineteenth century with Neo-Tudor details.



*Bayfield Brecks*



*Old Hall Cottage on the northern outskirts of Edgefield*



*The Mount near Edgefield*



*The Old White Horse to the south-east of Edgefield*



*The Pightle on the western outskirts of Edgefield*

### Cottages and Smaller Houses

Smaller properties also display the same materiality, though with more vernacular designs. They display fewer details, though are not totally without ornamentation. A dentilled cornice and brick and flint patterning can be seen on a cottage outside Edgefield for example. There are even some with Gothic pointed windows north of Letheringsett. Generally though, windows are casements rather than sashes.



*Smaller houses within the countryside near Holt*



*Cottages to the north of Letheringsett*



*Cottages on the northern outskirts of Edgefield*



*Cottage in Stody*

### Thatched Cottages

These five cottages on Holt Road were built some time between 1906 and 1950 on land previously used for allotments. They are particularly unusual in the Conservation Area, as a designed set of estate cottages for the Stody estate using thatched roofs, an uncommon material in the Conservation Area.<sup>42</sup> They are each in red brick, with a full ground floor and a second floor set within the roof. Their original

doors and windows have been replaced with uPVC doors and casement windows. Each has its own front garden set beside the road, delineated by coniferous hedges.

Two further cottages were added at the same time as gate lodges to the south entrance to the former site of Stody Lodge.



Thatched cottages to the south of Hunworth



Thatched cottages to the south of Hunworth

### Modern

There is a wide variety of modern houses within the Conservation Area. These are typically on the periphery of villages. There is also a mix of single houses, modern extensions to historic houses or housing

estates. Some are good quality, using vernacular materials, detailing and style, such as dormers and casement windows. Others are basic in design using materials not typical of the area, such as buff coloured brick, and lacking character.



Modern side extension to an historic cottage in Stody



Modern houses on Saxlingham Road in Blakeney



Late-twentieth century housing development on the northern outskirts of Holt



Late-twentieth century housing development on the northern outskirts of Holt



Mid-twentieth century semi-detached houses south of Cley



Modern bungalows on the western edge of Holt

## Churches

There are two ruined churches within the Glaven Valley Conservation Area: the former Edgefield Church, and the ruins of St. Margaret's church at Bayfield Hall. St. Peter and Paul at Edgefield dates from the twelfth to fourteenth century but was abandoned when a new church was constructed nearer to the village in 1884. Now the octagonal tower and a few short sections of wall remain. St. Margaret's has origins in eleventh century, with fourteenth century work. It once served the lost village of Bayfield. Flint walls and a bellcote remain now. The church has been in ruins since the eighteenth century. Both churches are flint, with stone dressings and feature Gothic detailing.



*Former Edgefield Church*



## 4.6 SETTING

### Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces. In the Glaven Valley this also includes the settlements that are adjacent to it (designated as Conservation Areas themselves). The Glaven Valley in turn also forms the setting of the settlements.

### 4.6.1 Overview

The Glaven Valley Conservation Area is set within the North Norfolk coastline, featuring a number of small villages and towns with maritime heritage along the coast itself. Inland villages with agricultural and, within the Glaven Valley in particular, milling histories are dispersed in the landscape. Larger market towns, such as Holt, provide busier commercial and retail hubs

today. Between these settlements is an agricultural landscape, with low rolling hills and wooded areas, which give way to the coastline, Blakeney Point and the sea beyond to the north.

Tourism is an important commercial activity in the area today, with visitors coming to enjoy sailing, walking and experiencing the natural environment.

### 4.6.2 Village And Town Conservation Areas

The ten other Conservation Areas which sit adjacent to or surrounded by the Glaven Valley Conservation Area form part of the Glaven Valley's setting, both physically, visually and historically.

Most of the villages are small settlements comprising a central core or strand of residential development orientated around a medieval church or landmark, a market square or a high street. A large house or hall often lies in close proximity to the centre. On the periphery of villages are often farm complexes. Larger villages, such as Blakeney or Cley, have some shops and public houses or restaurants. Holt, however, is a town and the largest settlement adjacent to the Glaven Valley Conservation Area. It has a dense core of development centred upon a market place and High Street. St Andrew's Church lies to the east. Farms and industrial sites sit on the peripheries.

Buildings are typically modest in scale, with a small handful of large buildings in each village, such as the church, village hall, manor house or large barns/granaries. They are built principally of flint with red

brick, though some gault brick and render is used, with a small amount of limestone on higher status buildings. Red and black (Dutch glazed) pantiles are common, with some use of slate. Timber windows and doors are traditional, though uPVC replacements are used on some occasions across all the Conservation Areas. Flint and brick boundary walls are a distinctive feature in almost all the Conservation Areas.

All the Conservation Areas, with the exception of Holt, have a very rural feel, with trees, hedgerows and fields forming the setting, as well as being within the villages themselves. The River Glaven is also a major influence on the villages. It runs directly through some of them, such as Hunworth, Letheringsett and Glandford, and defines their topography, with most villages set within valleys. Mills or former mills set on the river are located in Hunworth, Letheringsett and Glandford.

The nature of the sloping valley sides means that the settlements are generally hidden from view until very close by, though church towers are more visible in the landscape as landmarks, particularly in the north end of the Conservation Area where Blakeney, Cley-next-the-Sea and Wiveton church towers are all prominent in long-range views.

On the following pages is a summary of each of the Conservation Areas which fall within the outer boundary of the Glaven Valley Conservation Area.

## Blakeney

Blakeney Conservation Area is set at the northern end of the Glaven Valley Conservation Area, adjacent to the salt marshes. Blakeney has early origins but flourished from the thirteenth century as an international trading port. Exports in the medieval period largely consisted of agricultural items, such as barley, malt and grain, which were grown in the landscape of the Glaven Valley to the south. It became the key port in the Blakeney Haven after the decline of the ports of Cley-next-the-Sea and Wiveton in the early nineteenth century but from the end of that century maritime trade ceased and tourism has now replaced it as the key industry.



*The Quay at Blakeney*



*Westgate Street at Blakeney*

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## Wiveton

Wiveton Conservation Area is located adjacent to the northern end of the Glaven Valley Conservation Area. Wiveton may have had pre-historic origins but it was a large town by the eleventh century and flourished as one of the Blakeney Haven trading ports. Its location and layout were determined by its relationship to the River Glaven. Enclosure of the salt marsh in the early seventeenth century cut Wiveton off from the sea and resulted in its sharp decline. Largely rebuilt since then, Wiveton became a scattered village reliant on agricultural. Today it benefits from tourism on the North Norfolk coast.



*Bridgefoot Lane in Wiveton with the Church in the background*



*Residential and agricultural buildings on The Street in Wiveton*

## Cley-next-the-Sea

Cley-next-the-Sea Conservation Area is located adjacent to the northern end of the Glaven Valley and adjacent to the Wiveton Conservation Area. Cley has early origins but flourished as an international trading port from the thirteenth century. A fire in 1612 resulted in much of the town being rebuilt further north and it continued as a port into the nineteenth century. Its location and its C-shaped layout were determined by its relationship to the channel of the River Glaven, on whose eastern bank was formerly the busy port. However, with the silting up of the river estuary, water and boats are noticeably absent from Cley apart from the small, largely concealed area of The Quay to the north-west. Tourism has now replaced maritime trading as the key industry.



Cley Windmill



The High Street at Cley

## Glandford

Glandford is a model village dating from the 1890s built by Sir Alfred Jodrell of Bayfield Hall, which included several flint and brick cottages employing Dutch gables details. A new church was also built based on the medieval predecessor and it is a fine example of Victorian Gothic architecture with an unusual example of bells in the tower that play different hymns on the strike of noon, three, six and nine.<sup>43</sup> The village also has two large farm complexes; some of these buildings have been converted for workshop or commercial use. Glandford Mill in the village is one of the few mill buildings that survive on the River Glaven, though now converted to residential use. The river passes through the eastern part of the village.



Estate cottages in Glandford featuring Dutch gables



Glandford Church

## Letheringsett (which includes Little Thornage)

The village is first referenced in the Domesday book, with the church dating from the thirteenth century. The river also runs through Letheringsett, where the large Mill, Brewery and Maltings by the river dominate. Letheringsett Hall, dating from the late eighteenth/early nineteenth century, is another important building in the village, with the rest of the residential buildings consisting of cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The small triangular green in the centre of the hamlet has an unusual wedge-shaped house constructed to fit the plot. The river passes to the east of Little Thornage, with a ford where Riverside Road turns westwards.



*View of the brewery at Letheringsett*



*Little Thornage*

Holt

By the Domesday survey of 1086 Holt already had a market so was established as a local centre. There was a fire in 1708 which destroyed much of the town so that most building work dates from after this time. The town has a busy group of central streets, with shops, often with historic shop fronts, and restaurants. The Conservation Area centres on this, with St. Andrew’s Church to the east. The town had five mills at the time of the Domesday survey, though some of these were outlying, such as Hempstead Mill. The town itself had a good water supply from springs at Spout Hill to the west.



Market Place in Holt



Café and shops in the centre of Holt

Brinton

The buildings in Brinton are dispersed along several roads which snake out from the central triangular village green. There may have been an Anglo-Saxon church here but the current church is fourteenth century, with nineteenth century restoration. Although an ancient settlement, the centre of Brinton is remarkable for its predominance of polite Georgian or Georgian fronted houses. Brinton Hall, the large manor house at the centre of the village, was partially rebuilt in 1822. Further from the village centre, buildings are more typical of the Norfolk vernacular. The tributary to the River Glaven passes through the northern reaches of the village from west to east.



Georgian cottages at the centre of Brinton



Farm buildings on the edge of Brinton

## Thornage

Thornage is principally a linear settlement with houses and the church along Holt Road, with a spur of building along Letheringsett Road branching northwards. The church has origins in the eleventh century. Thornage Hall is located on the outskirts of the village, which is a former grange of the Bishops of Norwich, constructed 1482.<sup>44</sup> Houses in the village are a mix of historic and modern cottages and small houses. The road meanders down the hill to the south-west to tributary of the river which passes west-east under the road. The large area of meadow west of the village is an important contributor to the character of the village whilst also facilitating long distance views between different parts of the village. A notable feature of the village historically was its iron foundry and iron windows are still found in some historic buildings.



*The Street in Thornage*



*View up to Thornage Hall*

## Hunworth

Reflecting its historical development, Hunworth has two centres to the village: the older is to the north-west and maybe of Anglo-Saxon date; it contains the Anglo-Saxon/medieval church and Hunworth Hall as well as Hunworth Mill. The later medieval centre is to the south-east with a large village green around which are small cottages and the village public house. Further east of the village, within the Hunworth Conservation Area, are the remains of a Norman castle, prominently situated on a ridge at the bend of the river, overlooking the village. This ringwork is one of only five examples in Norfolk.<sup>45</sup> The two centres are linked by King's Street, the name of which reflects the medieval ownership of the village by the Crown. The river passes directly to the east of the village.



*The green at Hunworth*



*Converted agricultural buildings in Hunworth*

## Edgefield

Edgefield was and is an agricultural village with several farmsteads, which are dispersed around the peripheries of the village. The main focus of the village today is to the east around the green (the part of the village which is now designated as a Conservation Area), with a cluster of houses to the north-west and farms to the north and south. The medieval church is located to the west next to the Mount and Mount Farm. This was dismantled in 1883-84 and a new church built with the materials nearer to the village, though also somewhat outside the centre, to the south-west. A tributary to the river issues from near Mount Farm.



*Village sign, pond and green at Edgefield*



*Buildings around the edge of the green at Edgefield*

## Hempstead

The older part of Hempstead is linear, along The Street, with typical vernacular cottages in red brick and flint. Farms are located on the peripheries and with modern houses mainly on Chapel Lane leading westwards. A tributary of the river issues from Hempstead, leading east through the Hempstead Hall site. The part thatched church is fourteenth century in origin. The parish's mill stood outside of the village to the east on the main river but is now lost.



*Northern end of Hempstead*



*Main road through Hempstead looking south*

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Study

Stody is characterised by its dispersed historic farmsteads along the north and south slopes of a river valley. The Grade I listed Church of St Mary is a prominent building within the landscape with a distinctive round tower of Anglo-Saxon origin.



*Stody Hall, former farm buildings and Stody church*



*Cottages along Hunworth Road, Stody*



# Section 5

## Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Scheduled Monument](#)

[5.5 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

## 5.1 INTRODUCTION

The Glaven Valley Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings.

This section of the Conservation Area Appraisal outlines the heritage assets within the Conservation Area and is accompanied by a detailed Audit of Heritage Assets in Appendix B. This identifies the individual designated and non-designated heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

## 5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II\* and II.

The Conservation Area (excluding the settlement conservation areas) includes 25 listed buildings of Grades I, II\* and II. The types of building within the area are varied, there are a large number of barns and farmhouses; country houses; religious buildings and ruins; cottages and other residential housing; a rectory; a dovecot; and water mills. These buildings date from the eleventh century to the twentieth century, with

many displaying recent amendments and extensions from subsequent centuries. Many of the earlier buildings are largely built in flint, such as the Church of St. Margaret. The majority of the buildings from the seventeenth century onwards are built using brick and flint, such as the Water Mill and Mill House. Pantiles remain a prominent feature throughout the buildings. The buildings also vary from single to three storeys.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of listed buildings is shown on [page XX](#) and listed in detail in Appendix B.

### 5.3 LOCALLY LISTED BUILDINGS

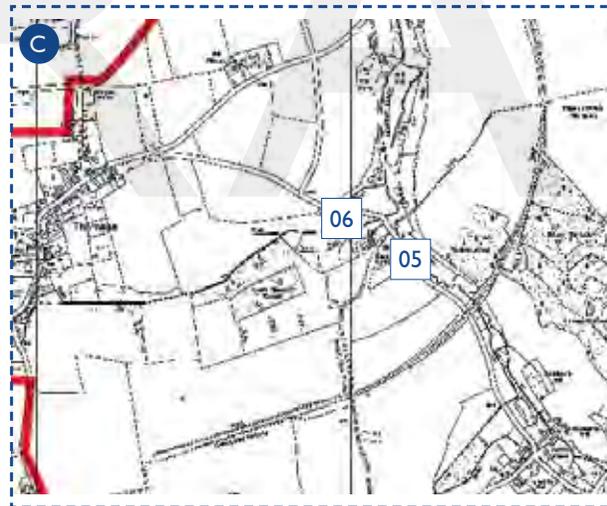
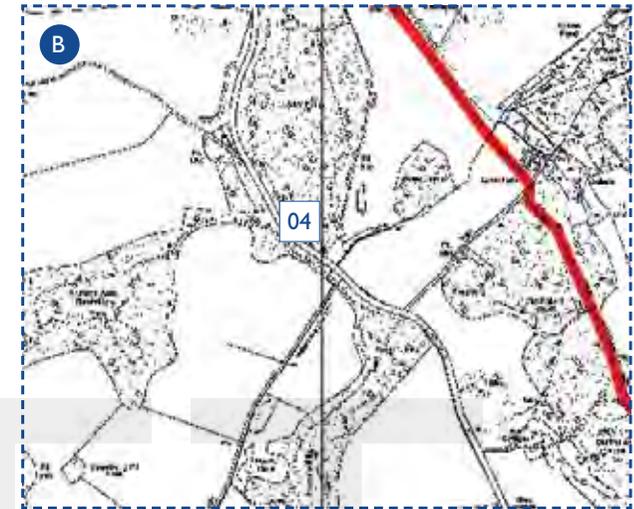
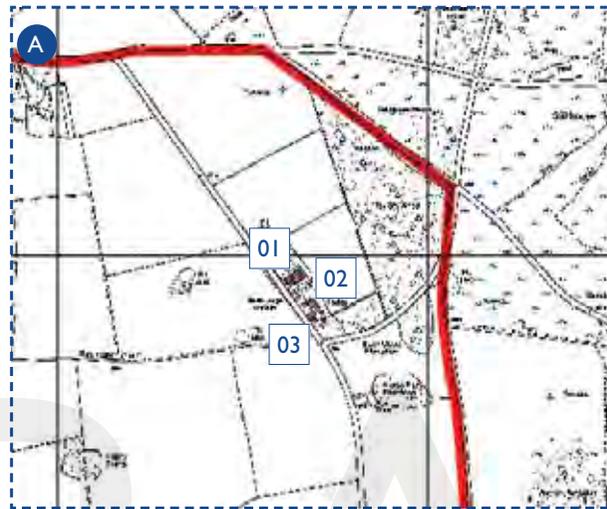
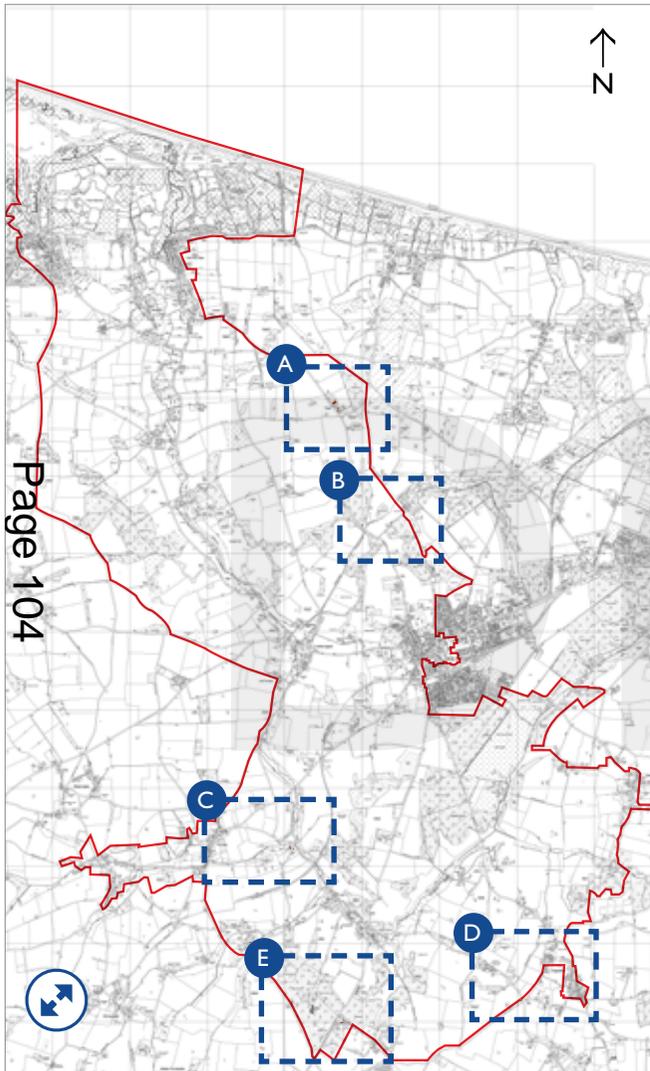
A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning applications, but which are not formally designated.<sup>46</sup> The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that planning authorities can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded. Locally listed buildings usually have qualities such as being a landmark building, being designed by a named

architect, being associated with an historic event or being associated with a designed landscape. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value.

Buildings within Glaven Valley have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Audit of Heritage Assets in Appendix B.

Given the size of the Glaven Valley it has not been possible to view every building within the area. If there are any further nominations for locally listed buildings, please let us know via the email address provided on NNDC's website: [caaconsultation@north-norfolk.gov.uk](mailto:caaconsultation@north-norfolk.gov.uk)

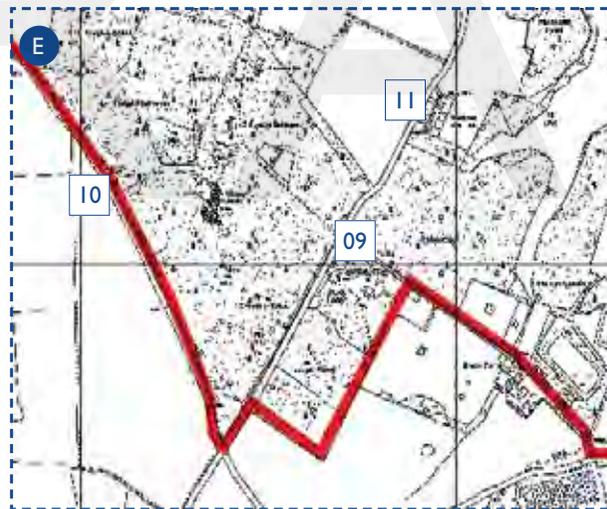
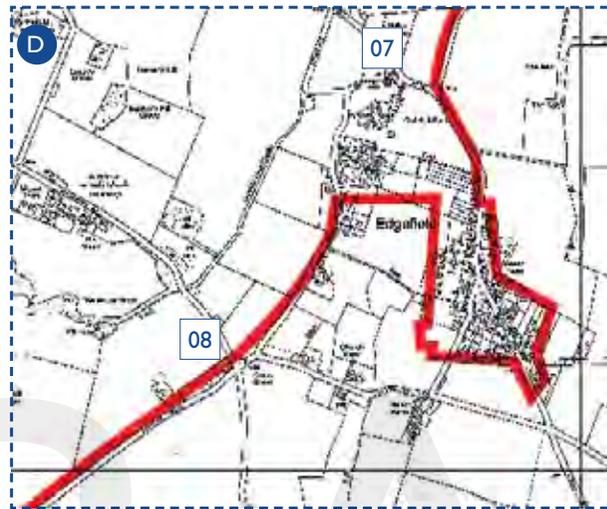
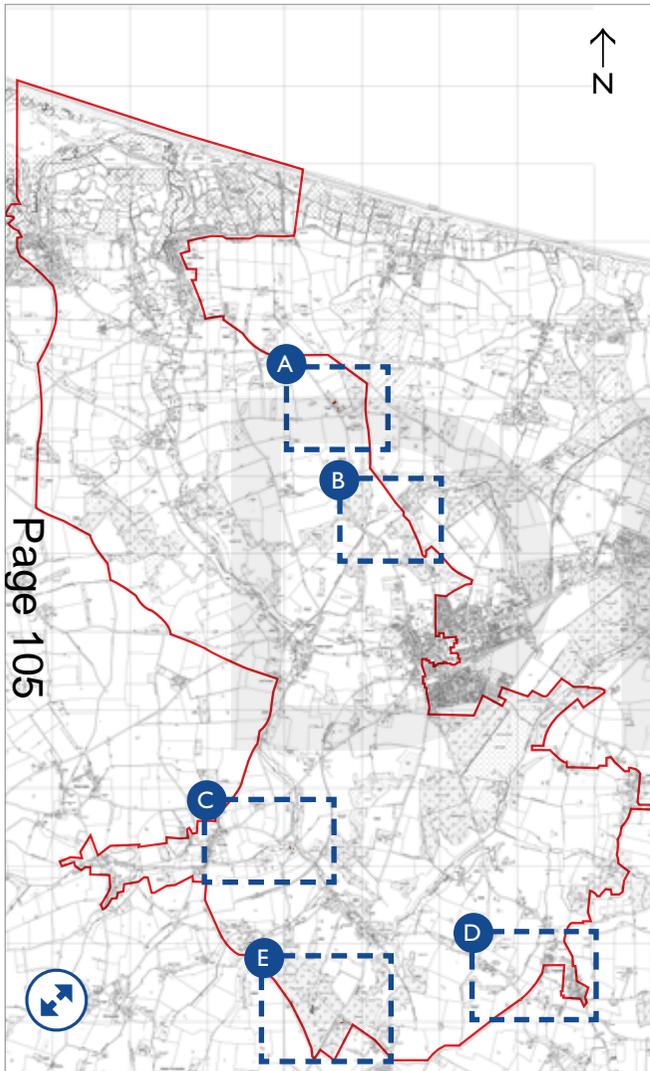


**KEY**

- Conservation Area Boundary
- Proposed Local Listing

*Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.*

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**KEY**

- Conservation Area Boundary
- Proposed Local Listing

*Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.*

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#### 5.4 SCHEDULED MONUMENT

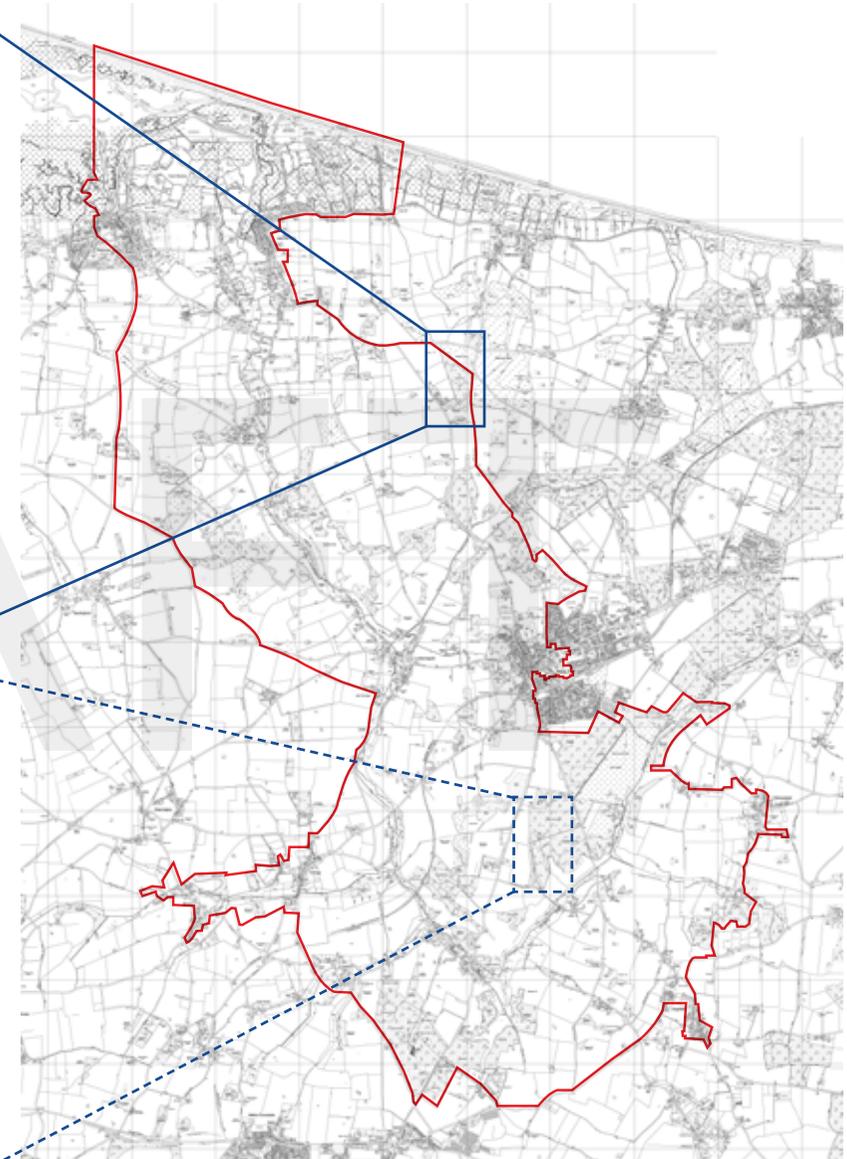
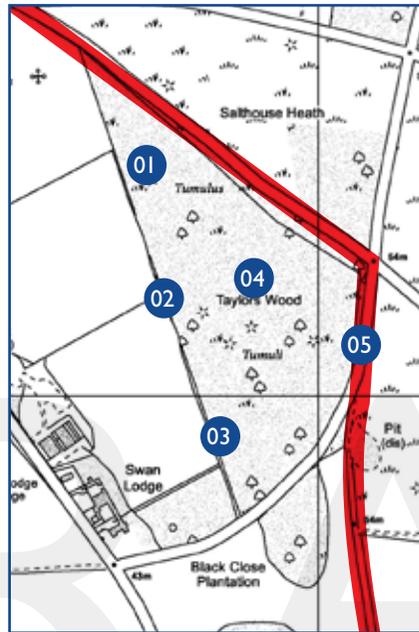
Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed.

There are two groups of scheduled monuments in the Conservation Area. There are four designations covering five bowl barrows near Salthouse Heath which date from the Late Neolithic to the Late Bronze Age (with further designations just outside the Conservation Area boundary. The second group of sites is covered by a single designation at Edgefield Heath and protects evidence of prehistoric habitation sites. These are illustrated on the plan on the following page.

DRAFT

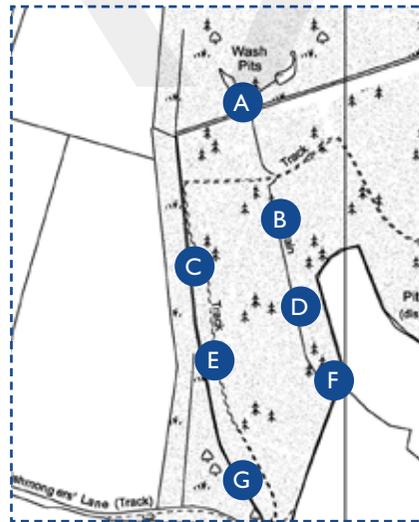
Salthouse Heath Scheduled Monuments:

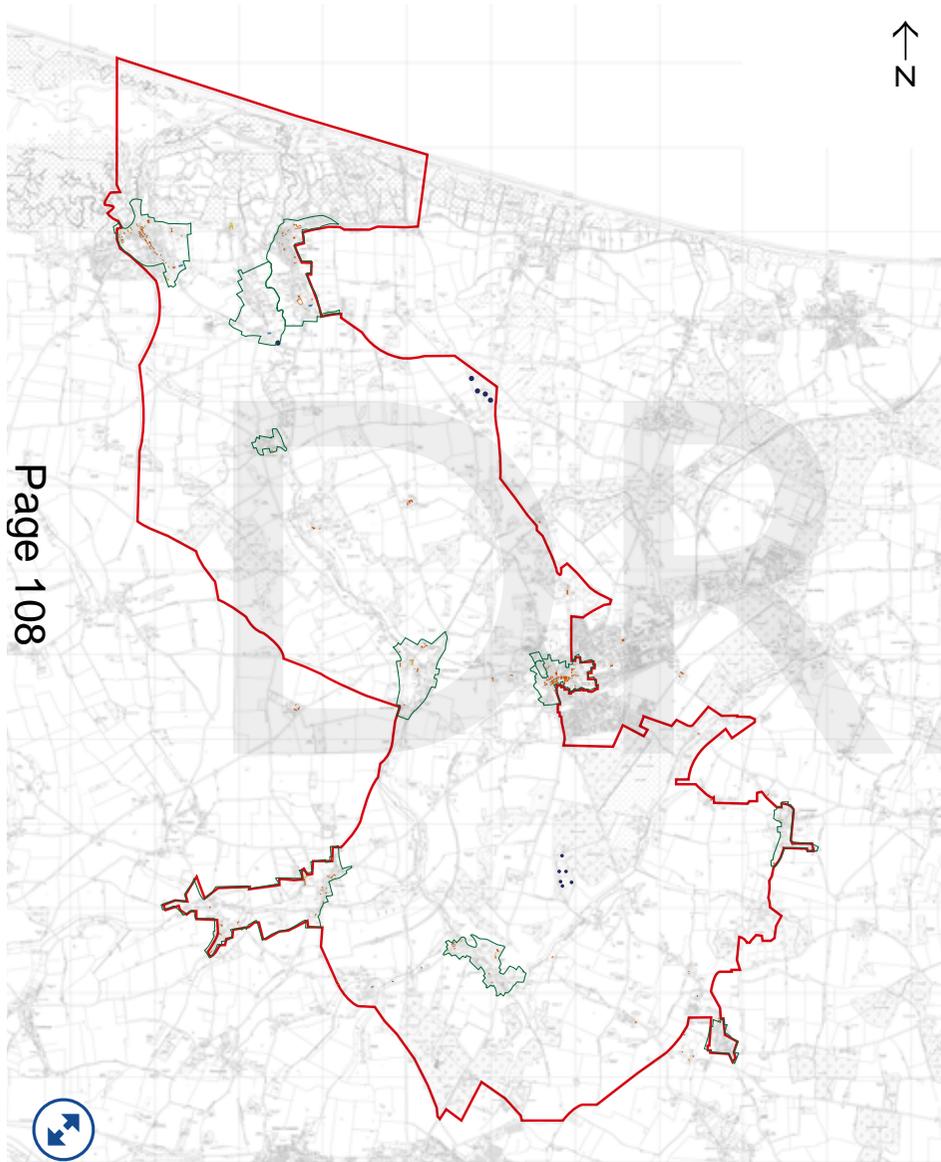
- 01 Bowl barrow in Taylors Wood, 400m north of Swan Lodge: part of a barrow cemetery on and around Salthouse Heath
- 02 Bowl barrow in Taylors Wood, 270m north east of Swan Lodge: part of a barrow cemetery on and around Salthouse Heath
- 03 Bowl barrow in Taylors Wood, 260m north east of Swan Lodge: part of a barrow cemetery on and around Salthouse Heath
- 04 Bowl barrow in Taylors Wood, 260m north east of Swan Lodge: part of a barrow cemetery on and around Salthouse Heath
- 05 Bowl barrow in Taylors Wood, 350m north east of Swan Lodge: part of a barrow cemetery on and around Salthouse Heath



Edgefield Woods Scheduled Monuments:

- A Habitation site on Edgefield Heath
- B Habitation site on Edgefield Heath
- C Habitation site on Edgefield Heath
- D Habitation site on Edgefield Heath
- E Habitation site on Edgefield Heath
- F Habitation site on Edgefield Heath
- G Habitation site on Edgefield Heath





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### 5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread listed buildings within the Conservation Area. It also notes the location of the other village/town Conservation Areas which adjoin the Glaven Valley Conservation Area. This accompanies the Audit of Heritage Assets in Appendix B. Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

HERITAGE ASSETS PLAN

- Glaven Valley Conservation Area Boundary
- Village Conservation Area Boundaries
- Grade I
- Grade II\*
- Grade II
- Scheduled Monuments

*Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.*

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## 5.6 ARCHAEOLOGY SUMMARY

At present no Landscape Characterisation has been published for North-Norfolk, and therefore the information contained within this section is largely gathered from the Norfolk Historic Environment Database which includes useful summaries by parish. The Glaven Valley Conservation Area encompasses or borders a number of villages with their own separate conservation area appraisals which should be consulted in association with this section.

The Glaven Valley Conservation Area focuses on the River Glaven, a rare 17 km long chalk river - one of only 200 in the world. The river and its valley are recognised for their special qualities which display a strong connection between natural heritage and its rich historical, cultural, and archaeological heritage. In more recent times this has been evidenced by the establishment of the Glaven Ports, and of water mills along its banks. However, archaeological evidence indicates that the river valley has attracted humans for millennia.<sup>47</sup>

Norfolk has the earliest evidence for human occupation in Britain, with the internationally significant Palaeolithic site of Happisburgh approximately 30km to the south-east of Holt. Here a small assemblage of struck flints was recovered from river channel deposits thought to date to between approximately 900,000 and 800,000 BP. The periods between glacial episodes allowed intermittent occupation of the

area, although the landscape of the Glaven Valley and the rest of Norfolk would have been unrecognisable from today. The discovery of flint implements such as handaxes from the Palaeolithic Period are rare; much of the evidence of occupation has been removed by episodes of glaciation. Finds generally occur within river terrace gravels and related deposits along the county's major river valleys and are often uncovered in deep excavation such as gravel extraction or quarrying. There have been no major finds recorded in the Glaven Valley but a Palaeolithic flint handaxe was found near Hempstead (NHER 6509), another two were found near Brinton (NHER 34848 and 37709) just outside of the Conservation Area, and a Palaeolithic flint flake was recovered from Cley beach (NHER 6177), again on the boundary of the Conservation Area.

Following the final glacial episode, the Norfolk landscape was laid out and river systems like the Glaven were formed. Rising sea levels saw the land bridge between Britain and continental Europe finally breached around 7000 years ago. Rivers have been exploited from at least the Mesolithic period (8,500 - 4,000 BC); much of the landscape would have been wooded and watercourses like the Glaven may have offered an opportunity to move through the landscape as well as a source of food and materials. Within the archaeological record, the evidence of Mesolithic activity is best represented by lithic artefact such as tranchet axeheads and microliths; the latter a refinement and miniaturisation of the techniques

seen in the Late Upper Palaeolithic. Sites in Norfolk tend to be concentrated on current or former water environments such as river valleys, former lakes, coastlines, and the Norfolk fen-edges.<sup>48</sup> Only a few stray finds have been dated to this period in the Glaven Valley. The NHER records Mesolithic flint implements near Wiveton (NHER 15636 and 15637) and flint flakes near Blakeney (NHER 6127).

During the Neolithic period (5,000 - 2,400 BC), the hunter-gatherer lifestyle was gradually replaced by more static way of life. This period saw the first farmers, the gradual clearance of woodland and settling of larger communities in the landscape. The assemblages from this period now include pottery as well as flint implements recovered as stray finds from across the Glaven Valley; for example, Neolithic flint axe heads (NHER 6533 and 6535) have been found near Edgefield and pottery recovered west of Glandford (NHER 25863). Evidence of settlement enclosures, pits and funerary monuments also feature within the Glaven Valley; a possible Neolithic long barrow or mortuary enclosure (NHER 27173) has been identified as ploughed-out crop marks on aerial photographs on the eastern edge of the valley within Cley parish, 700m south-west of Swan Lodge.

The round barrow appeared in the late Neolithic period and are the characteristic of funerary monument of the Bronze Age (2,400 - 700 BC) symbolising the veneration of ancestors, whilst also acted as prominent territorial

markers. A number of barrows can be found across the Conservation Area, whilst the barrow cemetery on Salthouse Heath (NHER 38629) is probably the largest barrow group recorded in Norfolk. It straddles the north-eastern edge (and therefore the higher ground) of the Conservation Area and covers approximately 1.6km by 1.2km. Barrows are typically found on heathland where they have been undisturbed by more recent agricultural activity. However, within the lower reaches of the valley in agricultural areas of the Glaven Valley there are barrows which are now only visible as cropmarks from the air; for example, ring ditches have been recorded in the Letheringsett Parish in a field east of Bayfield Hall (NHER 12793). Alongside the funerary monuments, evidence of activity from the Bronze Age can be found right across the Conservation Area in the form of casual finds including lithics, pottery and metallic objects such as copper alloy palstaves, daggers, and spearheads, as well as dress fittings. For example, an early Bronze Age spiral headed pin was found in the Hempstead parish (NHER 22866), whilst near Hunworth a socketed axe head and dagger were discovered by a metal detectorist in 1998 (NHER 35016).

Prehistoric occupation sites have also been identified in the Glaven Valley in Edgefield Woods near Hunworth (NHER 6508). These survive as mounds and concentrations of burnt flint which may have been used for cooking or ritual purposes and are typical of prehistoric settlement sites.<sup>49</sup>

From around 800BC, iron became the predominant metal. It had advantages over bronze and the technology of ironmaking spread rapidly across Norfolk. Little is known about settlement during this period although life in the Glaven Valley is likely to have been focused on small farmsteads. The people of this period, like the previous, would have been exploiting the valley's natural resources and working the land. They are likely to have lived in family groups but were also organised into larger tribal groups; within Norfolk, the tribe was known as the Iceni. The Iron Age appears to have left little evidence on the landscape of the Glaven Valley, although a few finds such as pottery fragments, dress fittings and iron objects, indicate activity in the area. Of interest is a find by a metal detectorist in the 1990s, who located an Iceni gold coin (NHER 28045) in the parish of Letheringsett with Glandford.

Although the Romans invaded in AD 42, control of Norfolk was not achieved until 18 years later. The Iceni tribe continued to remain independent of Rome until the defeat of Boudicca in AD 61. The Glandford Valley is likely to have been mainly cleared of woodland by this time and scattered with farmsteads connected by trackways. Industrial activity has been found throughout Norfolk but there is, as yet no evidence of large-scale activities like pottery-making in the area. Evidence suggests that some of the buildings within the landscape were more substantial than the timber and wattle structures of the preceding period

– building materials have been uncovered in a number of parishes in the Conservation Area, for example, near Baconsthorpe Hall which may have been a villa site or settlement (NHER 6560). Another potential Roman settlement site is thought to be at Brinton (NHER 32786), whilst there was probably a settlement in Blakeney parish during this period.

Elsewhere in the Conservation Area, activity from this period is evidenced by finds of Roman pottery, coins, brooches, pins, pendants, nail cleaners and horse harness fittings, amongst other objects. Significantly, to the north of the Baconsthorpe parish a Roman coin hoard (NHER 6559) of 9000 to 17000 silver and copper alloy coins dating to the 3rd century has been found. Coin hoards of this date reflect the growing instability and uncertainties of the later Roman period.

Before the end of the Roman period, the Glaven valley may have been affected by a wider population decline known to have impacted upon Norfolk due to raids by Saxons and Picts. However, this was followed by a period of migration into Norfolk following the departure of the Romans in AD 410 when Germanic-speaking settlers arrived from north-west Europe. Norfolk is rich in Anglo-Saxon archaeology and the cultural shift from Romano-British to Anglo-Saxon is clearly evidenced in the Glaven Valley, both from the early Saxon to the later period. These tend to take the form of stray finds such as metalwork (including harness mounts, box mounts, coins, strap ends,

brooches, and other dress items as well as pottery. However, items have also been uncovered as grave goods, including the Early Saxon burial of a male found within the parish of Letheringsett with Glanford (NHER 39278); grave goods included an early-Saxon skilnet, spear, several pottery vessels, a knife, and iron-bound wooden bucket and two 5th or 6th century silver buckles. An early Saxon cemetery has been identified in Cley parish following the identification of various metal finds (NHER 31348) and in Holt parish (NHER 31172). Metal detecting within agricultural areas of the Glaven Valley have contributed towards a rich assemblage of Saxon artefacts and suggest a busy and settled landscape, with good potential for survival.

Most buildings from this period would have been timber framed and survive in the archaeological record as cuts in bedrock or stains in the soil. However, we also have evidence that many of the valley's settlements were founded during the later Anglo-Saxon period. Many of the parish churches in the Conservation Area are likely to have been built on Anglo-Saxon foundations and some retain standing masonry from this time. For example, St Andrew's church in Letheringsett (NHER 6481), St Lawrence's church, Hunworth (NHER 6529), St. Peter's and St Paul's, Edgefield (NHER 3321) and All Saints church in Thornage (NHER 3172).

It is clear from documentary and archaeological evidence that many of the settlements in the Glaven

Valley were already established by the Norman Conquest. The period is represented by many extant buildings and the built heritage of this period and of the post-medieval is further explored elsewhere within this report and within the separate Conservation Area Appraisals. Outside of the settlements, was a busy agricultural landscape, which, as population grew, pushed agriculture onto the less productive soils. The medieval period in the Glaven Valley is also represented by findspots, and settlement earthworks, field boundaries, or banks and ditches of former trackways. The site of a moated medieval manor house of Loose Hall has been investigated to the west of Hempstead (NHER 6074); excavations revealed the walls of a three roomed building - two of the rooms had glazed tile floors. To the east of Edgefield, tofts, a hollow way (NHER 29583) and enclosures (NHER 29584) have been recorded evidencing a former medieval settlement; similar evidence of settlement has been found across the Glaven Valley, such the tofts and tofts and hollow way found east of Hunworth (NHER 29583). Finds such as coins, buckles and pottery are encountered in investigations or as stray finds. For example, a metal detectorist recovered a strap fitting and medieval pottery in a field to the west of Holt in 1991 (NHER 28638).

The distinctive earthworks known as ridge and furrow, the remains of the medieval open field system, evidence agricultural activity within the Glaven Valley during this period. In arable areas ridge and furrow is

likely to have been ploughed away, but where fields remain undisturbed, the banks and ditches can still be observed. For example, ridge and furrow has been recorded outside of Wiveton beside the River Glaven (NHER 38281 and 27920).

The post-medieval period is represented by built heritage as explored elsewhere, such as the former water mills of the Glaven. The enclosure of land for parks is also found, such as Bayfield Hall (NHER 6176) within the 18th century parkland (NHER 30493) and Holt Park (NHER 33477), a 19th century designed landscape. Post-medieval chance finds within field walking or metal detecting are also common within the Glaven Valley.

The two World Wars are also represented in the archaeological record. The World War One airfield of Bayfield or Holt (NHER 13549), for example, was located to the south-west of Swan Lodge within Letheringsett with Glanford parish. The site was reused during the Second World War with earthwork remains of gun emplacements, an anti-aircraft battery and slit trenches identified. Other anti-aircraft gun emplacements have been recorded in other locations within the Glaven Valley such as World War Two barbed wire obstructions and spigot mortar emplacement below Salthouse Heath (NHER 27932). A World War Two defensive position (NHER 24988), possibly the site of a searchlight or gun battery, was located within Edgefield Woods.

# Section 6

## Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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[6.1 Negative Features](#)

[6.2 Condition and Vacant Buildings](#)

[6.3 Man-Made Versus Natural River](#)

[6.4 Pressures from Development](#)

[6.5 Rural Character and Suburbanisation](#)

[6.6 Coastal and River Location and Climate Change](#)

[6.7 Tourism](#)

## 6.1 NEGATIVE FEATURES

There are few negative man-made features within the Glaven Valley Conservation Area. Most built features contribute positively to the character of the area. However, there are a few elements which detract from the area's character and could be removed or improved.

Modern agricultural barns are often large scale and tend to sit on the peripheries of villages or farm complexes where they are very visible in the landscape. Their materials are usually concrete blocks with corrugated metal sheeting for the upper walls and roofs. These are very incongruous materials when compared with the typical materiality of the Conservation Area, which includes red brick and flint. These barns are therefore often in contrast to the smaller scale historic farm buildings which they sit next

to. For agricultural buildings, permitted development allows that if a farm is more than five hectares the owner has the right to erect, extend or alter a building. These barns are essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in character with the Conservation Area.

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Example of a modern barn on the edge of a village



Example of a modern barn on the edge of a village

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. Visible trickle vents also disrupt the appearance of both timber and uPVC windows. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Such features include satellite dishes prominently on the front of houses, plastic downpipes and gutters, solar panels, ventilation pipes, and excessive aerials on properties. If deemed appropriate, added features like solar panels should be located away from view from the public highway. Rainwater goods would ideally be in cast iron but if this is not possible then plastic version in black should be located as discreetly as possible. Wheelie bins are an unfortunate suburban feature which spoil the setting of historic buildings and places. Where possible these should be stored away from the roadside and potentially screened from view by planting or a sensitive enclosure.

The rendering of buildings which were traditionally exposed brick or the use of cement mortars is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders or pointing to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

Quarrying of aggregates is an industry in the Glaven Valley. This was carried out historically, with disused quarries to be found on the Blakeney Esker. Today they are found at the southern end of the Conservation Area to the south of Hunworth and to the south-west of Holt. This has had some localised impact on landscape character but generally the quarries are self-contained and not visible from the public highway. Any applications for new quarries or extensions to existing ones will need to be considered carefully with regard to the potential impact on the character of the Conservation Area.

## 6.2 CONDITION AND VACANT BUILDINGS

Generally, the condition of the Conservation Area is good with well-maintained buildings, landscapes and boundaries. As of 2020, there are no buildings within the Conservation Area on Historic England’s Buildings at Risk Register. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are few examples of structures in poor condition within the Glaven Valley Conservation Area. However, some examples of vacant farm buildings which are in deteriorating condition highlights the difficulties and cost in the upkeep of this type of building, where often large modern barns are now required as opposed to smaller historic ones. These farm sites are often remote from settlements meaning a new use not related to farming is challenging to implement. Hempstead (Holt) Mill is also another prime example of a vacant building at risk of decay if not brought back into a viable use. In this case it includes the threat of decay or loss of the historic milling machinery. Vacancy is a particular threat to historic buildings as it means maintenance issues tend not to be spotted or addressed quickly, leading to irreversible damage or loss which is costly to repair and is a permanent diminishing of our heritage.

There is an opportunity to bring these buildings back into use. The examples of the converted mills at Thornage, Glandford and Hunworth show that residential conversion can be successful. In the case of Thornage it included the incorporation of the milling machinery into the living spaces, ensuring this

important remnant of an industrial past was retained. Farm buildings, such as those at Swan Lodge, have also been converted sensitively into residential use or holiday accommodation. Works need to be carried out with regard to the historic characteristics of the buildings and the setting of the Conservation Area in order to avoid erosion of character.



*Vacant buildings and derelict structures at Green Farm*



*Hempstead Mill, which is vacant though there appears to be building work on the site. The building also has modern uPVC and timber windows that are out of character with the historic building and Conservation Area*

### 6.3 MAN-MADE VERSUS NATURAL RIVER

Historically, sections of the river have been straightened and deepened in order to increase water flow and therefore power to the mills sitting on the river. These straight sections are part of the man-made history of the river and therefore have significance in built heritage terms. There may be places where this is deemed to have an adverse impact on wildlife diversity and management of the flood plain. Several areas of the river have been un-straightened in recent years, to the benefit of ecology but with the loss of an important functional part of the area's milling heritage. Some straightened sections of the river should be preserved to ensure that not all of this part of the river's heritage is lost. Discussions with NNDC's Conservation and Landscape teams in advance of any proposed works would be beneficial.

### 6.4 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges into the landscape of the Glaven Valley. While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Housing developments should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development<sup>50</sup> as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building do not necessarily have to match those of the existing buildings in the area. However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape or immediate landscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.



## 6.5 RURAL CHARACTER AND SUBURBANISATION

The Glaven Valley's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to alter their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



*Coniferous hedging is out of keeping with the traditional rural character of the Conservation Area*

## 6.6 COASTAL AND RIVER LOCATION AND CLIMATE CHANGE

The northern part of the Conservation Area is next to the coast. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.<sup>51</sup> The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

- Rising sea levels with an associated increase in the frequency and severity of flooding;
- Increased frequency and severity of storms affecting beaches and other facilities associated with visitors, which could in turn affect the tourist economy;
- Warmer and drier springs and summers resulting in a potential longer tourist season; and
- Loss of habitats and species.

In the Glaven Valley this could lead to the river becoming tidal again, up as far as Bayfield Lake. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,<sup>52</sup> both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

## 6.7 TOURISM

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would not be suitable in the Glaven Valley as they would cause visual harm to the setting of historic buildings and landscape. There may be pressure for more conversions of historic buildings into holiday lets if the demand for this type of rental spills out from the villages. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area. Traffic levels will also increase with increased tourism demands.

# Section 7

## Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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[7.1 Introduction](#)

[7.2 Conservation Philosophy](#)

[7.3 Recommendations](#)

## 7.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of Glaven Valley Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Since this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, listed building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Glaven Valley from the outset and that change makes a positive impact on the Conservation Area.



## 7.2 CONSERVATION PHILOSOPHY

*The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Glaven Valley Conservation Area.*

- Nationally and locally designated heritage assets should be preserved and enhanced. This includes listed buildings and locally listed buildings within the Conservation Area, as well as the Conservation Areas and listed buildings within the setting of the Glaven Valley.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

Some examples of the sections of river straightened or deepened for the purposes of milling should be retained in order that this evidence of historic industry is not lost completely.

- It is important that the historic built environment of the Glaven Valley is well-maintained. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Viable new uses should be found for vacant buildings at risk of deterioration.
- The rural character of the Glaven Valley Conservation Area should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- The current dispersed pattern of development should be maintained, with individual houses and farm complexes through most of the area, with clusters of housing at the edges of villages and towns.

- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings predominately use traditional local materials, namely flint with brick dressings and clay pantiles.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. Buildings in the Conservation Area are generally two storeys. There are historical exceptions to this scale and massing, such as large barns or country houses, but they are, by definition, rarities and will not be regarded as precedent for new development.
- New development should be the minimum necessary to meet the required demands for housing.
- Alterations or new development will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with alterations or new development should be appropriate to the area of the Conservation Area in which it sits. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- Alterations or new development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- Without curtailing agricultural permitted development rights, new agricultural buildings will be sited to minimise impact on the Conservation Area and will be built with reference to traditional materials and forms as far as possible.

## 7.3 RECOMMENDATIONS

### 7.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in the Glaven Valley that is a fundamental part of its character, which is predominately flint, complemented by brick, render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

#### Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis to prevent problems with condition and to rectify and issues before they escalate.

- Reversibility (the ability to remove a modern repair or material without damaging underlying historic fabric) is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

### 7.3.2 Existing Buildings

Architectural features and details and the design, materials and form of buildings make important contributions to the appearance of individual buildings, as well as to the character of the Conservation Area overall. In the Glaven Valley buildings are typically medium scale (with some notable exceptions such as country houses or large threshing barns), usually utilising flint, red brick or render. Vernacular farm buildings and cottage, tall and functional mill buildings, and grand country houses are all examples of the varied types of building in the Conservation Area. On each of these building types their individual characteristics and details should be preserved in order to maintain their individual character.

Traditional windows are generally timber sashes or casements. Traditional doors are usually either timber panelled or plank and batten doors. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. More detail can be found in [Section 4](#).

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the Conservation Area's history, such as the milling machinery still remaining in Hempstead (Holt) Mill.

#### Recommendations

- Original and historic windows and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building. This will enable the character of the Conservation Area to gradually be improved over time.

- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
  - Patterns of flint and/or brickwork in buildings and boundary walls should be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
  - Inscription stones and decorative features should be retained and preserved in situ.
- Page 123
- Historic gates, railings and walls should be retained and preserved. Where new gates, railings or walls have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings and the landscape setting of the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment, which will be a requirement of any planning application for change in the Conservation Area (see information box to the right). This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

When considering change to individual sites, the impact should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once but to repeat the change multiple times would diminish the character of the area.

**What is a Heritage Impact Assessment?**

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

**7.3.3 Alterations, Extensions and Demolition**

The built environment of the Glaven Valley has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate. Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the Conservation Area, in order to preserve its historic character. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that Conservation Area designation brings, plus the number of listed buildings and proposed locally listed buildings within the Glaven Valley Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary at this time.

#### Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the typical architectural styles and details, and visual character of the Conservation Area. Enhancement

could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.

- Extensions should be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings.
- The use of traditional materials should generally be used for alterations and extensions, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions should be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.



## Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a “whole life building” approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to “fix” one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional “leaky” windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally, the plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

### 7.3.4 New Development

New development will be subject to local and national planning policies. It may take the form of replacement buildings or construction on undeveloped plots. There are large landscape areas within the Glaven Valley but these are key elements of the character of the area, as well as being important in ecological terms. Development sites will therefore be limited and any large-scale developments would not be appropriate.

Historic field and plot boundaries are important historic markers of agriculture and ownerships. There has been a trend from the mid-twentieth century for the removal of boundaries to create larger fields. This should be avoided where possible. New developments should retain historic boundaries, incorporating new buildings within existing boundaries or retaining historic boundary lines between new buildings.

Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. For example, only individual new buildings are likely to be appropriate within the wider landscape of the Conservation Area, adjacent to an existing farm complex or smaller villages. However, on the peripheries of the larger settlements of Blakeney and Holt there may be scope for small housing developments, as this would better reflect their pattern of development.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character defining historic buildings, structures and landscaping remain preminent and their setting is not harmed.

Whilst agricultural permitted development rights allow for the construction of new buildings in the Conservation Area within certain parameters, it is desirable that the siting and appearance of such buildings be given careful consideration to minimise their visual impact on the character of the Conservation Area and views within it.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

### Recommendations

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally be used for new development, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- If new development areas are required, these are most likely to be appropriate on the peripheries of the larger settlements of Blakeney and Holt.
- New development along the salt marsh should be restricted at all costs.

### 7.3.5 Public Realm

The rural character of the Glaven Valley Conservation Area should be preserved, with the addition of suburban elements resisted. Additions of bollards, railings, new surface materials and the like. could appear a small change individually but over time, these changes add up to substantially alter the visual appearance of a place. For example, the addition of many hard surfaced driveways or kerbed pavements would alter the character of the area detrimentally. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

#### Recommendations

- Suburban elements, such as (but not limited to) hard landscaping should be resisted.
- Boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The use of traditional finger-post signage should be continued. Avoid excessive signage.

- Bright external lighting should be avoided to preserve the natural dark skies of North Norfolk.
- Road markings should be the minimum necessary to comply with safety regulations.

### 7.3.6 Setting And Views

The setting of the Glaven Valley Conservation Area consists of the neighbouring settlements (themselves Conservation Areas), the agricultural land surrounding to the east, south and west, and the salt marshes to the north. These settings should be preserved so that development within the setting of the Glaven Valley does not impact negatively on the Conservation Area.

Views within, into and out of the Conservation Area are important, giving pictures of contrasting landscapes (e.g. coastal, river, agricultural), and they ability to appreciate the Conservation Area and individual heritage assets within it contributes to its special interest.

#### Recommendations

- The setting of the Conservation Area will be preserved.
- Key views within, into and out of the Glaven Valley Conservation Area and the neighbouring Conservation Areas will be preserved.
- Views of landmark buildings, such as Bayfield Hall, will be preserved.

### 7.3.7 Man-Made Versus Natural River

As well as constructing buildings, people have manipulated the landscape of the Glaven Valley through the diversion, straightening and deepening of the river and the creation of mill ponds and embankments. These are important remnants of the industrial past of the Glaven Valley. The need to preserve this man-made history is in conflict with ecological concerns and pressures to naturalise the river once again. The ecological benefits of works to naturalise the river should be assessed against the loss heritage significance and some sections of man-made river should be retained in order to preserve part of the river's man-made milling history.

#### Recommendations

- Some sections of straightened river should be retained in order to preserve part of its man-made milling history.
- Ecological organisations consult with the Heritage and Design team at NNDC before undertaking works to naturalise the river.
- The heritage impact of the naturalisation of the river should be assessed when proposals are put forward.

### 7.3.8 Boundary Review

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally been evident to the assessor. Although it is principally the built structures that are recognised in recommending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

#### Recommendations

A number of additions or alterations to the boundary have been proposed below. A major alteration is the proposed removal of all the village/town conservation areas that are designated in their own right from

the Glaven Valley Conservation Area. This is to avoid the anomaly of a place being designated as part of two conservation areas. Study is proposed as a new Conservation Area as this is the only village within the Glaven Valley which is not a Conservation Area in its own right. For the purposes of this consultation draft, it has been assumed that the village/town conservation areas are as proposed (with the exceptions of Blakeney, Cley and Wiveton, where the new boundaries have already been adopted). The area of meadow between Brinton and Thornage is proposed for retention within the Glaven Valley Conservation Area with a narrow connection across the Thornage Conservation Area following the river tributary.

Some of the other changes are to include areas which are historically linked to the milling and farming industry of the Glaven Valley and some to correct anomalies where only half of a farm complex is located within the Conservation Area. Alterations to the boundaries near Edgefield and Holt are also proposed, where the low architectural quality modern residential development on the outskirts of the villages is not part of the character of either the Glaven Valley or the place-specific Conservation Area. There are also small areas, often parts of fields, that have been excluded from the proposed village conservation areas and are also proposed from exclusion from the Glaven Valley Conservation Area as they will not be contiguous with the new boundary.

### A: Selbrigg Pond

An extension to the boundary is proposed to include a further section of the river up to Selbrigg Pond, which was created in the early nineteenth century to feed Hempstead (Holt) Mill, which currently lies within the Conservation Area to the south-west. This and the straightened sections of river between Selbrigg Pond and the Mill Pond demonstrate the historic practice of manipulating the river for the purposes of milling.



### B: Red House

Horsepit Pond, lying just inside the Conservation Area across the road from Red House, was once the horse pond for the Red House farm. The House and pond therefore have a historic link. The farm would also be characteristic of other farms within the Conservation Area.

### C: Hempstead Hall

This proposed boundary change incorporates the course of a tributary to the River Glaven, and also includes Hall Cottages, a good quality pair of historic semi-detached cottages.

### D: Green Farm

The barn at Green Farm, on the south side of the road, is included within the Conservation Area, while the farm house and other farm buildings on the north side of the road. This proposed boundary change incorporates the whole of the farm complex in the Conservation Area.



### E: Modern housing north of Edgefield

The proposed boundary amendment excludes the modern housing north of Edgefield, which has neither the historic character of the village nor of the Glaven Valley Conservation Area.



### F: Modern housing south of Edgefield

The proposed boundary amendment excludes the modern housing south of Edgefield, which has neither the historic character of the village nor of the Glaven Valley Conservation Area.



### G: Fields and Old Rectory west of Edgefield

The Old Rectory is a historic building associated with the village and church of Edgefield but located at a distance across fields from both. The fields that surround it are farmland and are appropriate for inclusion in the Glaven Valley Conservation Area.



## H: Quarry

Large modern barns and quarrying at the southern end of the Conservation Area are unsightly. Therefore, this area is proposed for removal.

## I: Study

Study is an anomaly within the Glaven Valley as it is the only village which is not designated as an individual conservation area. This proposed boundary alteration removes the village from the Glaven Valley Conservation Area and creates a new Study Conservation Area.

## J: Study

A small section of the Glaven Valley Conservation Area to the south of Study does not cover the built development of the village and is therefore proposed for removal from both the Glaven Valley and proposed Study Conservation Areas.



**K: Partial field south of Thornage**

This area of field has been excluded from the revised Thornage Conservation Area and also should be excluded from the Glaven Valley Conservation Area.

**L: Partial fields south of Brinton**

There are three areas of parts of fields that are included in the Glaven Valley Conservation Area by virtue of being part of the Brinton and Thornage Conservation Area. The partial fields are proposed for exclusion from the Brinton Conservation Area and therefore should also be excluded from the Glaven Valley Conservation as they will no longer be contiguous with the Glaven Valley Conservation Area.

**M: Fields north of Brinton**

There are two small fields that are included in the Glaven Valley Conservation Area by virtue of being part of the Brinton and Thornage Conservation Area. The fields are proposed for exclusion from the Brinton Conservation Area and therefore should also be excluded from the Glaven Valley Conservation as they will no longer be contiguous with the Glaven Valley Conservation Area.



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### N: Breck Farm

The west boundary of the Glaven Valley Conservation Area in this location passes unusually close to the river when compared with the rest of the boundary and does not include the rise in the valley on the west bank. This extension creates more of a buffer to the river, as well as including Breck Farm to the west. This is a farm complex with large barns, now sensitively converted into a farm shop and café.



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### O: Saxlingham Road

This amendment removes an area of modern housing sitting on the edge of Blakeney which is of average architectural quality. This residential development is also not one of the primary characteristics of the Glaven Valley Conservation Area which is important for its milling and agricultural history.



### P: Car Park east of Cley

Parts of the car park are included in the Glaven Valley Conservation Area by virtue of being part of the Cley-next-the-Sea Conservation Area. The areas have been excluded from the revised Cley Conservation Area and therefore should also be excluded from the Glaven Valley Conservation as they will no longer be contiguous with the Glaven Valley Conservation Area.



## Q: Salt Marshes

The area of marshland which forms the northern part of the Conservation Area is a natural area, covered by the natural environment designations. It is proposed to remove this from the Glaven Valley Conservation Area. This change would be to align the Conservation Area designation with the built heritage of the village, leaving the natural landscape to be covered by environmental designations (the Norfolk Coast AONB and the SSSIs detailed in section 4.1), which is in accordance with current heritage best practice guidance. This area will still remain within the setting of the Conservation Area and will be afforded protection through this consideration.

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## R: Lawn Farm

The approach to the farm is already part of the Conservation Area. Lawn Farm may have been the original estate farm to Holt Hall and there may have been a mill here. The surviving farmhouse dates from the late seventeenth century. It is considered to contribute positively to the Glaven Valley's special interest and merit inclusion in the Conservation Area.



## S: Woodland on the edge of the Holt Hall estate

Most of the woodland in this block is included but there are two small areas that are not and it is therefore proposed to include them in the Glaven Valley Conservation Area for completeness.



**T: Holt**

An area of modern housing of low architectural quality is proposed for removal from both the Glaven Valley and Holt Conservation Areas.

**U: Holt**

An area of modern housing of average quality is proposed for removal from the Glaven Valley Conservation Area as it does not contribute to the character of the Conservation Area. Pereer's Farm is historic and relates to the agricultural character of the Glaven Valley so will be retained in the Glaven Valley Conservation Area

**V: Holt**

An area of modern housing of average quality is proposed for removal from the Glaven Valley Conservation Area as it does not contribute to the character of the Conservation Area.



**W: Holt**

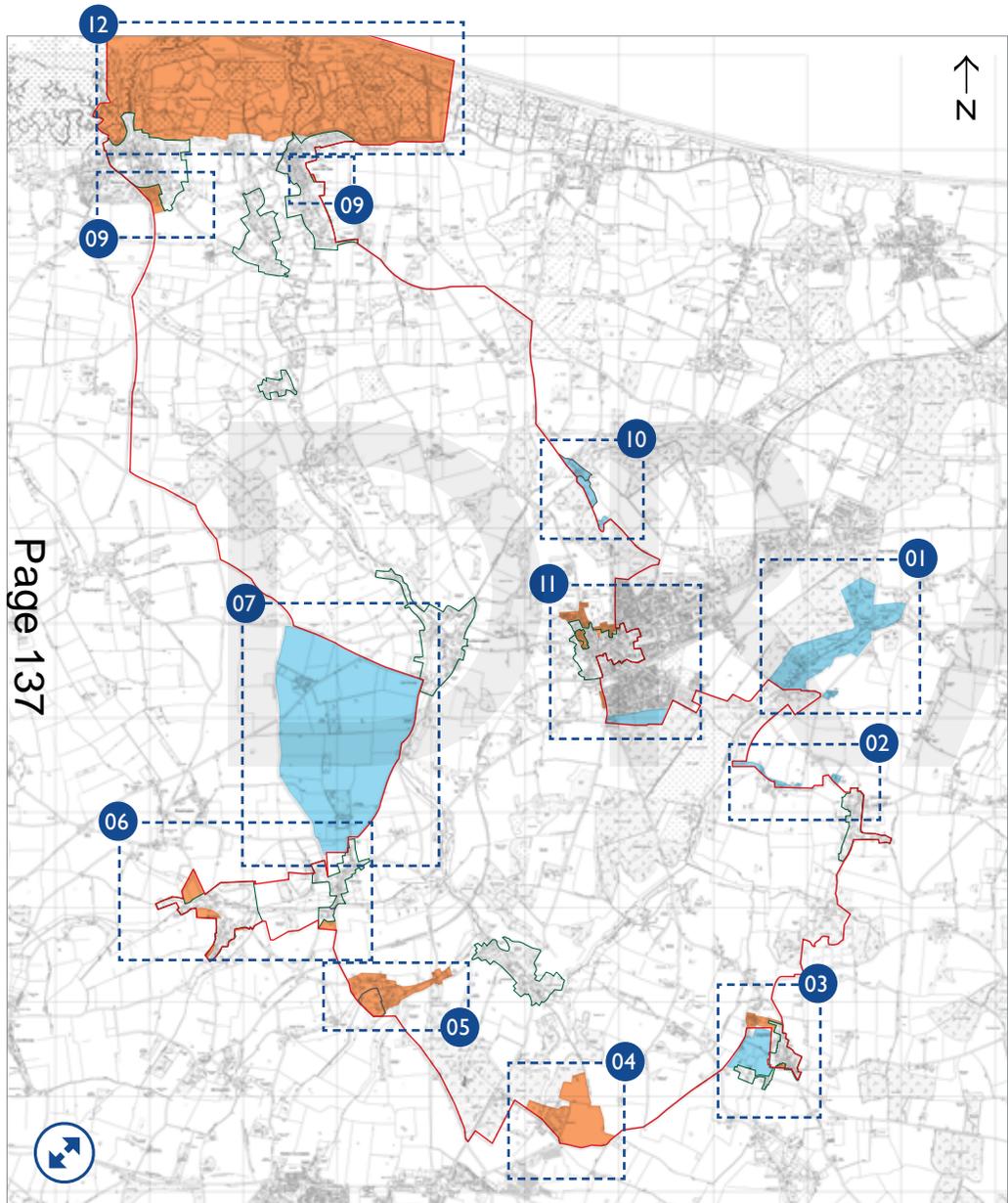
An area of modern housing of average quality is proposed for removal from the Glaven Valley and Conservation Area.

**X: Lodge Farm, Holt**

Part of Lodge Farm is currently included within the Glaven Valley Conservation Area, while some of its farm buildings to the north are not included in either the Glaven Valley or Holt Conservation Areas. It is proposed to include these in the Glaven Valley Conservation Area, as they relate to the agricultural use of the landscape surrounding the town. Two fields to the south of Holt are also proposed for inclusion to give a buffer to the edge of the Glaven Valley Conservation Area.

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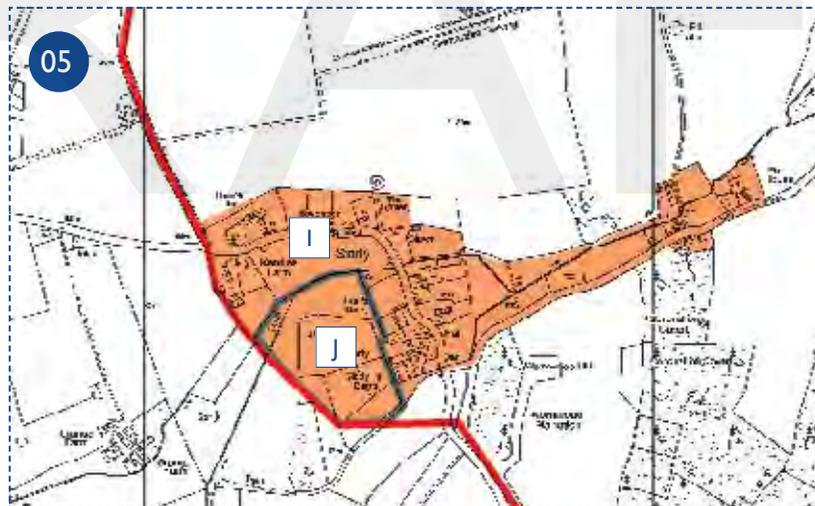
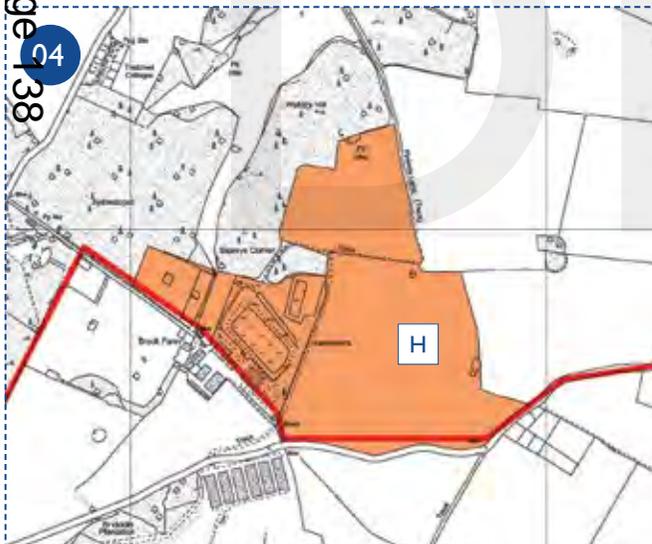
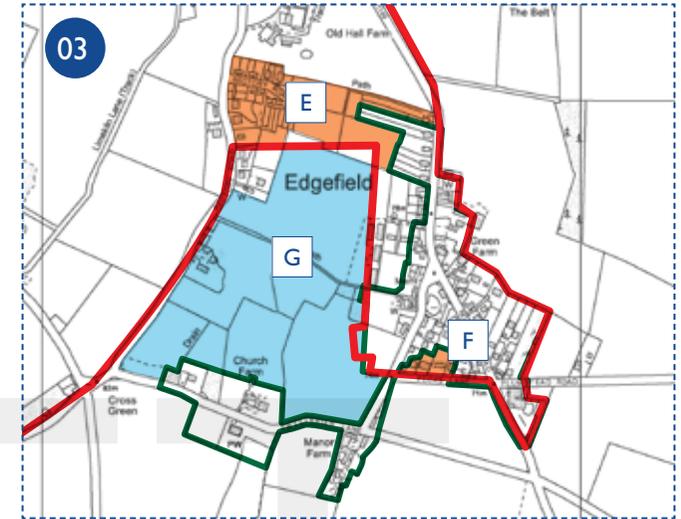
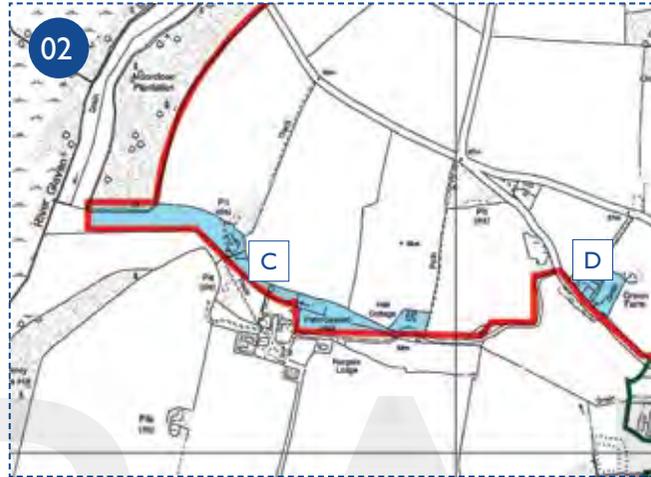
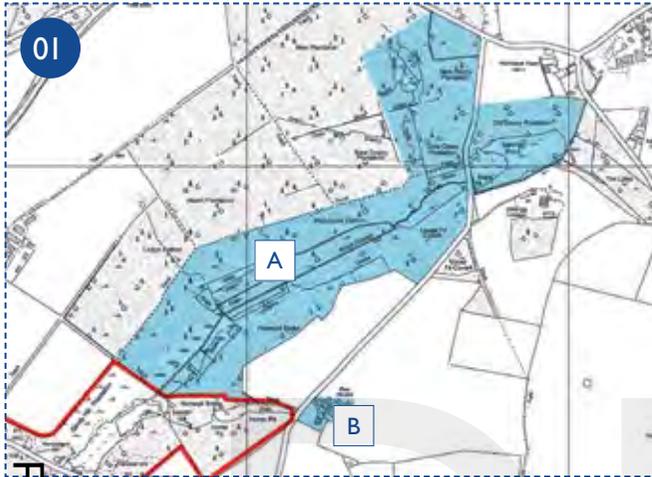


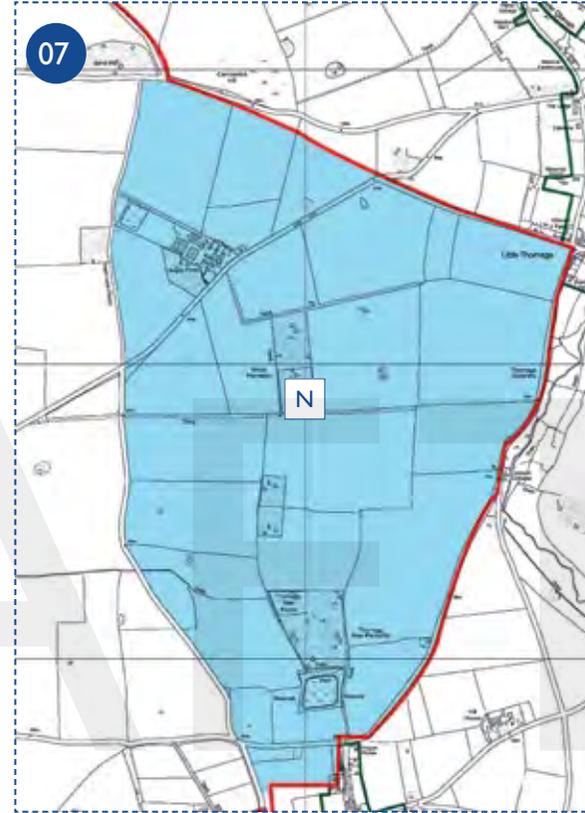
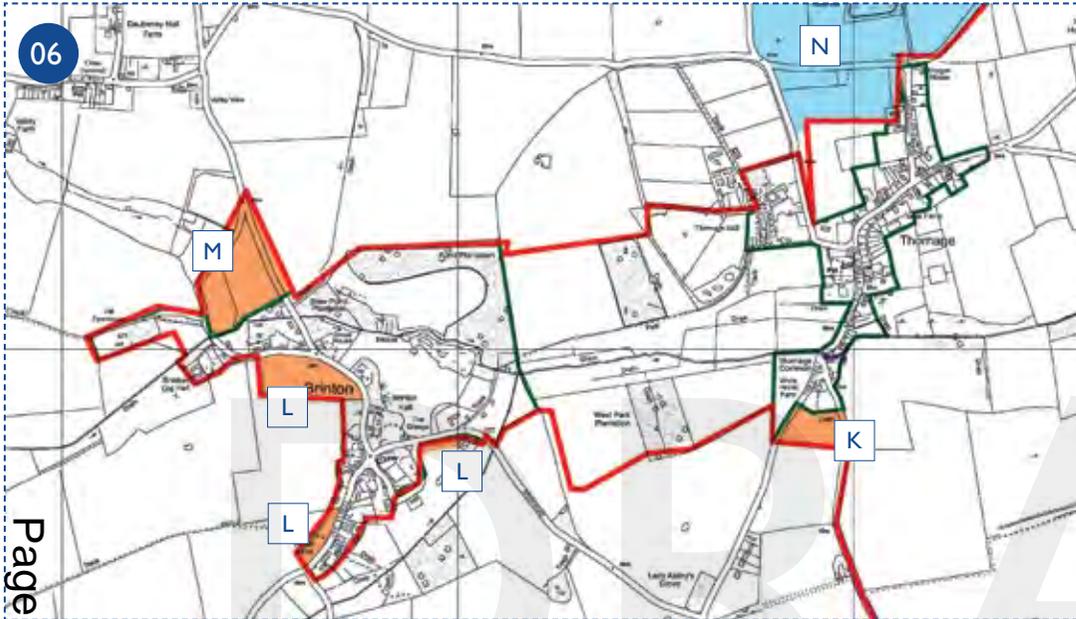


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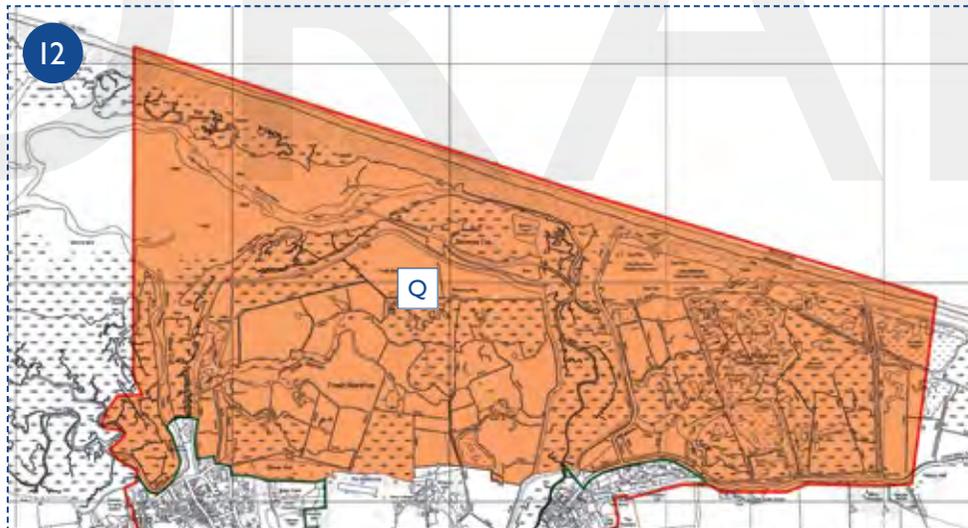
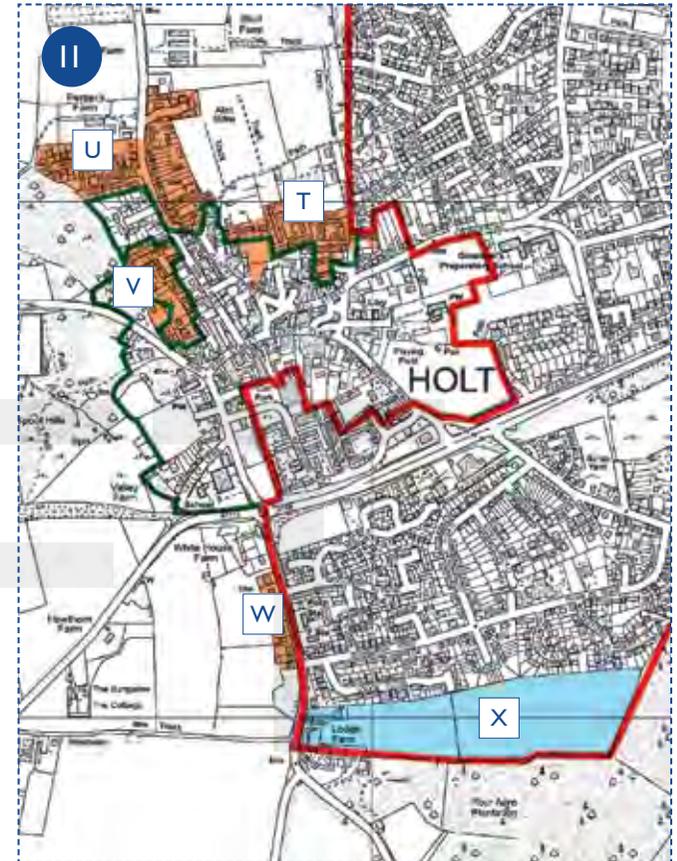
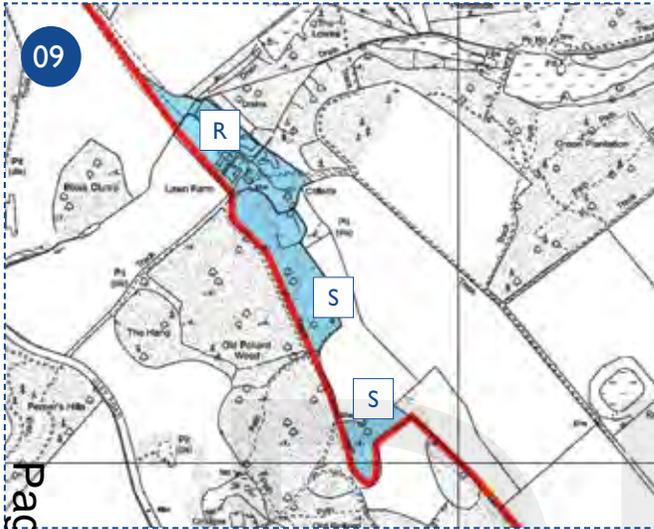
KEY	
	Current Conservation Area Boundary
	Village Conservation Area Boundaries
	Proposed Exclusion from Conservation Area Boundary
	Proposed Inclusion in the Conservation Area Boundary
A	Selbrigg Pond
B	Red House
C	Hempstead Hall
D	Green Farm
E	Modern Housing North of Edgefield
F	Modern Housing South of Edgefield
G	Fields and Old Rectory West of Edgefield
H	Quarry
I	Stody
J	Stody
K	Partial Field South of Thornage
L	Partial Fields South of Brinton
M	Fields North of Brinton
N	Breck Farm
O	Saxlingham Road
P	Car Park East of Cley
Q	Salt Marshes
R	Lawn Farm
S	Woodland on the Edge of the Holt Hall Estate
T	Holt
U	Holt
V	Holt
W	Holt
X	Lodge Farm, Holt

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# Section 8

## Further Information

Details on researching your building, guidance documentation, next steps and contacts.

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## RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library.** Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives.** These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

## PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

## ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

## FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

## TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history of your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department ([planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)) for details of how to access the documentation.

## COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

# Appendices

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## Contents

- [A Endnotes and Bibliography](#)
- [B Glossary of Terms](#)
- [C Audit of Heritage Assets](#)
- [D Historic Buildings that are not Prominent from Public Roads and Footpaths](#)
- [D Full Size Plans](#)

# Appendix A

## Endnotes and Bibliography

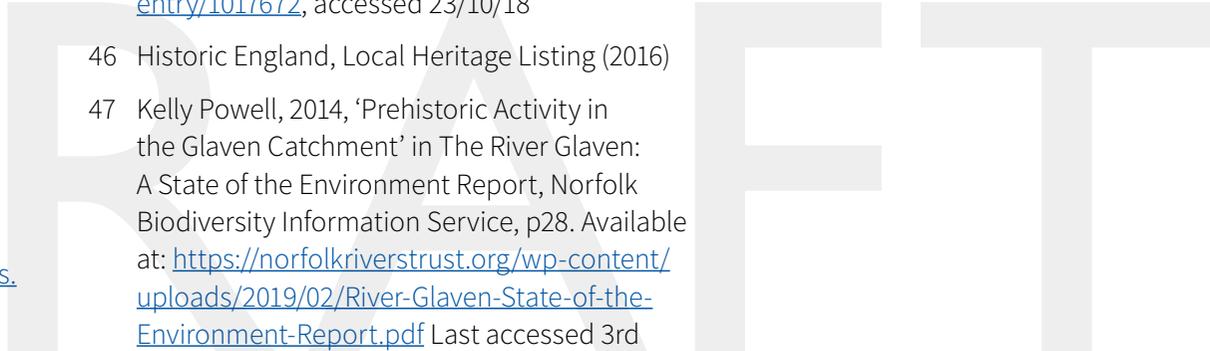
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## ENDNOTES

- 01 Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*
- 02 Section 71 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
- 03 Section 71 (2) and (3), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
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- 06 James, Albone, Sarah Massey and Sophie Tremlett, *The Archaeology of Norfolk's Coastal Zone*, Norfolk Landscape Archaeology, 2007, p.14
- 07 Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, DATE, p.491 and 496
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- 24 Hempstead Hall Watermill, <http://www.norfolk Mills.co.uk/Watermills/hempstead-hall.html>
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- 28 <http://www.norfolk Mills.co.uk/Watermills/thornage.html>, accessed 24/10/18
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- 30 A rocky or shallow part of a stream where the water flows brokenly. <https://www.google.co.uk/search?q=Dictionary>, accessed 25/10/18
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- 34 North Norfolk District Council and Land Use Consultants, *North Norfolk Landscape Character Assessment*, November 2018, p.14. <https://www.north-norfolk.gov.uk/media/4720/north-norfolk-landscape-character-assessment-2018-final-draft-spd.pdf>
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- 37 Wiveton Downs SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002122.pdf>
- 38 Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
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**ARCHIVE MATERIAL**

**NORFOLK RECORD OFFICE**

**Maps:**

BL49/1: 1769 survey of Blakeney

MC 2443/3: Cnineteenth Map of Cley

C/SCA2/72: Cley next the Sea and Wiveton Inclosure Act map

DN/TA 445: Tithe Map of Cley, 1841

DN/TA 111: Tithe Map of Glandford, 1838-39

DN/TA 230: Tithe Map of Thornage, 1840

DN/TA 370: Tithe Map of Hunworth, 1838

DN/TA 323: Tithe Map of Stody, 1840

DN/TA 494: Tithe Map of Holt, 1839

DN/TA 912: Tithe Map of Edgefield, 1845

C/Sca2/39: Award and Map, 1820 and 1824

C/Sca2/72: Award and Map, 1821 and 1824

FX 250/ 1+2: 1672? Map of Morston

MS 4541: Tithe map of Morston

NRS 21385: James Corbridge, Survey of the estate of Robert Britiffe Esq being in the parishes of Hunworth, Studday, Holt, Thornage, Birningham in Norfolk, 1726

**NORFOLK HERITAGE CENTRE**

**Maps:**

Map Box XXX: 1835 Map of Cley and Blakeney by H.R. Palmer

Map Box XXX: Map of Blakeney by Captain G. Collins, c.1774

C 9111.4261 Faden Map of Norfolk

**Photographs:**

BLA/B 5924: Guildhall

BLA/O 30113: Aerial view

BLA/E 18306: Blakeney Church

BLA/B 5853: C14th Guildhall

BLA/B 5255: Old Guildhall

BLA/HIG 18665: The High Street

BLA/HIG 26279: The High Street

BLA/HIG 19112: The High Street

BLA/R NS 2988: Quay

No reference, Blakeney Harbour taken by Cliff Temple, 1950s

BLA/R 18455: Quay

BLA/R 18470: Quay

BLA/R 5253: Blakeney Straithe

BLA/R 6157: Quay

No reference, Blakeney post office corner and main street, Frith

C/CLE 25723: Cley Channel

C/CLE 25721: Street in Cley

C/CLE 25722: Street in Cley

C/CLE 3554: Cley Church

C/CLE 5544: Church, South transept

C/CLE 5521: Church, North transept

C/CLE 17634: Street in Cley

C/CLE NS 2975: High Street

C/CLE 23650: Street in Cley





C/CLE (no reference): View of Cley Mill (N. Taylor photographer, 1975)

C/CLE (no reference): View across Cley Marshes (1974)

C/CLE 7079: Cley flood 1953

C/CLE 12224: Cley Nature Reserve

C/CLE 12092: Aerial view of Cley and surrounds

C/CLE 30110: Aerial view of Cley

C/CLE 7084: Cley flood

C/CLE 5525: Fishmonger's Arms

C/CLE 5254: Old gateway from chapel now in High Street

C/WIV 13628: Photograph of illustration of Wiveton Bridge

C/WIV 29673: Wiveton Bridge

C/WIV 5252: Wiveton Church

C/WIV NS 4529: Wiveton Church from Cley

C/MOR 9159: All Saints Church

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Brinton: <link to follow>

Cley-next-the-Sea (2019): [https://www.north-norfolk.gov.uk/media/5267/caa\\_cley.pdf](https://www.north-norfolk.gov.uk/media/5267/caa_cley.pdf)

Glandford (2021): [https://www.north-norfolk.gov.uk/media/7098/caa\\_glandford.pdf](https://www.north-norfolk.gov.uk/media/7098/caa_glandford.pdf)

Hempstead (2021): [https://www.north-norfolk.gov.uk/media/7099/caa\\_hempstead.pdf](https://www.north-norfolk.gov.uk/media/7099/caa_hempstead.pdf)

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**APPENDICES**

Blakeney Village Design Statement: the supplementary design statement (1998)

Blakeney Draft Conservation Area Appraisal (2008)

Cley Conservation Area form and character description (1998)

Morston: Village Design Statement, prepared as supplementary planning guidance to the North Norfolk Local Plan (December 2005)

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History of the Blickling Estate, <https://www.nationaltrust.org.uk/blickling-estate/features/history-of-the-blickling-estate>, accessed 31.08.2018

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Ancient Monuments and Archaeological Areas Act 1979

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 16, National Planning Policy Framework 2019

# Appendix B

## Glossary of Terms

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## **Alteration**

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

## **Conservation Area**

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

## **Conservation**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 71). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

## **Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

## **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

## **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

## **Preserve**

To keep safe from harm (HE, Conservation Principles, 2008, 72).

## **Renewal**

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

## **Repair**

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

## **Restoration**

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

## **Reversible**

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

## **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

## **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

## **Value**

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

# Appendix C

## Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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# C Audit of Heritage Assets

**NOTE: THESE ARE ALL SHOWN ON 1886 OS MAP**

ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
Swan Lodge, Holt Road, Cley NR25 7EA	Cley-next-the-Sea	Red brick lodge house with slate roof.	Glimpsed views	
Swan Lodge barn	Cley-next-the-Sea	Large, converted flint barn with red brick dressings and catslide roof of red clay pantiles.	Visible	
Swan Cottage	Cley-next-the-Sea	Cottage of cobble flints with red brick dressings and iron windows.	Very visible	

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DRAFT

ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
The Watering, Cley Road, Holt, NR25 7DY	Holt	House of flint and brick with hipped pantile roof, plaque on front, visible from road.	Very Visible	
Beck Farm, Thornage	Thornage	Large Farmhouse of flint with red brick dressings, gabled roof of red clay pantiles.	Very prominent	
Beck Farm Cottage and barn	Thornage	Two storey flint and red brick house with steeply pitched red clay pantile roof. Large barn to the west of red brick with red clay pantile roof. c17/c18.	Visible	 

ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
Old Hall Cottage	Edgefield	Red brick house laid in Flemish bond with burn headers with cobble flints at ground floor level. Two storey porch at the centre partially rebuilt.	Prominent at junction	
The Old White Horse Public House	Edgefield	Red brick house with decorative terracotta plaques on front elevation and decorative ridge tiles.	Very prominent	

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ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
<b>Stody Estate, Twentieth Century:</b>				
Stody Lodge	Stody	Neo-Georgian house dating from 1933 designed by Walter Sarel. Brick built and rendered with projecting porch and red clay pantile roof.	View down drive to house	
South Lodges	Stody	Pair of thatched cottages.	Prominent	
Thatched Cottages	Stody	Set of five detached cottages with hipped thatched roofs and dormer windows.	Very prominent	

DRAFT

EDGEFIELD

Address / Building Name	Lowes Farmhouse
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049207">https://historicengland.org.uk/listing/the-list/list-entry/1049207</a>
Brief History	1637
Brief Description	Farmhouse of flint with brick dressings, 4 bays, 2 storeys with attic

Address / Building Name	Remains of former parish church of St Peter and St Paul
Parish	Edgefield
Status	Grade II*
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049203">https://historicengland.org.uk/listing/the-list/list-entry/1049203</a>
Brief History	C13
Brief Description	Ruins of former medieval parish church in the form of a tower, south porch and connecting west wall only.

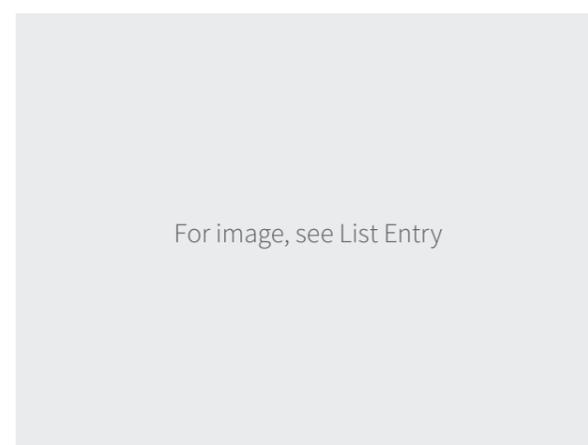
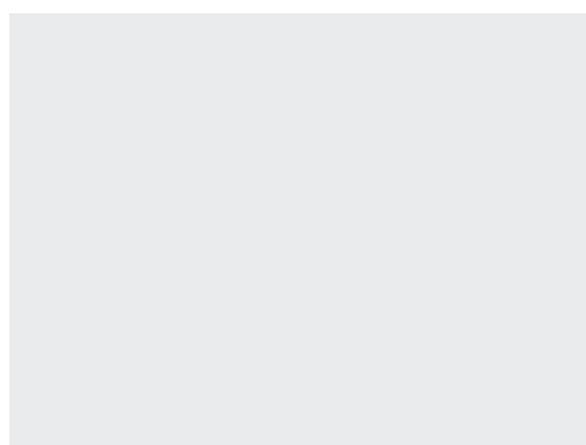
Address / Building Name	The Mount
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049208">https://historicengland.org.uk/listing/the-list/list-entry/1049208</a>
Brief History	C17
Brief Description	Two storey house of flint and brick with pantile roof. Single range of 4 bays, two wings to rear. 2 storeys, attic and cellar.



Address / Building Name	Old Parsonage House
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373805">https://historicengland.org.uk/listing/the-list/list-entry/1373805</a>
Brief History	C17
Brief Description	House, formerly Rectory. C17 with cross wing of c1830. Flint with brick dressings; colour washed to front, pantile roof, hipped to right. Lobby entrance with central axial stack.

Address / Building Name	Barn circa 50metres north west of Old Parsonage House
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1152711">https://historicengland.org.uk/listing/the-list/list-entry/1152711</a>
Brief History	C18
Brief Description	Brick barn with pantile roof, gable parapets. Honeycombed airvents in gables. North part used as a school between 1760 and 1825.

Address / Building Name	Old Hall Farmhouse
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1152709">https://historicengland.org.uk/listing/the-list/list-entry/1152709</a>
Brief History	C16
Brief Description	Flint with brick dressings and a pantile roof. Single storey outshut to front at right hand side.



EDGEFIELD (CONT'D)

Address / Building Name	Langer Farm House
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1152703">https://historicengland.org.uk/listing/the-list/list-entry/1152703</a>
Brief History	C17
Brief Description	Coursed flint with brick dressings, pantile roof. 2 storeys raised from 1 1/2 storeys.

Address / Building Name	Barn at Langer Farm
Parish	Edgefield
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049210">https://historicengland.org.uk/listing/the-list/list-entry/1049210</a>
Brief History	C17
Brief Description	Barn of late C17/early C18. Coursed flint on a flint plinth with chamfered brick cap. Pantile roof. Decorative brick work of hearts, brick dressings.

Address / Building Name	Habitation sites on Edgefield Heath
Parish	Edgefield
Status	Scheduled Monument
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1003165">https://historicengland.org.uk/listing/the-list/list-entry/1003165</a>
Brief History	Prehistoric
Brief Description	Group of seven scheduled monument of prehistoric origin.

For image, see List Entry



OUTSIDE THE EDGEFIELD CONSERVATION AREA

Address / Building Name	The Old White Horse
Street-by-Street Area	Cross Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	Between 1891 and 1906
Brief Description	Former public house on a prominent site. The only example of a pub outside a village centre. Good Neo-Tudor details.



Address / Building Name	The Pightles
Street-by-Street Area	Rectory Road
Status	Proposed local listing
List Entry Link	N/A
Brief History	Seventeenth/eighteenth century
Brief Description	Large house, much older than other buildings on the same road. Unusual for a building of this age not to be listed.



Address / Building Name	Old Hall Cottage
Street-by-Street Area	Junction of Rectory Road and Holt Road
Status	Proposed local listing
List Entry Link	N/A
Brief History	Possibly seventeenth century
Brief Description	Large house on a prominent corner site. Unusual for a building of this age not to be listed.



## HEMPSTEAD

Address / Building Name	The Red House	Address / Building Name	Watermill and Mill House
Parish	Hempstead	Parish	Hempstead
Status	Grade II	Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373806">https://historicengland.org.uk/listing/the-list/list-entry/1373806</a>	List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373734">https://historicengland.org.uk/listing/the-list/list-entry/1373734</a>
Brief History	C18	Brief History	C18
Brief Description	Early C18 brick house with patterned headers, plain tiles to front, pantiles to rear. Single range, 3 bays. 2 storeys with attic and cellar.	Brief Description	House and mill in a continuous range of flint and chert with red brick dressings and hipped pantile roof.

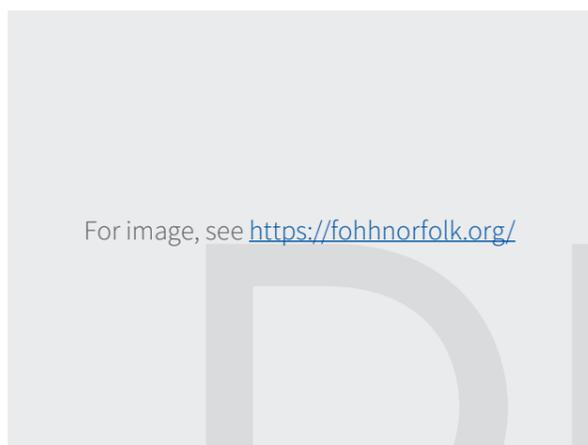


**HOLT**

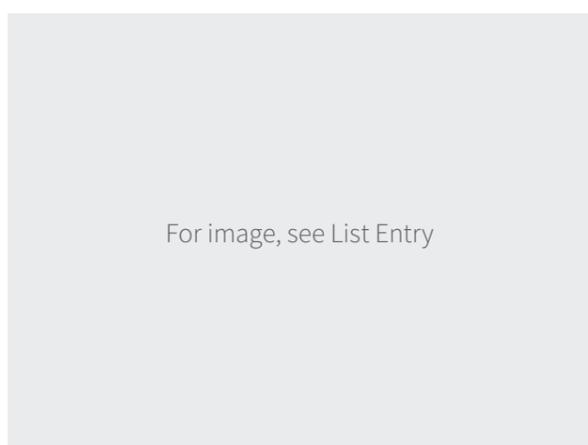
Address / Building Name	Holt Hall
Parish	Holt
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169415">https://historicengland.org.uk/listing/the-list/list-entry/1169415</a>
Brief History	C19
Brief Description	Red brick hall of two storeys fenestrated with casements in mullions and transoms.

Address / Building Name	Lawn Farm
Parish	Holt
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049343">https://historicengland.org.uk/listing/the-list/list-entry/1049343</a>
Brief History	C17 and earlier
Brief Description	House of red brick and flint with steep pitched pantile roof. Two storeys and attic.

Address / Building Name	Tithe Barn, Letheringsett Hill
Parish	Holt
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306496">https://historicengland.org.uk/listing/the-list/list-entry/1306496</a>
Brief History	1851
Brief Description	Barn with pebble flint with red brick quoins and eaves courses. Hipped pantiled roofs. Projecting porch on N. side with segmental-headed door



Address / Building Name	The Old Rectory, Letheringsett Hill
Parish	Holt
Status	Grade II*
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049316">https://historicengland.org.uk/listing/the-list/list-entry/1049316</a>
Brief History	C18 with earlier core
Brief Description	House of red brick with stuccoed east facade and roof of black-glazed pantiles. Rear elevations partly rendered flint and brick.



LEATHERINGSETT WITH GLANDFORD

Address / Building Name	Bayfield Hall
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1152147">https://historicengland.org.uk/listing/the-list/list-entry/1152147</a>
Brief History	Mid-c18 enlargement of sixteenth century house.
Brief Description	Brick with stone rusticated quoins and stone architraves surrounding windows. 3 storeys with 5 wide symmetrical bays.

Address / Building Name	Ruins of St Margaret's
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049829">https://historicengland.org.uk/listing/the-list/list-entry/1049829</a>
Brief History	Medieval
Brief Description	Ruined medieval parish church. Flint with stone dressings with some glacial erratic stones. Double bell cote with two stone dressed openings.

Address / Building Name	Dovecot AT TG 0570 3967
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373480">https://historicengland.org.uk/listing/the-list/list-entry/1373480</a>
Brief History	Late c18
Brief Description	Ruinous dovecote, uncoursed flints with brick dressings, hipped roof of black glazed pantiles.



Address / Building Name	Bayfield Brecks
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1152157">https://historicengland.org.uk/listing/the-list/list-entry/1152157</a>
Brief History	1799
Brief Description	Two storey red brick house with shaped gables Central 4 panelled door with semi-circular fanlight.

Address / Building Name	Barns and attached stables and stocksheds at Bayfield Brecks
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049830">https://historicengland.org.uk/listing/the-list/list-entry/1049830</a>
Brief History	1799 and c19
Brief Description	Two attached barns, 3 attached ranges of stables and stock sheds, 1799 and laid C19



THORNAGE

Address / Building Name	Breck Farm House
Parish	Thornage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049194">https://historicengland.org.uk/listing/the-list/list-entry/1049194</a>
Brief History	c.1800
Brief Description	Two storey gault brick house with a roof of black glazed pantiles. Forms a group with barn and cart shed.

Address / Building Name	Barn At Breck Farm 20m north-east of Breck Farm House
Parish	Thornage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1304514">https://historicengland.org.uk/listing/the-list/list-entry/1304514</a>
Brief History	Second half of c18
Brief Description	Red brick barn of Flemish bond with flint plinth to the right.  Gables of tumbled brick with letters E A (Edward Astley, s.1760, d.1802) in iron. Forms a group with Breck Farm House and Barn.

Address / Building Name	Lofted Cartshed at Breck Farm, c.80 metres north-west of Farmhouse
Parish	Thornage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373798">https://historicengland.org.uk/listing/the-list/list-entry/1373798</a>
Brief History	C18
Brief Description	Flint with brick dressings brick nogged timber framing to first floor front. Forms a group with Breck Farm House and Barn.



THORNAGE (CONT'D)

Address / Building Name	Thornage Water Mill
Parish	Thornage
Status	Grade II*
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1153034">https://historicengland.org.uk/listing/the-list/list-entry/1153034</a>
Brief History	Late C18/early C19
Brief Description	Three-storey red brick building with red clay pantile roof. Intact machinery at the east end includes: an undershot wheel complete with paddles; a pit wheel driving a wallower and spur wheel connected to three sets of stones; a crown wheel driving a lay shaft via a pinion wheel; a screening machine on the first floor

WIVETON

Address / Building Name	Wiveton Hall
Parish	Wiveton
Status	Grade II*
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373519">https://historicengland.org.uk/listing/the-list/list-entry/1373519</a>
Brief History	1653 date in hall and 1908 extension by Sir Guy Dawber.
Brief Description	H-shaped c17 plan, 7 bays and 2 storeys with attic. Knapped flints with red brick dressing and shaped gables.



# Appendix D

## Historic Buildings that are not Prominent from Public Roads and Footpaths



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# D Historic Buildings that are not Prominent from Public Roads and Paths

NOTE: THESE ARE ALL SHOWN ON 1886 OS MAP

ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
Barns/outbuildings north of Wiveton Hall	Wiveton	Series of long-range farm building of flint with red brick dressings and red clay pantile gabled roofs. Decorative details and tall cobble flint walls enclosing adjacent garden.	Not visible – but possibly visible from footpath	
Old Rectory Farm, Holt Road, Cley NR25 7BA	Cley-next-the-Sea	Large house and converted barns set back from the road along a drive. Large barn is of red brick laid in Flemish bond with red clay pantile roof.	Not visible	
Hawksmere (near Hempstead Mill)	Hempstead	Originally a pair of cottages that overlooked the mill pool at Hempstead Mill, now one dwelling. Cobble flint with red clay pantile hipped roof.	Not visible	

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ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
Holt Lodge	Holt	Lodge and outbuildings belonging to Red House Farm, a 17th century farm. Constructed c.1810, three bay house with single storey wings. House of three storeys with in Gothik style with crenelated parapet roof.	Glimpsed view	
Hill House, Holt Road, Thornage, NR25 7QA	Thornage	House constructed of flint with red brick dressings.	Glimpsed views	
Thornage Mill Farmhouse	Thornage	Red brick large house with red brick outbuildings associated with the Grade II* listed Thornage Watermill.	Glimpsed views	
Heath House, Hunworth Road, Holt, NR25 6SR	Hunworth	Rendered two storey house with red clay pantile roof.	Glimpsed view	

DRAFT

ADDRESS/ BUILDING NAME	PARISH	BRIEF DESCRIPTION	VISIBILITY FROM ROAD	ONLINE IMAGE
Potter's Farmhouse, Edgefield	Edgefield	Farmhouse of red brick.	Glimpsed	

# DRAFT

# Appendix E

## Full Size Plans

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