

Planning Policy & Built Heritage Working Party



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Friday, 1 September 2023

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, 11 September 2023** 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 before 10am on the Thursday before 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.

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 this meeting is livestreamed:

<https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

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

Emma Denny

Democratic Services Manager

To: Cllr A Brown, Cllr G Bull, Cllr M Batey, Cllr N Dixon, Cllr P Fisher, Cllr M Hankins, Cllr P Heinrich, Cllr V Holliday, Cllr L Paterson, Cllr J Punchard, Cllr J Toye and Cllr A Varley

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

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A G E N D A

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. PUBLIC QUESTIONS

To receive any questions or statements from members of the public.

3. MINUTES

1 - 12

To approve as a correct record the Minutes of a meeting of the Working Party held on 7th August 2023.

4. DECLARATIONS OF INTEREST

13 - 18

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.

5. 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.

6. DRAFT GLAVEN VALLEY CONSERVATION AREA APPRAISAL - PUBLIC CONSULTATION

19 - 294

Executive Summary	Following a public consultation exercise, this report seeks approval to undertake a second, shorter round of public consultation on the revised draft Glaven Valley Conservation Area Appraisal along with the associated Management Proposals contained therein, in addition to the amended boundary.
Options considered	<ol style="list-style-type: none"> 1. To undertake consultation on the revised draft document 2. To <u>not</u> undertake a further consultation. This was not considered to be feasible as the initial document has been revised and it was considered that public consultation was required to ensure transparency and engagement.
Consultation(s)	The Draft Glaven Valley Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 21st November 2022 and 31st March 2023. This included the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at The Venue in Holt on 30th November

	2022 and further public consultation meetings on 9th March 2023 in The Venue in Holt and Blakeney Parish Hall.
Recommendations	This report asks that Working Party: <ol style="list-style-type: none"> 1. Notes the responses received to the first round of public consultation on the Glaven Valley Conservation Area Appraisal, and endorses the subsequent revisions made to the text and boundary; 2. Agrees to another round of public consultation on the revised appraisal document as laid out in the report, the results of which should be brought back to Working Party in due course.
Reasons for recommendations	To enable the appraisal document to move forward on its journey towards eventual adoption by Council.
Background papers	Glaven Valley Conservation Area Appraisal & Management Plan: Seventh Draft, Nov 2022.

Wards affected	All Wards
Cabinet member(s)	Cllr Andrew Brown, Cllr Victoria Holliday, Cllr Eric Vardy, Cllr Martin Batey
Contact Officer	Alannah Hogarth, Senior Conservation & Design Officer, Alannah.hogarth@north-norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Developing Our Communities – engaged and supported individuals and communities
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Policy EN8 of the Local Development Framework Core Strategy

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	The item is not exempt.
Details of any previous decision(s) on this matter	Planning Policy & Built Heritage Working Party – Monday, 15 th August, 2022 10.00am Cabinet – Tuesday, 6 th September, 2022 10.00am

7. UPDATE ON LOCAL PLAN EXAMINATION PROGRESS AND COMMUNICATIONS

To receive an update from the Planning Policy Manager on Local Plan progress and communications.

8. 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.”

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 7 August 2023 at the Council Chamber - Council Offices at 10.00 am

Committee	Cllr A Brown (Chairman)	Cllr G Bull (Vice-Chairman)
Members Present:	Cllr M Batey Cllr M Hankins Cllr V Holliday	Cllr N Dixon Cllr P Heinrich Cllr A Varley
Substitute Members Present	Cllr H Blathwayt	
Officers in Attendance:	Planning Policy Team Leader (PPTL) Senior Planning Officer – CD (SPOCD) Senior Planning Officer – MG (SPOMG) Assistant Director for Planning Democratic Services Officer - Regulatory	

17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Fisher, Cllr L Paterson, Cllr J Punchard and Cllr J Toye. Cllr H Blathwayt was present as a substitute for Cllr J Punchard.

18 PUBLIC QUESTIONS

None received.

19 MINUTES

The Minutes of the Planning Policy & Built Heritage Working Party Meeting held Monday 10th July were approved as a correct record subject to a minor typographical amendment on p.8 viii.

The Chairman thanked the Vice-Chairman for deputising at the July Meeting.

20 ITEMS OF URGENT BUSINESS

None.

21 DECLARATIONS OF INTEREST

Cllr M Batey declared a non-pecuniary interest in item 6 – he is the Local Member for Holt and a Member of Holt Town Council.

Cllr A Varley declared a non-pecuniary interest in item 7 – he is the Local Member.

Cllr G Bull declared a non-pecuniary interest in item 10 – he is one of the Local Members for North Walsham.

Cllr P Heinrich declared a non-pecuniary interest in item 10 – he is one of the Local Members for North Walsham.

Cllr H Blathwayt declared a non-pecuniary interest in item 7 – he is the representative for the Broad's Authority, and Chairman of the Broad's Authority Planning Committee.

22 HOLT NEIGHBOURHOOD PLAN REPORT

- i. The PPTL introduced the Officers report and recommendation to endorse the making of the Holt Neighbourhood Plan. The Plan had been subject to public consultation and referendum with 552 votes in support, around 80% of the total turn out.
- ii. The Chairman noted the recommendations, which included sequential amendments to policies.
- iii. The PPTL confirmed that amendments would need to be made, noting changes required to the policies map. This would ensure that the Neighbourhood Plan appeared in constraints when planning searches were conducted.
- iv. Cllr M Batey – The Local Member – expressed his support for the Neighbourhood Plan, and affirmed that he did not consider this to be a controversial matter.
- v. Cllr P Heinrich proposed and Cllr M Hankins seconded acceptance of the Officers recommendations.

IT WAS UNANIMOUSLY RESOLVED

1. Members of the Planning Policy & Built Heritage Working Party recommend to Cabinet that having been subject to successful local referendum;

a. The Holt Neighbourhood Plan be made (brought into force) as part of the statutory Development Plan for North Norfolk in accordance with section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) on the 25th August 2023;

b. The issuing of the Decision Statement required under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in order to bring to the attention of the qualifying body, the people who live, work and or carry out business in the Neighbourhood Plan Area is delegated to the Assistant Director of Planning in conjunction with the Planning Policy Team Leader;

2. Acknowledge that the required consequential amendments to the adopted policies map and the required minor consequential changes to the referendum version of the neighbourhood plan through delegated powers to the Planning Policy Team Leader.

23 HORNING KNACKERS WOOD UPDATED JOINT POSITION STATEMENT

- i. The PPTL introduced the Officers report and recommendation. He advised that the joint position statement would aid decision making on development proposals in Horning. The PPTL noted that there was currently an embargo on new homes in the Horning catchment, primarily as the Horning waste water recycling centre lacked the capacity to accommodate further foul flows, which remained significantly above the permitted limit set by the Environment Agency (EA) and license limit.

In 2022 Anglian Water issued a statement of fact and subsequently withdrew from the existing process. Further, since the original joint position statement was signed, Anglian Water had undertaken a number of investigations regarding excessive flows and had concluded that unstable ground conditions in the area were causing structural failures in the public sewage network and privately owned sewage networks. This, in addition with the combined high water table, frequent over topping and high levels of ground water, resulted in infiltration inundations in private and public water systems at multiple points. Significantly, this was estimated to be 200% above the licenses amount and Anglian Water had concluded that there was no single engineering solution.

NNDC had worked with the Broad's Authority and EA to update the position to remedy the situation. It was considered that there was a real risk of nutrient loading downstream on nationally and locally significant land.

The position would remain that the EA would continue to maintain their objection to development proposals, Anglian Water would still invest and seek solutions, though would not do so in isolation, and would work with the Norfolk Strategic Alliance. The PPTL noted that £5.2 million had been set aside by Anglian Water to improve capacity at the local recycling centre, details of which were available in the Infrastructure Delivery Plan. Ultimately, the settlement was not considered sustainable for long-term growth.

- ii. The Chairman commented that he was surprised that there was no reference to Nutrient Neutrality in the report.
- iii. The PPTL advised that the catchment was located outside of the Nutrient Neutrality Zone.
- iv. Cllr A Varley – The Local Member – Thanked Officer's for their work and engagement. He considered that this was an important issue and argued that the joint position statement would continue to have a significant impact on the community of Horning. The Local Member noted that Horning had a high water environment which provided an ideal habitat for many species of flora and fauna, further improving the quality of life for residents. Cllr A Varley thanked Anglian Water for their comprehensive investigatory works, but concluded that that the issues remained outstanding and expressed his disappointment that Anglian Water had pulled out of the joint statement. Whilst encouraged by mentions of the proposed investment, the Local Member affirmed that additional details including a time scale were required. He noted that the joint statement maintained to serve as an embargo for development, which it was noted would have a significant effect on the ability of the Local Planning Authority to ensure the delivery of affordable and social housing within the Parish. Cllr A Varley affirmed his concern that this would

have on residents who were being priced out of their community, and further noted that householder applications would not permit additional WC provision. Cllr A Varley stated that although this was necessary, it was a frustrating situation. The Local Member considered a collaborative approach was needed, and urged that this be resolved.

- v. Cllr H Blathwayt affirmed the importance of the River Ant with respect of national recreation, with both voluntary and involuntary human immersion. He stated it was important that the river be kept as clean as possible and that the Council had a responsibility to do all in its power to keep the quality of the water in the River Ant and River Bure to be the best it can be.
- vi. Cllr V Holliday considered that Anglian Water were getting off fairly lightly, and was disappointed more couldn't be done. She reflected on the situation in Cley which resulted in an additional treatment tank being cited which had resolved the villages issue. She argued that pressure needed to be applied and Anglian Water held to account. Cllr V Holliday considered other examples around the globe; the Everglades, Venice and Somerset Levels and contended that Anglian Water would benefit from taking note of innovative solutions used elsewhere. With respect of the pledged investment, Cllr V Holliday asked whether this would be earmarked for this area or would be used across the network more broadly.
- vii. The PPTL advised that details of the investment were located in the Infrastructure Delivery Plan, and the long-term investment plan was still awaiting sign off from off-watt. The PPTL shared Members concern about Anglian Water, but commented that they had, from their perspective, gone above and beyond their remit. There had been a series of illegal connections and an illegal pumping station in the area which Anglian Water were seeking to dismantle and redirect flows back into the river. The PPTL advised that pressure could be applied through the joint parties of the flood alliance. He stated that he was hopeful that a legal requirement would be imposed to ensure investment along the lines of Nutrient Neutrality which would ensure that companies invest in technological advancements to remove nutrients at source.
- viii. The Chairman noted the commitment to review the joint position statement in 12 months.
- ix. Cllr P Heinrich considered that this was a typical example of Anglian Water failing to invest in its facilities, whilst at the same time giving money to foreign investors which he argued should be spent locally. He commented that the Local Authority had little power to change things, and endorsed water services being brought back under state control. Cllr P Heinrich stressed that investment was needed in Horning and elsewhere in the district to support current and future housing developments. He stated that Anglian Water must be held to account and that they must ensure appropriate infrastructure was in situ. Cllr P Heinrich contended that Anglian Water should be brought before the Overview & Scrutiny Committee and explain their actions.
- x. The Chairman reflected that Anglian Water often supported development applications and guarantee connections, however the reality was that there were issues of capacity in many areas of the district.
- xi. Cllr N Dixon considered that the strategic context needed to be understood.

He affirmed that he had spent several years looking into issues of this ilk in Hoveton, which also suffers the same problems as Horning. Cllr N Dixon stated that he had worked with Anglian Water to understand the problem and to look at solutions, whilst technically the problems could be solved through engineering means, this would involve a huge proportion of investment. With other issues of water quality and water cycle, hard choices needed to be made where investment was committed. He noted that money had been spent in Horning to try and address the leaky laterals, but this was an ongoing process which Mother Nature would continue to present ongoing work.

Cllr N Dixon stated the need to be realistic, and commented that it was important not to lose sight of the big picture. He contended that whilst the Council could criticise the actions of Anglian Water and other water companies, with respect of this particular problem at Horning, would likely not be any different under a different arrangement with water companies. The issue remained that development had taken place in an area with a high groundwater level, leading to water getting in the system, therefore whatever system was introduced at Knackers Wood or Beeler wouldn't tackle the issue, particularly under heavy rainfall conditions.

- xii. Cllr H Blathwayt recalled the construction of Knackers Wood and mains drainage being introduced to Horning. He noted that it was agreed at that time, before Anglian Water took over, that Knackers Wood would be inadequate.
- xiii. Cllr A Varley proposed acceptance of the Officer recommendation, he stated that he was a realist and was aware that, for the time being, the statement needed to be taken into effect to ensure that no development took place which may have a detrimental impact on the river and the special environment.
- xiv. Cllr H Blathwayt seconded the Officer's recommendation.

IT WAS UNANIMOUSLY RESOLVED

Members of the Planning Policy & Built Heritage Working Party note the contents of the updated Joint Position Statement and recommend to Cabinet that it authorises the Assistant Director of Planning in conjunction with the Planning Policy Team Leader as signatory to the updated JPS and incorporation of any minor changes as a result of EA or other LPA sign off process.

24 WEIGHT TO BE GIVEN TO THE EMERGING LOCAL PLAN

- i. The PPTL introduced the Officer's report and recommendation. He advised that, at present, limited weight was given to the emerging Local Plan as a whole, with policies used on a case-by-case basis by developers to justify development. As detailed in paragraph 2.3 of the Officer's report, the NPPF established that Local Planning Authorities may give weight to policies in an emerging local plan due to the stage of production, with greater weight attributed to the more advanced plans, with high degrees of consistency and fewer unanswered objections.

The PPTL confirmed that 30 policies of the emerging Local Plan had been

identified which Officers considered could now be given weight in the consideration and determination of Planning Applications alongside the existing development plan. The PPTL stated that it would remain the case that it would be individual Officers to conclude the appropriate planning balance and judgement based on the specific circumstances of each Planning Application. A further 3 policies could only be given partial weight, as they establish a contested strategic position, with substantive objections which challenge the principle of the approach.

The PPTL advised that the Plan was at a significantly enhanced stage, having been in the public domain for over 18 months, undergone significant consultation, and in accordance with the NPPF. Officers therefore sought the views of Members as to the level of weight the Council wishes to apply to the emerging plan in decision making. Notably, the Environment Act 2021 makes biodiversity net gain mandatory for all but small sites and some exemptions from an as-yet in November 2023 and for small sites from April 2024. The emerging Local Plan included policies to address this mandatory requirement, and would provide Officers guidance on how this should be implemented.

The PPTL confirmed what would occur should Members choose not to support the Officers recommendation, as set out in paragraph 48 of the Officers report. Should Members be minded to support the Officers recommendation, there will be a transition period to allow for Officers to be briefed, provided appropriate training along with Members, internal systems updated, developers informed on the change of emphasis on policies and a decision made on how to address applications already in the system.

- ii. The Chairman asked, if a Local Planning Authority was unable to demonstrate a 5 year Housing Land Supply, what impact this would have on the weight applied to an emerging Local Plan.
- iii. The PPTL advised that the Council's 5 year Housing Land supply position was not taken into consideration in the Officers report and recommendation. If the Council were unable to demonstrate a 5 year Housing Land Supply, the relevant policies would still apply. The spatial strategy and housing figures were contested and should not be relied upon, and the presumption of sustainable development as set out in the NPPF would still apply.
- iv. Cllr P Heinrich welcomed the Officers recommendation and considered many of the existing policies to be outdated, being some 15 years old. He considered a steady transition would take the load off from Officers instead of implementing the new Local Plan all at once.
- v. Cllr N Dixon endorsed the Officers recommendation and stated that a huge effort had been invested in preparing the emerging Local Plan over many years. He supported steady progressive implementation, and noted that those 'big ticket items' contained in the emerging Local Plan would be subject to enhanced examination, and may not emerge intact.
- vi. The Chairman asked whether Planning Officers had been consulted on the proposed evolutionary change, noting that this was a significant change. He was supportive of the Officer's recommendation provided Planning Officers were supplied with appropriate guidance and training. The Chairman spoke positively of the document and the time it had taken to prepare.

- vii. The PPTL affirmed that there had been collaboration across the planning policy team to assess the level and significance of objections and conformity with the NPPF before forming a recommendation.
- viii. The ADP echoed the comments of Members, that from a Case Officers perspective and to the outside world more broadly, having some simple clarity would be helpful about which policies were effected and to what extent weight would be applied. The ADP considered the three point scale detailed in the Officers report to be pragmatically sensible. He confirmed his intention, subject to the agreement of the Development Committee Chairman, to present a similar report to Development Committee in the coming months. The ADP affirmed that the alternative of not accepting the Officers recommendation, would not prevent the emerging Local Plan from existing and going through examination, at some point matters would need to be addressed.
- ix. The Chairman agreed that Development Committee Members would need to be informed and made familiar with the proposed changes in order to maintain the Councils strong record at appeal. He asked if a mechanism would be put in place to review how the department was coping with the transition.
- x. The PPTL advised that the situation would be monitored by the development management team and the ADP. It was noted that many of the emerging policies were similar to that of the Core Strategy more broadly, and would better align with wording and provided more up-to-date evidence. Those larger strategic policies were not considered to be adopted at this stage, and would be subject to the examination process first.
- xi. Cllr A Varley proposed acceptance of the Officers recommendation, Cllr N Dixon seconded.

IT WAS UNANIMOUSLY RESOLVED

Planning Policy & Built Heritage Working Party recommend to Cabinet that as soon as reasonably practical weight is given the emerging Plan policies in line with para 48 of the NPPF as detailed in appendix 1.

25 ADOPTION OF COASTAL ADAPTATION SUPPLEMENTARY PLANNING DOCUMENT

- i. SPOCD introduced the Officers report and recommendation to accept the coastal adaptation supplementary planning document (SPD). She confirmed that the purpose of the SPD was to build upon the statement of common ground on coastal zone planning, formally signed by Norfolk and Suffolk Coastal Authorities in 2018, by seeking to provide consistent planning guidance through a whole coast approach.

The SPD had been subject to two rounds of public consultation, the first in the form of a questionnaire, the second consultation took place between January-March 2023 with 52 respondents forming 185 comments. The Main themes of the second consultation were set out in paragraph 3.5 of the Officers report, with responses offered in 3.6.

Since the close of the consultation the steering group had spent the intervening period refining the document, taking into account responses supplied. Officers considered the final SPD to be well balanced both in terms of its scope and content, further, it had been written in such a way that it could be applied to all relevant authorities. The SPD would support both the existing and emerging Local Plan policies in relation to development in the coastal change management area and provide comprehensive advice for both rollback and relocation proposals.

If adopted the Coastal Adaptation SPD would supersede the 2009 Development Control guidance. The SPOCD noted that the final SPD was due to be considered at all relevant authorities which may result in some minor changes. Officers were seeking to have the SPD adopted by the end of September 2023.

- ii. The Chairman asked about the relationship of the Local Plan and a SPD.
- iii. The PPTL advised that a SPD was guidance which added detail to policies and how they work.
- iv. Cllr H Blathwayt endorsed the revised Coastal Adaptation SPD and proposed acceptance of the Officers recommendation. As the Portfolio Holder for Coast, he advised that whilst he was in attendance in the capacity of a substitute, he would have otherwise attended the meeting as Portfolio Holder. Cllr H Blathwayt noted that the Council had, in principle, endorsed the SPD at Full Council. He considered that implementing the SPD in practice would call for hard decisions to be made. Cllr H Blathwayt noted that there was a planning application which had been deferred at Development Committee, and asked that those Members properly consider the SPD when reaching their determination.
- v. Cllr V Holliday was pleased that more detail had been offered to the sensitive environment. She noted that her Ward was subject to risk of flooding and not erosion.
- vi. The Chairman thanked Officers for their hard work, and stated that it was a major undertaking to work with several authorities.
- vii. Cllr G Bull seconded the Officers recommendation.

IT WAS UNANIMOUSLY RESOLVED.

Planning Policy & Built Heritage Working Party recommended to recommend to Cabinet that the Coastal Adaptation SPD is adopted.

That the Planning Policy Manager, in consultation with the Portfolio Holder for Planning, is authorised to make any presentational or typographical amendments to the Coastal Adaptation Supplementary Planning Document prior to it being published.

- i. The SPOMG introduced the Officers report and recommendation. Officers considered that the North Walsham Development Brief (DB) was far enough progressed to engage in public consultation, with the Council due to form its opinion at a later date after public consultation had been concluded.

Since the last meeting Members had been provided advance notice of the DB and were provided the opportunity to engage and discuss the DB with the Planning Policy Manager (PPM). The SPOMG noted that feedback received from these briefings was positive.

The DB was formed in collaboration with the promoters, the Council, and NCC Highways – who had expressed their approval to the DB and the detailed Highways proposals. The Planning Policy Team considered that the DB was policy compliant with the emerging Local Plan, and specifically allocation NW62-a. The SPOMG advised that the PPM had previously explained that through the consultation of the DB, the Council would be able to demonstrate to the Planning Inspector for the Local Plan that the scheme was achievable, and the allocation viable.

The SPOMG detailed the sites location and the three core themes of the DB; open space, community and economy. Open space in the DB had been designed to become more linear in nature and act as a soft edge to development whilst also promoting active travel, with Weaver's Way incorporated in the green infrastructure to enhance the overall development. Link Road, which formed the spine of the development was to be flanked by tree-lined avenues, with built in foot and cycle paths separate to the road to enable better permeability by foot and cycle across the site and beyond, compliant with GIRAMs requirements. The development would provide playing pitches, play areas for children, and allotments. At the centre of the site would be a new school, a community hub and elderly care facility, creating a nexus point for the community.

It was noted that part of the DB included details of a proposed access over the railway line to the North of the site to facilitate a further Northern Expansion. However, it was considered that the benefits from such extension would not justify the high costs. NNDC were engaging with Norfolk County Council with regards the upcoming infrastructure delivery plan to include a dedicated project for delivering North Walsham West. It was considered that the new link road would help direct traffic and alleviate current traffic pressures. The SPOMG noted that the new roads would not remove HGV movements for Aylsham Road entirely, but would significantly reduce movements by redirecting those that need to access facilities in the centre of North Walsham. Bespoke traffic models forecasted a 50% reduction in HGV movements in the town centre, this was endorsed by NCC Highways. Aylsham Road had been modelled to account for pedestrian use access and traffic improvements, with the DB proposing the introduction of traffic lights for one way use, this would enable the widening of footpaths and ensure larger vehicles were able to make use of the space under the centre of the bridge for safety and better access.

In addition, the SPOMG confirmed that the junction at Coltishall had also been modelled, with the proposed removal of a parking bay to help alleviate congestion issues.

The SPOMG noted that there was a commitment to ensure the delivery of off-site improvements early, with an expectation they occur in the early phases of the development.

- ii. The Local Member - Cllr P Heinrich stated, having spoken at length with the developers and the PPM along with Cllr G Bull (also a Local Member) in fine detail, that he considered the overall scheme was remarkably good for a development of this nature. He commended the developers for having listened to representations and taken these in account through the DB. Whilst he was positive about the scheme more broadly, and for going to public consultation, Cllr P Heinrich stressed the importance of the extension of the link road to the industrial estate. He stated that he was unconvinced by some of the HGV modelled figures, and considered the extension of the link road pivotal, though stated that he did appreciate that that land was not owned by the consortium. Cllr P Heinrich sought assurances that the intention to build out the link road to the industrial estate remained within the Local Plan and that the Council would continue to make best efforts to progress this over the course of the development. Cllr P Heinrich proposed acceptance of the Officers recommendation.
- iii. The Chairman reflected that he was uncertain how the Council could govern if/when the link road was expanded. He noted that, due to the size of the development, it would be built out in phases, and it was conceivable that some elements remained outstanding by the time the Council commenced work on the next local plan.
- iv. Cllr P Heinrich agreed that the link road would be the most difficult part of the whole development. He considered that the link road, as set out in the DB, would reduce the number of traffic movements through the town centre and endorsed this be developed as soon as possible. He considered this a priority to the scheme, and urged that conversations needed to continue to carry out that final link to the back of the industrial estate, though accepted this would be neither easy nor quick.
- v. Cllr M Hankins understood that there were issues in North Walsham with the capacity of schooling. He noted that the delivery of the school would be with the remit education authority, and commented co-ordination and forward planning did not always ensure delivery.
- vi. Cllr P Heinrich advised, based on the most recent figure he had seen, that there was significant capacity at the secondary school (around 2/3 full) and there was additional capacity in the 2 primary schools. He considered that opposition would centre on the provision of health services not schools.
- vii. The Chairman sought confirmation that S106 contributions would be put towards school provision.
- viii. The PPTL confirmed that, as the site was developed, the usual discussions regarding viability and appropriate contributions would take place. It was noted that County Council were committed to the delivery of a new school.
- ix. Cllr V Holliday reflected on the proposed Health Care Provision. She noted that 85% of the population lives within a 20 minute walk of their GP, which may not be achievable for occupants on this site. She further considered the

bus route east to west did not appear as good as the provision north to south, for those elderly residents and those reliant on public transport it may not be early to go to the main GP surgeries. Further, she questioned whether there was capacity to take on the extra GP's and whether this had been considered.

- x. The Local Member - Cllr G Bull echoed the comments of Cllr P Heinrich and agreed that the meeting with the PPM and developers was very informative. He commented, as a former Member of North Walsham Town Council that he was encouraged that the Town Council's views had been considered. He was supportive of the expansion of the link road, and noted that the package of land went either side of the railway bridge. Cllr G Bull considered that whilst the cost of the bridge would be extortionate, he saw benefit in developing the highway network either side of the bridge with a view the bridge may be constructed at a later stage. He further acknowledged that there was concern within the community about the provision of healthcare.
- xi. The Chairman asked, if agreed, when the consultation would start.
- xii. The PPTL advised that dates weren't fixed and that there would be a commitment to deliver member briefings. The developers had taken into account feedback received from the Planning Policy & Built Heritage Working Party last meeting, and the consultation was therefore not expected to commence to September at the earliest.
- xiii. Cllr N Dixon stated that he supported the scheme in principle, which he considered to be the right solution to a raft of problems. Secondly, he commented that the consultation documents for the DB were likely as good as they could get with respect of readiness and fitness for public consultation. Cllr N Dixon affirmed that he was aware of some major challenges, many of which centred on North Walsham which had been well covered off, however concerns relating to the impact of traffic through Coltishall, Worstead and the B1150 should not be overlooked. Cllr N Dixon considered, at this early stage, the mitigation outlined in the DB to be woeful, and stated that he was unconvinced that the scale of the problem had been properly assessed. Though he was not the Ward Member, he expressed his keenness that those neighbouring villages be consulted and be given greater focus.
- xiv. Cllr H Blathwayt supported Cllr N Dixon's comments and agreed that the impact of traffic on the bridge in Coltishall to be immense. He considered that this area, which already had traffic problems, had the potential to become a major issue. He encouraged consultation with the Broads Authority and with Broadland District Council.
- xv. The Chairman noted that the proposed adjustment in Coltishall was set out in the report as being minor. He questioned whether this minor adjustment may be sufficient.
- xvi. The PPTL advised, once the consultation had concluded that the detailed response and feedback would be supplied to Members. Opportunity would then be available to have a further discussion. Studies had been undertaken on the road network, and the methodology agreed, and findings endorsed by the County Council.

- xvii. Cllr P Heinrich commented that the Highways modelling in this instance looked good and the change would seem to address the problem. His expectation was that this view would not be shared in any representations from Coltishall residents.
- xviii. The Chairman asked whether there would be any additional benefits to Coltishall through the scheme.
- xix. The PPTL confirmed any planning applications would need to consider off-site mitigations. There were no proposals for off-site improvements and open spaces beyond North Walsham through the scheme.
- xx. Cllr N Dixon noted the pitch points in Coltishall; the bridge and the approach road from the old railway to the village, which was very narrow and winding. He argued that consideration needed to be given to all 4 points detailed, and greater mitigation given.
- xxi. The Chairman asked if Coltishall residents would be able to participate in the consultation.
- xxii. The PPTL advised this would be a public consultation and would not be limited to North Walsham only.
- xxiii. Cllr G Bull seconded the Officers recommendation.

IT WAS UNANIMOUSLY AGREED.

Members agreed the Draft version of the North Walsham West Development Brief as a basis for a period of public consultation.

27 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 11.43 am.

Chairman

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](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	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.
Contracts	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>
Land and Property	<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>
Licenses	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
Corporate tenancies	<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>
Securities	<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>

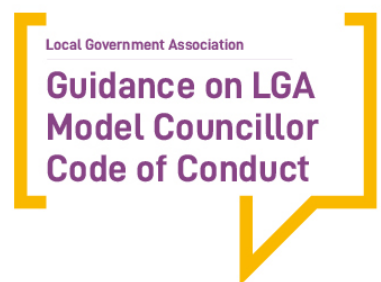
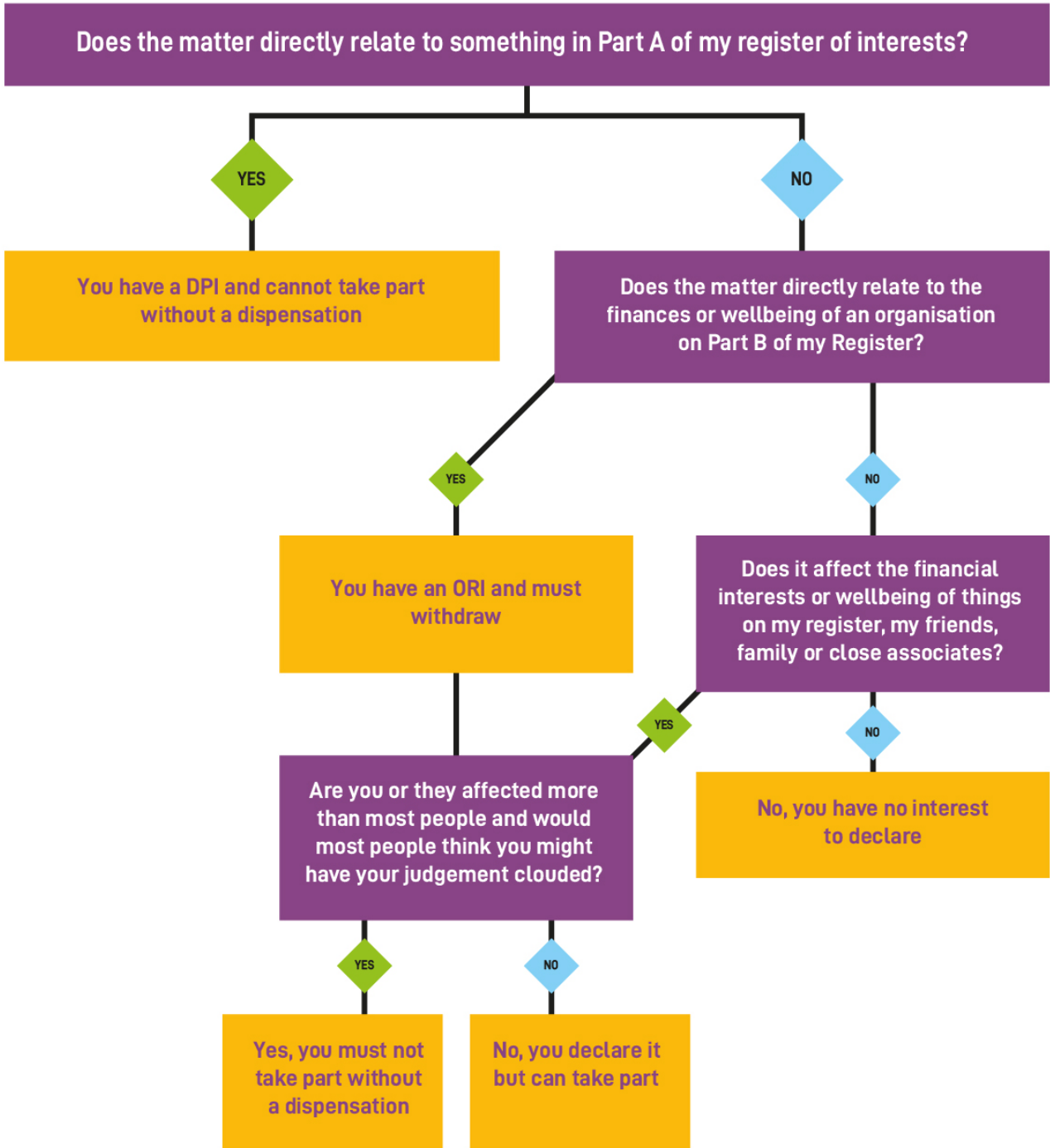
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* '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">a) any body of which you are in general control or management and to which you are nominated or appointed by your authorityb) any body<ul style="list-style-type: none">(i) exercising functions of a public nature(ii) any body directed to charitable purposes or(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



Draft Glaven Valley Conservation Area Appraisal – public consultation	
Executive Summary	Following a public consultation exercise, this report seeks approval to undertake a second, shorter round of public consultation on the revised draft Glaven Valley Conservation Area Appraisal along with the associated Management Proposals contained therein, in addition to the amended boundary.
Options considered	<ol style="list-style-type: none"> 1. To undertake consultation on the revised draft document 2. To <u>not</u> undertake a further consultation. This was not considered to be feasible as the initial document has been revised and it was considered that public consultation was required to ensure transparency and engagement.
Consultation(s)	The Draft Glaven Valley Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 21st November 2022 and 31st March 2023. This included the publication of the draft document on North Norfolk District Council’s website and a public consultation meeting held at The Venue in Holt on 30th November 2022 and further public consultation meetings on 9th March 2023 in The Venue in Holt and Blakeney Parish Hall.
Recommendations	<p>This report asks that Working Party:</p> <ol style="list-style-type: none"> 1. Notes the responses received to the first round of public consultation on the Glaven Valley Conservation Area Appraisal, and endorses the subsequent revisions made to the text and boundary; 2. Agrees to another round of public consultation on the revised appraisal document as laid out in the report, the results of which should be brought back to Working Party in due course.
Reasons for recommendations	To enable the appraisal document to move forward on its journey towards eventual adoption by Council.
Background papers	Glaven Valley Conservation Area Appraisal & Management Plan: Seventh Draft, Nov 2022.

Wards affected	All Wards
Cabinet member(s)	Cllr Andrew Brown, Cllr Victoria Holliday, Cllr Eric Vardy, Cllr Martin Batey
Contact Officer	Alannah Hogarth, Senior Conservation & Design Officer, Alannah.hogarth@north-norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Developing Our Communities – engaged and supported individuals and communities
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Policy EN8 of the Local Development Framework Core Strategy

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	The item is not exempt.
Details of any previous decision(s) on this matter	Planning Policy & Built Heritage Working Party – Monday, 15 th August, 2022 10.00am Cabinet – Tuesday, 6 th September, 2022 10.00am

1. Purpose of the report

- 1.1 This report seeks approval for the revised draft Glaven Valley Conservation Area Appraisal and Management Plan to be taken forward for another round of public consultation in line with national policy and best practice.
- 1.2 Following a public consultation exercise the Glaven Valley Conservation Area Appraisal and Management Plan has been significantly re-drafted and the proposed boundary has been amended to reflect the feedback received.

2. Introduction & 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 document now being considered conforms 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 (2021). The District’s adopted Local Development Framework (LDF) provides the local planning policy context.

- 2.4 The conservation areas within the Glaven Valley, including the Glaven Valley Conservation Area itself were originally prioritised for review back in 2017 for the following reasons:
- 1) They were all historic designations which dated back to the 1970s and 80s, and which had no original appraisal document;
 - 2) During this time significant change had taken place, meaning there was a need to properly assess whether the conservation areas were still deserving of their status;
 - 3) Following several high profile planning cases, it was recognised that the Council's decision making needed to be underpinned by the guidance and information provided by adopted appraisals, and;
 - 4) The Glaven Valley Conservation Area was an unusually large designation which required robust definition in order to properly define its special interest.
- 2.5 The initial phases of the Glaven Valley review focussed on the settlement designations, working from North to South, these included Blakeney, Cley, Morston, Wiveton, Baconsthorpe, Glandford, Hempstead, Holt, Letheringsett, Brinton, Thornage, Edgefield, Hunworth, Sharrington and Stody. Ensuring the village conservation areas were first relevant and fit for purpose, all of which now have adopted appraisals.
- 2.6 The Glaven Valley Conservation Area was first designated in the 1980s, and following the first review since designation a first draft of the Glaven Valley Conservation Area Appraisal was publicised between 21st November 2022 and 31st March 2023. The boundary proposals initially saw the removal of the village conservation areas from the GVCA in order to avoid duplication, as well as the removal of the Saltmarshes at the very north, along with other more minor changes.
- 2.7 The public consultation took place over nineteen weeks, and included three public meetings, The Venue in Holt on 30th November 2022, 9th March 2023 in The Venue and Blakeney Parish Hall. Hard copies of the draft appraisal and boundary proposals were placed at Holt Library, NNDC Cromer Office, Hunworth Church and Blakeney Church. The consultation was advertised on the NNDC website, publicised across our social media channels, alongside press releases in local publications. Each Parish Council affected was contacted directly, as well any relevant local members and other interested parties.
- 2.8 Members of the public, Parish Councils, Local Members and any interested parties were asked to send us any feedback they had on both the appraisal document as well as the proposed boundary changes via a dedicated public consultation email address, physical forms/postal boxes were available at Hunworth Church and Blakeney Church or written feedback could be directly posted to the NNDC Office.

3. Proposals and Options

- 3.1 The primary concerns raised as part of consultation include:
- a) The retention of the villages within the GVCA;
 - b) The retention of the Saltmarshes in the GVCA;

- c) The addition of Sharrington into the GVCA;
- d) An extension to the north of Baconsthorpe;
- e) Retention of the Quarry at the southern tip of the GVCA

These were the overarching highlights, but there were many more received; a summary of all comments received is included in Appendix 1, accompanied by an NNDC officer response/action. Comments in full can be made available if requested.

3.2 Following the results of the public consultation, significant changes have been made to both the proposed boundary and the Conservation Area Appraisal, as well as a series of more minor changes, these include:

- a) Retention of the villages within the GVCA, which also allows the inclusion of Sharrington and some of its hinterland;
- b) Retention of the Saltmarshes and the Quarry;
- c) An extension to the north of Baconsthorpe, which incorporates Baconsthorpe Castle;
- d) Significant re-write of the draft appraisal to reflect the retention of the villages;
- e) Revision of the summary of special interest to better reflect the varied character of the Glaven Valley; and,
- f) A newly written section discussing the North Norfolk Landscape Character Assessment.

All of the amendments can be seen in Appendices 2 & 3 - the Glaven Valley Conservation Area Boundary Review Map and the Revised Glaven Valley Conservation Area Appraisal Draft.

3.3 At this stage, the changes made to both the appraisal document and the proposed boundary are such that the content is notably different to that which was presented to the public as part of the initial consultation. As such, there are two options with regards to next steps, those are:

- a) Continue forward with proposing the new boundary and amended appraisal document are adopted as they stand;
- b) Carry out another, more targeted, consultation exercise to enable interested parties to pass further comments solely on the proposed changes.

Due to the significant departure from the original proposals it is considered that the most fair and equitable approach would be to choose option b).

3.4 With regard to next steps and timescales, if Working Party agrees to another round of consultation, we would look to begin this immediately following the September meeting. The proposal is that it would run for 3 weeks, all those who commented before would be contacted directly, all Parish Councils would be notified, all landowners / occupiers of land where the boundary changes proposed move into or out of the Area would be notified and the same steps as before would be undertaken in terms of advertising. This would include publishing the documents and a summary on the NNDC website, press release, and posts on NNDC social media.

3.5 Following consultation, we would look to bring the document back (with a summary of comments made and proposals as to how to respond to them) to

the Planning Policy & Built Heritage Working Party in October or November – with a view to the final adoption happening by the end of 2023.

4. Corporate Priorities

The proposal to go out to public consultation is aligned with the corporate priority 'Developing Our Communities' – Engaged and supported individuals and communities.

5. Financial and Resource Implications

No known financial implications, there are some resource implications for the team in running a consultation but it is mainly officer time.

6. Legal Implications

There are no known legal implications arising from this report.

7. Risks

As highlighted in section 6, failure to consult on the revised draft could result in a challenge.

There is also a reputational risk if the Council opts not to go out to public consultation.

8. Net Zero Target

Not applicable.

9. Equality, Diversity & Inclusion

Not a relevant consideration at this time.

10. Community Safety issues

Not applicable.

11. Conclusion and Recommendations

Following the changes made to the draft Glaven Valley Conservation Area Appraisal & Management Plan and to the proposed Glaven Valley Conservation Area Boundary, members are asked to recommend to cabinet:

- 1) That the responses received to the first round of public consultation on the Glaven Valley Conservation Area Appraisal are noted, and that the subsequent revisions made to the text and boundary are endorsed;
- 2) That another round of public consultation on the revised appraisal document be carried out as laid out in the report, the results of which should be brought back to Working Party in due course.

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Draft Glaven Valley Conservation Area Appraisal – Summary of Consultation Responses
(consultation period 21 November 2022- 31 March 2023)

Total Written Representations: 27

Full comments received available on request.

DRAFT

PARISH/TOWN COUNCILS	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Blakeney PC (ref: PC01)	
<ul style="list-style-type: none"> • We want the saltmarshes to remain in the Conservation Area, i.e. to continue to enjoy their present level of protection, • We wish for the modern housing area on Saxlingham Road to be retained within the protected area, as well as the field, • We are also happy to sign up to the coordinated response with other parishes. 	<ul style="list-style-type: none"> ○ Agree. These will be retained within the CA. ○ Noted. The modern housing is not considered to make a positive contribution to the character and appearance of the Conservation Area and so will remain excluded. No additional action recommended.
Baconsthorpe PC (ref: PC02)	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 26</p> <ul style="list-style-type: none"> • Request the Glaven Valley CA be extended as shown in the areas hatched green on the maps attached. Part of this extension is in the Bodham parish boundary. • The proposed boundary follows, and includes, New Road from the Parish Boundary with Bodham, just to the west of the communication mast and down to join Allotment Lane and joins the northern Baconsthorpe Conservation Area boundary as its south side. It joins Hall Lane, following the Parish Boundary down to Becketts Farm. It would join the current boundary of the Glaven Conservation Area at Hawksmere, just behind Hempstead Mill. This would then connect the upper Glaven to the present Glaven Valley Conservation Area as also suggested by the River Glaven Conservation Group. 	<ul style="list-style-type: none"> ○ Agree. The boundary has been amended to include the proposed areas, based on some of the rationale provided.
Brinton PC (ref: PC03)	
<ul style="list-style-type: none"> • Request the extension of the boundary of the GVCA to include the village of Sharrington and its surrounding fields. It is something of an anomaly as to why Sharrington has not been included. Sharrington was included in the Glaven Valley Village Conservation Area Appraisals recently undertaken, along with the 10 other villages within the Glaven Valley. • Sharrington forms part of the setting of the Glaven Valley and its landscape is very much shaped by the river Glaven. The criteria used to define the special interests of the Glaven Valley CA apply equally to Sharrington and its hinterland as it does to the other 10 villages. • The Swan Inn is also labelled on the map, located north east of the village on the corner of Sharrington Common. This building which exists today is not included in any Conservation area and we request the 	<ul style="list-style-type: none"> ○ Noted/Clarification. Partially agree, The Glaven Valley Conservation Area has been extended to the east and south boundaries of Sharrington Conservation Area (excluding any modern housing around Sharrington and Thornage) and the Conservation Area has been extended to encompass the tributary and spring near Valley Farm. There is no compelling evidence for the inclusion of the partial field west of Sharrington nor the area north of the A148, which includes partial fields and the poorer quality modern agricultural buildings that would not contribute positively to the Conservation Area. ○ Noted/Clarification. The former Swan Inn is an isolated building that has minimal visual connection with the main road today and it is not thought

inclusion of the 'Common' Fields as well as this historic building into the GVCA. Its position on the road towards Holt (today the A148) would have been an important resting place attracting eighteenth century travellers using this primary route.

- We note that in the Glaven Valley Appraisal document that Faden's map of Norfolk is referred to as giving a detailed view of the Glaven at that time, i.e. 1797. The Appraisal document goes on to say that the map shows all the major villages in the area, listing all the villages on the map apart from Sharrington – even though Sharrington is highlighted on Faden's map, along with its Common, Church and Sharrington Hall.
- We request that the field area to the north of Brinton, marked M on map 06 should remain within the GVCA.
- A number of the field ponds have survived today and are worthy of protection as they are integral to the heritage and history of the village.
- Area marked in red on the attached map would adjoin the extension proposed by NNDC/Purcell on map 7 of the Glaven Valley Conservation Area proposal which includes Little Thornage and Breck Farm and would therefore be contiguous with the Glaven valley Conservation Area. We also request the reinstatement of fields marked 'L' in Brinton which have previously been in the GVCA but have now been suggested for exclusion.

to contribute significantly to the special interest of the Conservation Area.
No additional action recommended.

- **Noted.** Amended. It was originally not included as Sharrington was not within the GVCA. The map shows all the villages of Norfolk.
- **Noted.** Field M to be retained as part of the extension of GCVA.
- **Noted.** Unfortunately it is not possible to protect every field pond in the area. **No additional action recommended.**
- **Noted.** Following the retention of the villages in the GVCA, the parts marked L are now retained too. Subsequently the addition of Sharrington into the GVCA means the area marked in red is also included in the boundary.

Wiveton PC (ref: PC04)

- Key characteristics include the River Glaven, a nationally important chalk stream, Pasture, wet grassland, marsh, and reed habitats adjoining it, Farmland and mainly deciduous woodland and heath. Villages with flint and pantile buildings, churches, flint walls. Scattered buildings, significant individual houses, mills. Linked by narrow lanes, tracks and paths. A working/living environment for businesses, jobs, and housing. A place for recreation, leisure, and tourism.
- The GVCA should embrace a holistic approach to the Glaven Valley and include wider issues such as the management and conservation of the landscape and the environment in which buildings and settlements sit. There are a number of Rural Conservation Areas elsewhere in the country which take this approach and include settlement and landscape issues as part of their wider contribution to the economy and tourism. These are the attributes which people come to see and enjoy, thereby improving local prosperity.
- Specifically, these Rural Conservation Areas take on a much wider and strategic role: Locally, the Heydon/Salle Conservation Area plan aims

- **Noted.** The remit of the conservation area designation and the subsequent appraisal process is by nature focused largely on the built environment as this is what the designation is intended to protect. The appraisals do discuss the wider environment and setting as far as it contributes to the special interest of the GVCA, however it is beyond the remit of the appraisal process to engage in detailed discussion of environmental measures more broadly.
No additional action recommended.

- to protect the special qualities of the landscapes so that any changes occur in a sympathetic way without harm to the environment.
- The Settle-Carlisle Railway Conservation Area not only aims to protect the physical infrastructure but to conserve/enhance opportunities such as local and regional landmarks in the Yorkshire Dales National Park
 - Swaledale and Arkengarthdale Barns and Wall Conservation Area in the Yorkshire Dales National Park. This is aimed at not only the preservation and appearance of traditional farm buildings, but also farmsteads and settlements. It looks at the interrelationship of spaces and key views and, amongst other things, the contribution made by green spaces and their biodiversity value.
 - The GVCA document is littered with references to the landscape, man-made and natural. Therefore, the GVCA should have as its context, wider policies such as AONB, SSSIs, Norfolk Ramsar, SPA. This includes NNDC: North Norfolk Landscape Character Assessment as part of the Local Plan. This should be explicitly recognised in writing as a policy context for the management plan. A chapter is needed to rectify this.
 - Churches in the GVCA should be included both for their impact on the vistas in and around the Glaven Valley (there are places in Wiveton Parish where 4 of the churches can be seen at once) and as buildings in their own right. The GVCA should have policies to protect/enhance these and their setting in the landscape, in respect of new development and landscape changes. This is an issue for Wiveton Parish Council with the proposed development in front of the Wiveton Bell that will impinge on the vistas of the church and village green. This is a serious omission in the GVCA.
 - There are no substantive policies for changes alongside and around the River Glaven e.g. farming, woodland management, hedgerow changes and physical development will have a dramatic impact on the setting of settlements, architecture and buildings. A notable example is Cooks Marsh Barn which is alongside the River Glaven and will visually impact on Wiveton (in addition to Cley in which parish it is located). It is detrimental to the management plan of the approved Wiveton Conservation Area.
 - The Quarry at Brecks Farm is being taken out of the GVCA boundary/protection; this then becomes ripe for development which might not be appropriate for the GVCA. It is better included and
- **Noted.** However, none of the examples cited actually deal with the wider landscape in the management section, likely because the CA designation as a management tool does not offer specific environmental protections, beyond tree works. **No additional action recommended.**
 - **Noted.** Better referencing to the North Norfolk Landscape Character Assessment has been included within the text of the appraisal.
 - **Clarification.** With the retention of the village conservation areas in the GVCA, all the Parish Churches now remain in the boundary too.
 - **Noted.** Only policies relating to planning are enforceable, the appraisal is a guidance document which relates primarily to the built environment in its wider planning context. It therefore cannot stipulate policies which pertain to agri-environment management or stewardship. **No additional action recommended.**
 - **Noted.** The Quarry will now be retained in the GVCA as the point has been made that in time it will cease to be used for quarrying and future use of the site would need to take into account the conservation area designation.

<p>protected. Whilst not at Wiveton, there will be other examples in the Glaven Valley where there may be pressure for development.</p> <ul style="list-style-type: none"> ○ Development and redevelopment of agricultural buildings for domestic and commercial uses in the Glaven Valley. An example is the approved hotel on the marsh by the Glaven River which will visually impact on Wiveton, Cooks Marsh Barn. It is also detrimental to the management plan of the approved Wiveton Conservation Area. Over time there will be other proposals which may be inappropriate for the Glaven Valley. The management plan needs to include policies on this. 	<ul style="list-style-type: none"> ○ Noted/Clarification. Any applications for redevelopment of agricultural buildings into new uses will be assessed according to existing national and local planning policies, on a case by case basis. It is beyond the remit of the conservation area appraisal and management plan to include policies on this.
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Study with Hunworth PC (ref: PC05)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 29</p> <ul style="list-style-type: none"> ○ Study with Hunworth Parish Council generally welcomes the new GVCA Appraisal, but has some reservations. We recognise that in the overall history of Planning and Conservation in England, Conservation Areas, first established in the 1970s, are a success story. ○ The PC appreciates NNDC’s move to extend the consultation period, and the setting up of two new Public Meetings on 9th March, in addition to the first Public Meeting in November 2022. Three of our councillors have attended these meetings and reported back to PC Meetings in December last year, and in March 2023. ○ The importance of watermills in the history and current look of the GV is emphasised again and again – maybe even too much? Hunworth Mill must be one of the most attractive and sensitively “modernised” mills remaining in the GV? ○ We question the suggestions that some straightened stretches of the Glaven are retained to demonstrate the moves by previous generations to boost the water supply to mills? In today’s challenging natural environment, we think that the health of the river and its water quality, which is enhanced by meanders, is the best option to follow. ○ p.9. LH col. Why is the new Stody Village Conservation Area, agreed in early 2022, not included in the list? ○ p.12. RH col. We believe 75mm diameter of tree trunks is too small, and suggest 150mm. 	<ul style="list-style-type: none"> ○ Noted. The Summary of Special Interest has been amended to reflect other important aspects of the Glaven Valley that contribute to its significance, in addition to the presence of watermills, both former and extant. ○ Noted/Clarification. Please see below page for comments on river straightening. ○ Noted. The map shows what the situation was when the review was begun. A second map has been added to show the situation in 2022 when the village CAs review was complete. ○ Clarification. The 75mm diameter is not stipulated by NNDC, it is national planning policy enshrined in The Town and Country Planning (Tree Preservation) (England) Regulations, 2012.
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| <ul style="list-style-type: none"> ○ p. 15 LH col. Thought five mills in GVCA? Glandford, Letheringsett, Thornage, Hunworth & Hempstead? ○ p.15. RH col. Use of word expansive twice ○ p. 18 Mid col. There was no Anglo-Saxon centre of Hunworth around the isolated church. ○ NB. Hunworth Hall & barns built late 17thc. Hunworth Mill is 18thc (cf. Liz Waites doc. attached) ○ The settlement around Hunworth Green does NOT date from the Middle Ages, but is much later. ○ p. 33. Mid col. last sentence does not make sense – is it all estate farmlands? ○ p.52. LH col. Thought Hunworth Mill now removed from Hunworth CA, into GVCA? ○ p.58. Seven Thatched Cottages at Hunworth & Stody – surely built between the Wars, not between 1906-50? ○ p.72.RH col. Beck Farm, Beck Farm Cottage and Barns are all in parish of Hunworth, not Thornage (although they all have a Holt NR25 postcode) ○ p.89. LH col. Retaining straightened sections of River Glaven just above some mills for historical reasons clashes with ecological preference for meanders. ○ p.90. RH col. Last para. Some home owners & landlords cannot afford timber frame windows, but agree any uPVC windows should be of “high quality and imitate wooden windows” & doors where possible? ○ p.92. RH col. Can solar panels be placed discretely in back gardens as well as on non-primary elevations? ○ p. 93. Mid col. The uPVC windows debate! Whilst not ideal, uPVC windows and doors demonstrate that not all properties are historic and “set in aspic”. ○ p.95. RH col. Straight vs meandering rivers again! ○ p.122. Stody with Hunworth PC is split on whether Stody Lodge and seven thatched cottages in Hunworth & Stody should be locally listed. We are aware that the Stody estate is not keen on this, but most PC members believe the Lodge and thatched cottages have architectural merit, although their style is atypical of the Glaven Valley. ○ p.128. Beck Farm, Beck Farm Cottage & Barn are all in parish of Hunworth not Thornage. The PC is relaxed re local listing status for these. | <ul style="list-style-type: none"> ○ Noted. Amended. ○ Noted. Amended. ○ Noted. Amended. ○ Noted. Amended. ○ Noted. Amended. ○ Clarification. That is the category given to that area in the Landscape Character Assessment. ○ Noted. It has now been removed, subsequently amended. ○ Clarification. The time period relates to the historic OS mapping. ○ Noted. Amended. ○ Clarification. It does not say all straightened sections but some. It is important to retain some of the straightened sections for their heritage value. ○ Clarification. It says that the preference for replacement of uPVC windows at the end of their lives is with new timber windows but that if that is not possible, the uPVC windows will be of high quality and closely imitate timber windows as far as is possible. ○ Clarification. The implication is yes. ○ Clarification. This is a balanced section that says the ecological and heritage benefits should be weighed up in order to decide what is appropriate and recommends some sections of straightened river are preserved. No additional action recommended. ○ Noted/Clarification. Stody Lodge and cottages – their atypical style reinforces their being part of an estate and illustrate how large estates often created/influenced the built environment we see today. No additional action recommended. ○ Noted. Beck Farm amended. |
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<ul style="list-style-type: none"> ○ p.132. Heath House, Hunworth Rd, Holt NR25 6SR – is in parish of Holt, not Hunworth. 	<ul style="list-style-type: none"> ○ Noted. Heath House amended.
Thornage PC (ref: PC06)	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 31</p> <ul style="list-style-type: none"> • The Glaven Valley Conservation Area Appraisal (“GVCAA”), at its seventh draft, should have been in a form that was near finalisation. Certainly, that was the public expectation when the current consultation exercise was quietly commenced on 30th November 2022. • Concerns both about the timing and length of the consultation period (albeit extended) and the tokenist nature of that exercise, as reflected by the style of presentations at the public meetings and lack of willingness to engage conscientiously in Q&A sessions, including recording the main points. • While it is appreciated that NNDC has wanted to capture specific views from consultees in written form, the current exercise is the poorer for the perception, if not the fact, that this consultation has not been a truly engaged process. This is reflected by the fact that we have been obliged, because of time constraints, to focus on higher level issues and not on detailed wording concerns revealing the overly desk based exercise undertaken by the authors. • It also has to be borne in mind that, parallel with the GVCAA’s gestation, has been the finalisation of the new draft District Local Plan (“DLP”). We note, and have commented previously, that Policy ENV7 of the DLP is effectively outworked through the new suite of Conservation Area Appraisals (“CAAs”). Therefore, these CAAs are a key development management tool to its outworkings (see Para. 6.7.8) to the extent that Policy ENV7(8) is premised upon the basis that a CAA Management Plan will have adopted development plan status for the purposes of future planning application determinations. • We note, and have commented previously, that Policy ENV7 of the DLP is effectively outworked through the new suite of Conservation Area Appraisals (“CAAs”). Therefore, these CAAs are a key development management tool to its outworkings (see Para. 6.7.8) to the extent that Policy ENV7(8) is premised upon the basis that a CAA Management Plan will have adopted development plan status for the purposes of future planning application determinations. • Regrettably, however, the current draft of the GVCAA, now released for public consultation, is not sufficiently “fit for purpose”. 	<ul style="list-style-type: none"> ○ Noted/Clarification. The public consultation exercise is the first opportunity for members of the public and interested parties to have sight of the current draft of the appraisal. To get to this point the document has gone through many iterations, given the size of the designation and the issues raised, the initial drafts involved officers making sure that the document was fit for purpose and could be issued for public consultation purposes. ○ Noted/Clarification. Rather than the usual recommended consultation period of six weeks, the consultation exercise in this case was initially extended to eight weeks so as not to clash too much with the festive period, then following feedback was then extended further to a total of nineteen weeks. It involved advertising on NNDC’s website, the issuing of press releases, promotion on NNDC social media platforms and within the Outlook magazine that is delivered to all households within the District, contact with all affected Parish Councils and Local Members and the running of public meetings in Holt and Blakeney. The size of the designation would have made a leaflet drop to every household both unfeasible and costly. ○ Noted. Conservation Area Appraisals are guidance rather than policy documents. As such, where appraisals exist, they are a material planning consideration and work in support of the emerging Policy EN7(8) rather than outworking it.

- In essence, the GVCAA fails to meet the requirements of Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”); for it fails to articulate why those “parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (s.69(1)(a).
 - The GVCA was designated in 1984 (see p.7) under s.277(1) of the previous Town and Country Planning Act 1971 (as amended) . However, the designation statement has never been a publicly accessible document, and, the reasons for designation have never been disclosed by NNDC. Nonetheless, as the statutory test was and remains the same, it must have been that the entirety of the designated area included sufficient “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” .
 - Given that the GVCAA is re-justifying these designation reasons as well as proposing amendments to the boundaries it needs to state clearly, and, with sufficient detail, how the prescribed statutory basis continues to apply. Accordingly, unless these “special interests” are now properly articulated in the GVCAA then there is insufficient justification for changing the 1984 designation boundaries given, in effect, the removal of a significant level of specific statutory regulation (and protection). Simply relying on “good practice”, alone, is not enough as a justification nor the historic practice of planning officer judgment.
 - Where the GVCAA currently fails is that it does not look at the totality of the designation area i.e. buildings as well as landscape in their overall context - the jigsaw picture as a whole with the built elements as pieces or sections.
 - Concerningly, particularly to this Parish Council the GVCAA still does not identify what makes the GVCA special and why its needs this level of statutory heritage protection. While Section 2 makes an attempt to do so it reads as a bit of a muddle in which these criteria are not clearly articulated. The nearest, albeit subjectively phrased and in need of improved wording, is its final sub-paragraph: “Locals and visitors value the area highly, with people loving the peaceful, rural landscape, heritage interests of the milling industry [Query: what about the churches and other buildings?] and the important ecology of the river. “What is missing is the key “why” factor.
- **Noted.** Amendments to the text have been made to better articulate the special interest.
 - **Noted/Clarification.** As many of the Council’s conservation area designations date back to the 1970s/80s, it is not uncommon for the original reasons for designation to be lost to the annals of time. Indeed, it is only in more recent times that best practice requires the special interest to be properly appraised. 40 years ago, this was not the case.
 - **Noted.** Additional justification has been added within the latest draft.
 - **Noted/Clarification.** The original focus on the buildings reflected the fact that conservation areas are primarily about preserving and enhancing the built environment. This said, additional discussion of the landscape has been incorporated into the latest draft.
 - **Noted/Clarification.** Section 2 has now been re-written for the purposes of the latest draft and now better identifies what makes the designation special, including the absence of modern development.

- We suggest that it is the (continuing) visible absence of modern built development (in all forms) and other visually detracting features that, collectively, retain the GVCA's special architectural and historic interest and allow its various special architectural and historic interests to be appreciated, both individually and collectively, in their respective contextual settings.
- Looking further [Query: why?] Section 5.1 (p.70), under the heading "Heritage Assets" starts with the assertion "The Glaven Valley Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings". While agreed, the underlined phrase has not been made as a statement nor (necessarily) explained earlier. We are advised that this omission must be addressed.
- Further, if the authors are referring to the definition now provided within Annex 2 of the current National Planning Policy Framework (NPPF) (2021) then that needs to be footnoted. We also seek the addition of the word "Specific" in the chapter title, which would assist the reader's understanding of what is being covered.
- There is too lack a focus and too great an emphasis (query: the experience of the authors and/or brief given by NNDC officers) on the limited remaining built heritage (absent the Village CA) and not the totality, even of the significantly reduced whole.
- Even that built heritage focus fails, adequately, to address the presence of the various churches, both individually and collectively, and their undeveloped rural context. This is exemplified by the ability, from a variety of public viewpoints, to see all three or at least two of Blakeney, Wiveton and Cley Churches across the Glaven valley. Similarly, views of, say, Hunworth Church across open fields, equally highlight its historic landmark qualities.
- The current imbalance is evidenced by these "tell tell" indicators:
 - (a) the choice of FAQs;
 - (b) the designation section wording of page 10 (middle column);
 - (c) the phrasing of Section 4.6 ("Setting") (p.61);
 - (d) the middle section of page 92 (no Article 4 Directions).
 These all emphasise "built" heritage and not the wider application, as used in the NPPF's Glossary.
- Indeed, this lack of understanding is highlighted by the proposal that Cley Marshes should be taken out of the GVCA because of other "natural environment designations" (p. 102); but that justification fails
 - **Clarification.** The point of this section is to explain this. Each subsequent subsection articulates the designated and non-designated heritage assets that fall within the CA. The sentence referred to is the introductory summary sentence that introduces the section. With regards to it not being discussed earlier, section 1.3 on p10 does explain that a conservation area is made up of individual buildings and monuments and other features including topography and open spaces.
 - **Noted/Clarification.** A footnote here is not considered necessary. You could argue then that footnotes are needed throughout the document when the NPPF is referenced at the outset in section 1.
 - **Noted/Clarification.** Heritage Assets is the title of this section in all the other CAAs – unclear what benefit is there in changing it here.
 - **Noted/Clarification.** The contribution of church towers to views is mentioned in both section 4.3.0 Long Range Views and 4.3.2 Shorter Range Views.
 - **Clarification.** The FAQs are the same as previous CAAs. In the interests of consistency so is the wording of the designation section, section on setting, and Article 4 Directions. These all correctly place the emphasis on the built environment for which the conservation area controls primarily relate.
 - **Noted.** The Cley Marshes have now been retained within the Glaven Valley Conservation Area, collectively the feedback received has better illustrated their value as a landscape shaped and managed by people

to recognise the particular statutory protection that is currently given to development related issues through the 1990 Act, which is not provided by reliance on “setting” arguments or the other “natural environment” designations. It also misunderstands “the heritage morphology” that has occurred to the Glaven Valley over the centuries which, while chronicled in this draft GVCAA, fails to address how that morphology is still evident; for it must have been at the time of designation in 1984 so what is the significant change in heritage circumstances?

- It further fails to appreciate the significance of the specific statutory duty under s.72(1) on NNDC to give “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” when addressing merits-based planning decisions. That is why the Swaledale CA was made and recognises, despite both its AONB plus National Park statuses as well.

While the justification for no longer having an overarching GVCA now covering the Village CAs is “to remove an anomaly” (p. 96: middle column) the use of that word is a misnomer and reveals the underlying shortcoming of the current GVCAA. This is compounded by this change being predicated (as well as justified) upon the basis that the issue of setting will address the connectivities between the two CA designations. However, “setting” in its technical sense is not defined. It needs to be; for we are advised that it is a concept that even the Courts have struggled to define as well as Historic England. The GVCAA Glossary (p.120) fails in that regard as well as being out of date.

- Given the desire of the authors still to focus on built heritage it would be simpler, clearer and more certain simply to keep the Village CAs within the current GVCA designated area and only make minimal changes to the boundaries, e.g. around Holt.
- Finally, we are advised that the GVCA statement that NNDC does not deem necessary any Article 4 Directions to unlisted buildings (p.92). The current wording erroneously suggests that Article 4 only applies to built property and not land. The tension, and, perhaps contradiction, that a blanket ban on restricting the use of permitted development rights can, we are advised, and also lead to are detracting visual anomalies of uses and/or materials which would otherwise fail the test of under s.72(1) of the 1990 Act of preservation preserve or enhancement of the character or appearance of the GVCA.

over time, as well as demonstrating their intrinsic link historically between the coast and the inland areas of the Glaven Valley by supporting trade links.

- **Clarification.** A definition of setting is on p61.
- **Clarification.** The villages are now retained within the GVCA.
- **Noted/Clarification.** Central Government has made it clear that Local Authorities should consider making Article 4 Directions only in exceptional circumstances. It has also confirmed that there should be a particularly strong justification for the withdrawal of PD rights across a wide area. In this case, there are not considered to be any exceptional circumstances or strong justification to warrant such a withdrawal of PD rights.

<ul style="list-style-type: none"> • It still uses prescriptive wording and randomly swops between “will be”, “will not be” and “should be” (pp.89-90); but as both are only advisory (“Conservation Philosophy” and “Recommendations”, raises not just the textural but also the more fundamental question, why? • As well as sharing the consensus view of other affected Parish Councils that the GVCAA is significantly deficient we are regrettably obliged to point out that the deficiencies are sufficiently fundamental that a comprehensive re-drafting exercise is required if the GVCAA is to have true credibility, and, as a development management tool. Accordingly, in the wider public interest, we urge NNDC officers and members not to progress with the current version and to take careful account of the matters raised above. 	<ul style="list-style-type: none"> ○ Clarification. As well as planning guidance documents, appraisals also have an educative role in terms of outlining best practice and making recommendations on appropriate work. As not all of these areas will be the subject of planning control, it is not always possible to use consistent or categorical language. ○ Noted. This feedback has been taken on board and whilst officers do not concur with all of the alleged deficiencies, a significant re-drafting exercise has been undertaken in response.
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Cley PC (ref: PC07)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 35</p> <ul style="list-style-type: none"> • The salt marshes which forms the northern part of the current conservation area should be retained within the revised GVCA. These developed as a result of the embankments built by Sir Henry Calthorpe in 1687 and Van Hasedunck in 1649, which both reduced the scour of the Glaven estuary, and permitted the silting up of the Glaven and created the Salt Marshes. The marshes are therefore a historical artefact created by manipulating waterways (similar to that which created Selbrigg Pond), making them heritage assets. They are also part of the setting of the Glaven Ports and villages. • AONB designation differs from that of Conservation Areas, and lacks the statutory protection that can only be given to development issues through the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990. • Article 4 directions should be applied to unlisted buildings removing permitted development rights. • The Glaven Valley villages should remain within the GVCA as they are integral to the landscape in terms of key views and vistas. They are the backbone on which the valley wealth depended. There would be no heritage and therefore no need for a conservation area without them. It’s the interplay between the built heritage and the natural form that creates the rural conservation area. The removal of the villages ignores the connectivity between the conservation areas and their settings. • The car park east of Cley is located on the far southern tip of the original Cley Hall woodlands. It should be retained with the Valley Conservation area to give it the protection it deserves. Especial concern is expressed regarding the surrounding trees. Had the 	<ul style="list-style-type: none"> ○ Agree. The villages and salt marshes have now been included in the boundary, see earlier comments for more detail. ○ Noted. Article 4 Directions are not being pursued at this time, please see earlier comment for further detail. ○ Agree. The villages have now been retained in the GVCA. ○ Noted. This area of land was an anomaly in the boundary, and is not considered to contribute to the special interest of the conservation area. No additional action recommended.
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<p>prospect of its removal from the GVCA been raised at the time the village conservation area was reviewed, the community would have objected, but at the time it was felt this land was protected through its inclusion in the GVCA.</p>	
<p>INTERESTED PARTIES</p>	
<p>Summary of Comments / Issues Raised (including page / paragraph number where indicated)</p>	<p>Council Response and Action / Recommendation</p>
<p>River Glaven Conservation Group (ref: IP01)</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 36</p> <ul style="list-style-type: none"> • Commend the depth and detail of text, and use of photographs. Our principle interest lies in the proposed boundary changes, focused on the extensions, but we have also looked carefully at those areas to be excluded. • We start with the exclusions, and we say we find the reasons for their deletion to be convincing, with near all the outcome of residential encroachment. The exceptions are a quarry and two others which we would define as technical planning matters, at Stody and the Salt Marshes areas. • We note a more general theme, threaded in a few places in the document, explicit at Chapter 6, paragraph 6.3 page 64; “Man Made Versus Natural River”, and the lack of discussion by the ‘natural river’ organisations. The RGCG feel this requires a separate two page document, and while not part of the RGCG response to the GVCA consultation, should sit alongside for future discussion. • There is one major omission from the document which is in the Appendix C schedule of all listed Heritage Assets. While all the buildings in Glandford are now shown, those for Letheringsett and Little Thornage are now ‘lost’. The Letheringsett with Glandford Parish Council have written to request the re-instatement of these listed buildings as were shown in the March 2021 consultation, to which they gave a detailed response. <p>Proposed GVCA Boundary Extensions</p> <ul style="list-style-type: none"> • Selbrigg Pond & Red House: boundary extension welcomed. Document identifies Baconsthorpe Castle as the source of the river, just 200 meters upstream. We suggest that there is a good case for going beyond the proposal as it stands to embrace the river and the flanks as far as the Castle, a SAM. We consider this is worthy in landscape 	<ul style="list-style-type: none"> ○ Noted/Clarification. Such a standalone document falls outside of the remit of the conservation area appraisal process. Hence, it is not something that the Local Planning Authority would be able to take forward at this time. ○ Clarification. Only the heritage assets that sit solely within the Glaven Valley Conservation Area have been shown, due to the scale of the area. For the heritage assets within the individual village Conservation Areas, please refer to the village specific Conservation Area Appraisals. In the case of Letheringsett and Little Thornage all the heritage assets sit within the village boundaries.

terms, but also the number of connected footpaths. This is the only sizeable area in the whole Glaven system where this exists.

- The broad area starts at Selbrigg Pong and clockwise would be bounded by Snow Hill, Church Farmhouse, West Beckham Church and the footpaths which pass through the centre of Baconsthorpe Wood, Baconsthorpe Castle, Hall Lane, and Becketts Farm to return to Selbrigg Pond. The whole area has seen little development, and retains much feeling of an old and relatively unspoilt landscape. There are valuable pieces of ancient woodland, and to some tracks bounded on both sides by the number of species of bush and tree edging, with flora characteristic of old woodland.
- Hempstead Hall & Green Farm: Support, but also suggest some further additions. The stretch which runs from Hall Cottage to just short of the river, and at that point looks across to Holt Lowes, SAC. A small but strong stream follows this alignment to enter the main river, but why not include this further small areas to the main river facing Holt Lowes. In addition the land is bounded by Moreclose Plantation and the river makes a very attractive area. The landowner is Green Farm, and with permission could be accessed opposite Hempstead Mill.
- Brinton & South of Thornage: we note the areas of exclusion at Brinton. Also the small area to the south of Thornage which lies between the B110, the lane to Kendles and Jahne Track; both these are not in the Brinton or Thornage Conservation Area, and as such to be deleted. The remaining partial area is proposed for inclusion and is part of the 07 Breck Farm area at the southern end.
- Breck Farm (just of the A148): This is the largest area proposed for extension of the current GVCA boundary. The RGCG is delighted to see this proposal. In addition to being a valuable landscape, it also indirectly reflects of the historic importance of the crossroads as being a staging post of the east-west medieval route across the Glaven at Little Thornage Ford for travelers and pilgrims, and no doubt also north-south from the Glaven Ports to settlements inland.
- Lawn Farm: The RGCG are supportive of this extension; but suggest that there is a case for extending further. It could also embrace the Lowes drainage and wetland area, and the lake at Green Plantation. It might be noted that the land abuts the Holt Hall land, 83 acres, which has wetland and a tributary.
- Holt: There a number of areas proposed for exclusion due to encroaching development, principally residential, which also applies to

- **Noted.** The area is similar to that proposed by Baconsthorpe PC, some of which has now been incorporated into the new boundary. Some areas suggested are not appropriate as the additions would be fields, a track and a disused pit.

<p>Blakeney at Saxlingham Road, and part of Cley car park. Holt has four areas for exclusion, but one extension RGCG supports. This is to south of Holt, an oblong block of fields. It will act as a buffer to development spreading to the boundary of Holt Country Park.</p>	
<p>Friends of North Norfolk (ref: IP02)</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 38</p> <ul style="list-style-type: none"> ○ The key characteristics have to be the views, both outward and inward. In recent times there have been a few unfortunate developments that have impacted these in the Glaven Valley. In all cases the threat and ability of the applicant to go to appeal have made it difficult and expensive for the Local Authority to resist these developments. It would be useful if there were to be a source of funding support available to NNDC in such cases within Conservation Areas. ○ On page 86, the dramatic prediction for the Glaven to become tidal as far as Bayfield Lake is lightly skipped over, not making it clear whether this would come about by a managed process or the more likely catastrophic collapse of the sea bank that currently protects it. As Flood Warden for the village of Wiveton this is an obvious concern as a breach would not just make the Glaven tidal as far as Bayfield Lake, but potentially so significant damage to part of the Cley and Wiveton Conservation Areas. ○ Page 96. There are a few suggestions for unacceptable changes which are perhaps more hopes that implementable actions. For example that the enlargement of field boundaries should be discouraged, where there are no mechanisms by which such hopes might be achieved. 	<ul style="list-style-type: none"> ○ Clarification. All of this is from the North Norfolk AONB Climate Action Plan, accessed in 2018 and which is no longer available online. The point of Bayfield Lake is also made in a Norfolk Rivers Trust document (2.5 on p8) https://norfolkriverstrust.org/wp-content/uploads/2018/07/Glaven-Catchment-Outreach-Report-NGP-2014-min.pdf ○ Noted. The management proposals are intended to be ‘best practice’ guidance in most cases, this recognises that it won’t always be possible but should be the aim where possible in order to protect the special interest of the Conservation Area.
<p>Sharrington Village Hall Management Committee (ref: IP03)</p>	
<ul style="list-style-type: none"> ○ I refer to our website where the late Peter Chapman, a resident of the village, posted a very comprehensive history of Sharrington. His research quoted the Domesday Book reference to Sharrington having 9 smallholders before 1086 and holdings over double that thereafter. ○ We can record 7 ‘historical’ farms in the village, of which four can be traced to larger estate ownership. ○ I submit that Sharrington forms a sufficient historical link to land usage in the River Glaven catchment area and should be included in the Glaven valley conservation area. 	<ul style="list-style-type: none"> ○ Noted. See above responses, Sharrington is now within the GVCA boundary.

NCC Mineral Planning Authority (ref: IP04)

- The Mineral Planning Authority notes the intention to amend the boundary of the Conservation Area to remove the area of the permitted mineral working at Breck Farm, Stody (your reference H). The plan shown in the review consultation does not show the mineral working as it is currently permitted.
- An additional area of land to the northwest known as Pinkney’s Field was permitted on 15 August 2019. I have attached the decision notice for this permission (C/1/2018/1016), together with the red line plan. As with the adjacent mineral working the approved restoration is to provide an agricultural reservoir to assist the farming enterprise and reduce the reliance on summer abstraction.

- **Noted.** The Quarry is now being retained in response to request from parish council.

PFA Coastal Ward Member (ref: IP05)

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- The GVCAA fails to meet the requirements of Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”); for it fails to articulate why those “parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (s.69(1)(a), thereby warranting the additional general duty placed upon NNDC, as local planning authority, and, resulting level of statutory protection given by Section 72(1) of the 1990 Act (see further below).
- Furthermore, as the current GVCAA proposes changes to the current GVCA boundary that exercise is now unsound; for it worryingly leaves open to question whether the correct statutory yardstick has been applied.
- Rural CAs are a rare phenomenon and no specific list is publicly accessible. Nevertheless, what is clear from the seven we have identified is that each is unique. Most significantly, and, where the GVCAA currently fails is that it does not look at the totality of the designation area i.e. buildings as well as landscape in their overall context - the jigsaw picture as a whole with the built elements as pieces or sections.
- The proposal that Cley Marshes should be taken out of the GVCA because of other “natural environment designations” (p. 102); but that justification fails to recognise the particular statutory protection that is

- **Noted.** As outlined above, the document has been re-drafted to more clearly articulate the special interest.
- **Clarification.** Rural CAs are rare because the additional controls introduced through designation primarily relate to the built environment. This said, the latest draft does give greater weight to the contribution made by the wider landscape.
- **Noted.** See above for reasoning behind the proposal to now retain the marshes.

currently and can only given to development related issues through the 1990 Act, which is not provided by reliance on “setting” arguments or the other “natural environment” designations. It also misunderstands “the heritage morphology” that has occurred to the Glaven Valley over the centuries which, while chronicled in this draft GVCAA, fails to address how that morphology is still evident; for it must have been at the time of designation in 1984 so what is the significant change in heritage circumstances?

- Given the desire of the authors still to focus on built heritage it would be simpler, clearer and more certain simply to keep the Village CAs within the current GVCA designated area and only make minimal changes to the boundaries, e.g. around Holt.
- Finally, we are advised that the GVCA statement that NNDC does not deem necessary any Article 4 Directions to unlisted buildings (p.92) removing permitted development rights raises the following concerns which we believe have, already, lead to the “law of unforeseen consequences i.e. issues which could have been avoided if a less prescriptive approach had been taken to this issue. (1) First, the current wording erroneously suggests that Article 4 only applies to built property and not land. 2) The tension, and, perhaps contradiction, that a blanket ban on restricting the use of permitted development rights can, we are advised, and also lead to are detracting visual anomalies of uses and/or materials which would otherwise fail the test of under s.72(1) of the 1990 Act of preservation preserve or enhancement of the character or appearance of the GVCA.
- Rather, there is too lack a focus and too great an emphasis (query: the experience of the authors and/or brief given by NNDC officers) on the limited remaining built heritage (absent the Village CA) and not the totality, even of the significantly reduced whole.

○ **Noted.** This has been actioned.

○ **Noted/Clarification.** Please refer to earlier response to the use of Article 4 Directions. **No additional action recommended.**

○ **Noted.** Please refer to earlier response regarding the focus on built heritage (p.8).

PUBLIC COMMENTS	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: A01)	
<p>Page 41</p> <ul style="list-style-type: none"> ○ It would appear the cartographer data and environmental data group that the Glaven Valley area has been taken by you from the wetland shaded maps of ordnance and accordingly then if this is the case then only anything that falls within that map area will apply as the area is designated by you. This then leads me to suppose that all matters applying to trees, grasses, resident animals, grasses and wildflowers are the basis upon which you justify the areas you have designated as being within the GVCA and anything that doesn't fall within that area is of no consequence. ○ Property dates in Sharrington known to some of us do not follow Purcell's findings as I know for a fact of a farm which dates 16th/17th century and adding this to many other buildings, monuments, church, pilgrim cross must mean Sharrington falls into the category of inclusion in the GVCA. ○ Historical buildings you state are part of the GVCA, as you state various places and villages i.e. Stody, that conform to this aspect of your plans that to date you have presented. Some of these villages you state are already designated conservation villages however, because you state they are already categorized in that type of conservation there is no need to place them in the GVCA plan. ○ Consider that the management proposals are not appropriate and should be sent back to the drawing board. ○ I have considered the archaeological aspect of the area you are defining, we have not protected this area properly. We have the pilgrim's route, make sure these areas are protected by GVCA standards. 	<ul style="list-style-type: none"> ○ Noted/Clarification. The nature of conservation areas is that they rely on definite boundary lines. Whilst this may not necessarily suit the more transient nature of marshland, the boundary must be confined to the area around the mouth of the Glaven for it to have relevance and meaning in a planning context. ○ Noted. The building in question has not been divulged, and no evidence has been provided that demonstrates the date given by Purcell is inaccurate. As such no change can be made. ○ Noted. The villages have now been retained in the GVCA so retain both designations. ○ Noted. The reasons which underpin this statement have not been clarified. However, the management proposals are similar to previous appraisals already carried out and adopted, and are based on the findings of the appraisal. ○ Noted. Known archaeology is discussed in the appraisal, some of which benefits from Scheduled Ancient Monument protection.
Anonymous (ref: A02)	
<ul style="list-style-type: none"> ● We wonder why residents whose homes are proposed for exclusion from the Conservation Area have not been informed directly. Surely it is crucial to proactively canvas their opinions. Not taking into account the views and wishes of all affected stakeholders potentially diminishes the democratic validity of the exercise. ● Don't consider the management proposals are appropriate, we live within the area of Holt designated as "Holt II" on the boundary map in section 	<ul style="list-style-type: none"> ○ Noted. In order to try and capture as many viewpoints as possible, the consultation was advertised via the NNDC website, the issuing of press releases, promotion on NNDC social media platforms and within the Outlook magazine that is delivered to all households within the District, contact with all affected Parish Councils and Local Members and the running of public meetings in Holt and Blakeney. The size of the designation would have made a leaflet

<p>7.3.8. We are very disappointed that the homes here are described as “...modern housing of average quality...” and “proposed for removal from the Glaven Valley CA...”</p> <ul style="list-style-type: none"> • We challenge this assessment. The homes in Winns Close in particular are a (probably) unique enclave of exceptionally well cared for bungalows maintained to a high standard throughout. We believe that this is in no small part as a consequence of their inclusion in the conservation area. We believe that the protection offered by inclusion within the conservation area is important, and cannot understand any proposal to remove this protection. Surely more protection is better than less. • Accordingly we strongly object to removal of homes in Winns Close from the conservation area and request that they continue to be included within its boundary. 	<p>drop to every household both unfeasible and costly. Given the scale of the area, we have to recognise that there will be people who are not aware, which is why word of mouth also plays an important role in spreading awareness.</p> <ul style="list-style-type: none"> ○ Noted/Clarification. In order to ensure that conservation areas remain relevant and fit for purpose, appraisals are obliged to identify land or buildings which do not make a contribution to the special historic or architectural interest of the designation. This is not a judgement on the condition or management of these sites, it is simply an objective assessment of whether a particular building or area is deserving of inclusion or whether it devalues the currency of conservation. No additional action recommended.
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Anonymous (ref: A03)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 42</p> <ul style="list-style-type: none"> ○ It seems the publicity related to this has been woefully inadequate. ○ The document is very difficult to follow and needs a complete revamp to make it simpler and clearer. ○ Changes to the boundaries of the conservation area often lack a rationale. For example, it is not clear why Cley car park is now partly excluded. Why have there been changes to the boundaries in Cley? ○ The whole area of the coastal strip covering the Blakeney Fresh Marshes and the Cley Bird Reserve has now been excluded. The rationale for this is not clear. 	<ul style="list-style-type: none"> ○ Noted. Please see above comments regarding the advertising of the consultation. ○ Noted. The document itself follows the same form as the previously adopted appraisals have, which includes Holt, Baconsthorpe, Wells, Cley and Blakeney among others, the format of which has been commended by Historic England. To change this now would be inconsistent with the approach taken so far. ○ Noted/Clarification. With regard to Cley car park, only part of the car park and part of the Hall were within the boundary originally, likely an anomaly as it is not best practice to cut through a building or area, as such this area was removed from the Cley Conservation Area and should now also be removed from the Glaven Valley Conservation Area as it would no longer be contiguous with the revised boundary. ○ Noted/ Clarification. The area including the Saltmarshes has now been retained within the GVCA boundary.
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Anonymous (ref: A04)

<ul style="list-style-type: none"> ○ I would like to draw your attention to the mill once located in Lower Sharrington, the area between Brinton and Sharrington on a tributary to the River Glaven. ○ The current draft of the GVCA excludes this area but it is of historical importance. Furthermore it strengthens the need to reinstate the village of Sharrington into the conservation area and to include the field ‘M’ of map 6, 	<ul style="list-style-type: none"> ○ Noted. Sharrington, along with the other Glaven Valley Villages has now been included within the GVCA boundary.
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<p>page 107; a catchment of the River Glaven from the historic Valley Farm field.</p> <ul style="list-style-type: none"> ○ The excellent <i>North Norfolk Landscape Character Assessment, 2018 – Final draft</i>, comprehensively sets out the need to conserve this unique landscape. However, the draft ‘GLAVEN Valley Conservation Area’ (GVCA only attributes ‘endnote no.50’ to this document. The document itself quotes: “1.11 this report can be used to consider landscape character when planning any type of change.....” Yet nowhere else in the GVCA draft is reference made to this document which shows far better suggested boundary lines to the proposed conservation area, especially using contour lines to encapsulate the valley. 	<ul style="list-style-type: none"> ○ Noted. The draft appraisal has been amended to make better reference to the North Norfolk Landscape Character Assessment. The two documents are intended to complement each other as planning tools, rather than repeat the same information; although they are complementary, they focus on different aspects of the Glaven Valley but do have some crossover. The Conservation Area is primarily a built heritage designation, which is reflected in the appraisal, where the Landscape Character Assessment is by nature more focused on landscape and environmental issues.
<p>Anonymous (ref: A05)</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 43</p> <ul style="list-style-type: none"> ○ We request that comments are read by the Committee in conjunction with the Parish Council submission. ○ We can only assume the omission of Sharrington from the GVCA is an oversight, we were astonished to discover it is not. ○ Don’t think management proposals are appropriate as they make no mention of Sharrington and surrounding fields. Excluding Sharrington and surrounding area from its rightful place within the Glaven Valley will be a travesty for future generations. 	<ul style="list-style-type: none"> ○ Noted. Sharrington has now been included within the GVCA boundary.
<p>Anonymous (ref: A06)</p>	
<ul style="list-style-type: none"> ○ There are plenty of good things in these proposals, but I, for one need to understand why the review, and the changes proposed therein, are really necessary. As with the village review there is a real danger that overzealous enthusiasm could lead to a policy that would end up freezing the area in time. ○ I am totally in favour of recognizing the history and how things have developed in the past, but the reason the Glaven Valley is of interest now, is because it has been sensitively developed, over time, to meet the modern requisites for agriculture, housing, tourism, forestry, environmental goals and even entrepreneurial living. This has been achieved by those who actually live and work there, acting within the framework of planning regulations existing at the time. Too much further restrictions will lead to mothballing the very area which this review is trying to protect. ○ The level of importance given to mills seems to be disproportionately great: <ul style="list-style-type: none"> a) The Glaven is not unique- there were mills on lots of other rivers 	<ul style="list-style-type: none"> ○ Clarification. Local Authorities are required to regularly review and publish management proposals for conservation areas within their jurisdiction. The Glaven Valley and the village Conservation Areas were earmarked several years ago as priority cases due to their sensitivity to development pressure as well as their early designation date. Many of the Conservation Areas within North Norfolk have never been reviewed since they were designated, and certainly do not have any form of appraisal to help understand why there were originally designated. In order to successfully manage change within the conservation areas, we have to understand what the special interest is. The appraisal process allows a thorough understanding of why the conservation areas were worthy of designation in the first place, as well as setting out proposals for how best to maintain that special interest well into the future. ○ Noted. The Glaven may not be unique in having had several mills along its length, however, the volume of mills concentrated in a

b) it is surprising to read of the importance that they (heritage minded people) are attaching to preserving the straight parts of the river. It is difficult to see where this fits with the Environment Agency's wish to see the river restored to its original meandering, with 'ripples and rills', as had to be carried out on the stretch outside Hunworth, at considerable expense, as mitigation for giving Stody Estate permission to build a reservoir
 c) it is even more difficult to see how it fits beside the Norfolk

Rivers/Environmental Agency's enthusiasm to introduce Beavers which will not only completely change the character of the Glaven River valley and local landscape but also destroy many of the mature trees along its banks.

- The proposal that where there are existing buildings etc. that do not fit into the stated vernacular, these should be got rid of is somewhat concerning. What about functionality on working farms or modernisation of homes.
- The suggested default position of not allowing the removal of mature trees on any planning application is really concerning and will simply add more cost and bureaucracy to an already over regulated system. There are hundreds of mature trees along the Glaven Valley, many planted by the owners of the land on which they sit. If one or two are in a place that interferes with sensible proposed development, either residential or business, that stipulation becomes an unnecessarily onerous restriction.
- Reference is made to existing views across the countryside needing to be preserved. Is it proposed to restrict farmers/landowners or residents from planting new trees or woods that might alter these view? The landscape has evolved over years and must be allowed to continue to do so. The normal planning rules have done a perfectly good job so far. What about people wishing to put in solar panels either on their roofs or beside their houses or businesses?
- I have always failed to understand why the section that takes in Stody Lodge and runs up to the edge of Briston was added in, on one of the past reviews. This latest assessment clearly states that neither the Lodge nor the thatched cottages are of the same vernacular that are considered typical of the look that this Review is seeking preserve. The buildings are relatively modern and quite a way from the Glaven, the woods dense and mainly confers and the surrounding countryside uncharacteristically flat for the Glaven Valley. I think the boundary of the GVCA should be brought back to the proposed Heritage boundary of Hunworth.
- Protection against large modern housing estates in this area are welcomed but it is good to see that it is recognised that there could be small clusters of new housing on the edge of villages – albeit in the right vernacular. These

relatively short stretch is noteworthy and is a characteristic feature of the area contributing to way the landscape has historically been manipulated by people, including straightening sections of the river in association with creating the mills. Although the presence of mills is not the only distinctive feature of the Glaven Valley Conservation Area, and the appraisal has been amended to reflect other aspects that contribute to its special interest. Please also refer to earlier discussion of re-meandering straightened sections of the river.

- **Clarification.** The Appraisal seeks to define what is important about the character and appearance of a defined area and to identify its important characteristics. It is also a vital tool to enable the active management of the conservation area. The management proposals are intended to reflect best practice guidance, but they are not rigid policies, they recognise that best practice is not always possible, for a variety of reasons.
- **Clarification.** Tree works as part of any planning application are assessed on a case by case basis, but as above, the management proposals set out best practice approaches, which are not always possible to achieve, but the proposals present a baseline to work from.
- **Noted/Clarification.** Particularly important/key views should be protected as far as is possible, the conservation area designation is not intended to stand in the way of change, but to minimise the potential for harm to the character and appearance of the area.
- **Clarification.** Stody Lodge and the cottages – their atypical style reinforces their being part of an estate and illustrate how large estates often created/influenced the built environment we see today. They may not be particularly old in building terms, however, this does not diminish the value they contribute to the character of the area. Richness and variety often enhance CAs, it is not always about sameness and uniformity.
- **Clarification.** The area that takes in Stody Lodge was already part of the Glaven Valley Conservation Area, this is the first full review of the designation.

<p>are much needed to keep the villages alive and provide housing that local working people can afford to live in. There are many who do not want to live on housing estates.</p> <ul style="list-style-type: none"> ○ Recognition that efforts to convert and save existing old barns should be encouraged is a positive, however it should not stifle entrepreneurial use by prohibiting the odd modern building to be sensitively incorporated if that is what is required for the development to work. ○ The same comments that were made by the Parish Council for the Hunworth and Stody Heritage review should apply – that the area must be allowed to move with the times and not become mothballed by over expensive or unnecessarily stringent restrictions. 	<ul style="list-style-type: none"> ○ Noted. The Conservation Area designation is not a means of preserving everything in aspic and preventing change. Instead it is about ensuring that change is managed appropriately given the sensitivities of the area.
<p>Anonymous (ref: A07)</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 45</p> <ul style="list-style-type: none"> ○ The evidence of Medieval pilgrims travelling through Little Thornage supports the local intelligence in Sharrington that suggests the ancient, restored cross in Bale Road (Grid Reference: TG 03131 36675 and listed monument) was a resting place and ‘way marker’ for Walsingham pilgrims. ○ Although Domesday of 1086 does not record a church on Bale Road, research suggests that a place of worship could have been on the site of the current church. However there is a medieval church at Thornage which is en route from Little Thornage to Sharrington. ○ Without further historical research documentation cannot currently be produced to further support the theory that Sharrington was indeed part of the ‘Long Water Walsingham Way’ but the possibility cannot be ignored and further supports the inclusion of the village in the Glaven Valley Conservation Area. 	<ul style="list-style-type: none"> ○ Noted. The appraisal document has been amended to make mention of the medieval cross and the possible pilgrims route through Sharrington.
<p>Anonymous (ref: A08)</p>	
<ul style="list-style-type: none"> ○ Stody Estate is a family business which has a proven track record, over generations, of preserving and enhancing both its built heritage and surrounding environment. ○ Our primary ask is to remove the area hatched orange in the attached from this Conservation Area. This area is entirely owned by Stody Estate, the vast majority of it is not built heritage but arable fields, managed woodland, grass and environmental stewardship. This area includes our main farm yard and accompanying reservoirs and quarry. The few houses and buildings within this area are all owned and managed by us, already in a highly sensitive way, with no holiday lets and the houses provide for local working families and colleagues on the Estate. 	<ul style="list-style-type: none"> ○ Noted. Conservation area appraisals exist to objectively assess what makes a particular area special. They do not pass subjective judgement on the way land and buildings have been managed over time. ○ Noted. As above, decisions on whether a particular piece of land or building is included within a Conservation Area must be based objectively upon their special interest and contribution to that particular area. They cannot be influenced by the way holdings are managed at any one point in time, however good that stewardship may be.

- Stody Lodge, South Lodges and Thatched Cottages are all owned by the Estate and mostly lived in by Estate workers. They are also managed and maintained very sensitively and we don't see any possible justification, reason or benefit to locally list them. As per our discussions, I'm told the only reason to local list them is "to recognise them" however why can't this be achieved by simple text in this re-appraisal document?
- As per the village reviews, our remaining comments and concerns centre around the Draconian and very restrictive language being used to stop sensible new development and deliver energy efficient and affordable housing.
- P12- 3rd column, end of 1st para; ADD "Agricultural holdings are exempt when they have long term Forestry Commission Management Plans and licenses"
- P82- DISAGREE that uPVC is a "significant threat" to individual buildings and the Conservation area. This is far too strong. uPVC is entirely suitable in non-listed buildings, delivering much required energy efficiency and carbon neutral homes/buildings. There are also modern forms of timber-looking but non timber windows that would not be detrimental to heritage and enable much needed cost and energy efficiency.
- Pls remove "uPVC should not be used in historic buildings and are undesirable on modern buildings". Solar panels can only go on south facing roofs and residents should therefore be able to add them, even if road facing.
- P89- Remove "new development should be the minimum necessary to meet the required demands for housing"
- Remove "agricultural buildings will be built with reference to traditional materials and forms". This is completely impractical, modern crop stores have extremely strict hygiene and food safety standards that require modern materials.
- **Noted/Clarification.** Stody Lodge and cottages – these are characterful buildings which compare favourably against our adopted local listing criteria. Their atypical style reinforces their being part of an estate and illustrate how large estates often created/influenced the built environment we see today. **No additional action recommended.**
- **Noted.** This will be added into the text.
- **Clarification.** The appraisal states a preference for replacement of uPVC windows at the end of their lives with new timber windows but that if that is not possible, the uPVC windows should be of high quality and closely imitate timber windows as far as is possible.
- **Noted/Clarification.** When read in context, the appraisal outlines the reasons why uPVC is not well suited to historic buildings. These relate to the loss of historic fabric, aesthetic deficiencies and the impact on breathability. The appraisal therefore makes the case for building conservation being considered alongside energy conservation to ensure that alterations do not negatively impact the conservation area. Cumulatively over time, changes to traditional fenestration can have a negative impact on the character and appearance of an area.
- **Noted.** As has been noted by others, the relative absence of modern development within the Glaven Valley is one of its defining characteristics. Hence, in order to prevent possible harm occurring, it is considered important that development is commensurate with the area and does not exceed the minimum necessary to meet local demand.
- **Noted.** Change 'will be' for 'should be' – it already says "as far as possible" i.e. not where it conflicts with H&S.

<ul style="list-style-type: none"> • P90- remove uPVC condition that they should be replaced with timber windows. See earlier points re modern timber looking windows and energy/cost efficiency. • P91- We DISAGREE that “Any change in the Conservation Area or close to it will require assessment (i.e. a Heritage Impact Assessment.) This is far too strong a restriction • 3rd column, 1st para - Pls replace “Advice is usually given” with “Advice might, but is not compulsory, be given.... ” – Given our own extensive knowledge and experience we should be allowed to continue to do our own Heritage Impact Assessment and not require expensive consultants. • P93- This significantly undervalues the carbon impact of having leaky windows/houses/buildings vs “embodied whole house carbon”. The former is MUCH greater than the latter and so again we ask that for non-listed houses/buildings, a far more flexible approach to energy efficiency (timber-looking) is allowed. • There is also a very important distinction to make that not every house/building in the Conservation is “historic”. Most aren’t and should therefore be allowed to take advantage of renewables and modern building materials to achieve the Govt legislated target of carbon neutral. • P94- There has NOT been a trend to create larger fields recently, the opposite is true, we have planted miles of hedges, as is evidenced when you compare the Glaven Valley to Cambridgeshire. • Remove “only individual new buildings are likely to be appropriate”. There ARE opportunities for small scale, sustainable housing developments on villages other than just Holt and Blakeney. These will be an important part of keeping these villages ALIVE, sustainable and meeting vital housing demand. <u>At the moment Hunworth and Stody are completely unaffordable for non-ABs to live in other than rent from Stody Estate!</u> • Remove “New development should be of the same or lesser scale and massing of the buildings around it” • Remove “If new development areas are required, these are most likely to be appropriate on the peripheries of the larger settlements of Blakeney and Holt” 	<ul style="list-style-type: none"> ○ Noted. See above discussion with regard to uPVC. Change ‘if this isn’t possible’ to ‘Where this is not possible or reasonable’. ○ Clarification. The impact assessment need not be a standalone document but just a paragraph in a DAS, depending on the scale of the works, and the significance of the building. ○ Noted. Change to ‘is often, but not always’ or similar. ○ Noted. In practice, this is a nuanced issue in which energy conservation and building conservation are both important considerations- ideally both can be combined together harmoniously. Invariably, however, within a conservation area appraisal, the emphasis will tend to be placed upon building conservation. This said, with the Council having declared a Climate Emergency, weight is increasingly being given to reducing carbon and fossil fuel dependency. Hence, it is acknowledged that balances do need to be struck. ○ Noted. In practice, decisions are made on a case-by-case basis with more recent buildings likely to be less sensitive to change. ○ Noted/Clarification. Whilst this is certainly true in localized areas, the map on P46 shows a more general trend for hedgerows and field boundaries being removed. ○ Clarification Read in context the paragraph begins with: ‘<i>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.</i>’ The appraisal has to reflect the wider policy context in which development needs to be sustainable and directed towards existing population centres with a particular level of service.
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Anonymous (ref: A09)

<ul style="list-style-type: none"> • Request the extension of GVCA boundary to include a number of important fields and buildings in and around the village of Sharrington. Sharrington has several tributaries which flow and feed the Glaven which gave rise to an agricultural industry which is still ongoing; weaving and milling. These 	<ul style="list-style-type: none"> ○ Noted. See above for more detailed discussion, but Sharrington has now been included within the GVCA.
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<p>industries helped feed the coastal trade in the Glaven Valley with its exports via the Glaven ports.</p> <ul style="list-style-type: none"> • Sheep are still grazed in the village and surrounding fields today. Sharrington has several historic buildings, including farmhouses and the Hall, whose estate played a key role in the ownership and management of the land in and around the village. • Sharrington has many heritage assets; the pilgrims cross, high church tower which is visible with clear views across the agricultural land. <p>○</p>	
<p>Anonymous (ref: A010)</p>	
<p>○ Having read through the Brinton Parish Council submission several times I find that a compelling case has been made to include Sharrington in the Glaven Valley Conservation Area.</p>	<p>○ Noted. See above.</p>
<p>Anonymous (ref: A011)</p>	
<p>Page 48</p> <p>○ <i>“The remnants of the Anglo-Saxon settlement continue to form the north-west end of the village with the proximity of the church and hall of particular importance. The settlement around the green is likely early medieval and reflects common relocation of the village centre”</i></p> <p>○ I noted the statement on page 15/111 that ‘The history of Hunworth appears not to be well-researched’. I consider my 15 years of research justify my comments and corrections to the draft document. Hunworth has a massive archive in the Norfolk Record Office and the British Library. It is one of a small minority of villages having a complete manorial record from the first records post Conquest.</p> <p>○ I would question the inclusion of the hall as a feature of Anglo-Saxon settlement. The church is Anglo Saxon. The hall was built in 1700. The only link between these buildings is their physical proximity. Underlying this linkage is the classic mis-assumption that in medieval times, the manorial hall was always to be found close to the church as an indication of the close link between landed and religious power. Hunworth’s land was held by at least seven different manors: there was no manorial hall until 1700.</p> <p>○ When the Bacon family bought the local manors from de Bozom, they conducted an intensive survey of all land in the manor. I transcribed this document and analysed the field use as a basis for my comparative study of agriculture in Hunworth between the C16 and c18. There is no reference to a Village Green in that document. I would therefore question the assumption that Hunworth’s Village Green is of medieval or even Early</p>	<p>○ Noted. We will be going back to Purcell in due course on some of the historical detail to ensure its accuracy. But beyond the correction of factual inaccuracies, whilst some of the information shared here provides helpful historical background and is welcomed, appraisals can only ever provide an overview of the history of the village. In the interests of limiting length, they cannot be exhaustive/detailed accounts of local personalities and events. This is particularly true of the Glaven Valley appraisal as within it are several settlements which all have their own extensive appraisals in place which do go into more detail than it is possible to do for the wider area.</p>

Modern heritage. Again, underlying these statements there appears to be another mis-assumption that all villages had a village green.

- Page 3- It is a shame that this discussion of the significance of the landscape and its link with past and current agricultural practice is so brief. The main agricultural system was in the medieval and early modern period that of sheep/corn farming. Refer. The current farming system of the Stody Estate has many parallels with the historic land management practices. This farming system was based on large open fields on which flocks of sheep were rotated with corn. Such an agricultural system did not require many labourers; hence the small number of households and houses in this area.
- *“Hunworth exists because it was located at the confluence of two rivers, as reflected in its name”* I don’t understand this statement as I only know of one river in Hunworth : the Glaven and had always understood that its name was based on the value of a single Hun
- Section 3.1- From my reading of this section, there appears to be a misunderstanding of the nature of the Domesday survey. It was not a census and did not record households. It was based on landholders and their ability to contribute to the King’s military security. It was not primarily interested in the nature of the land and therefore is not a good source for the study of the landscape. Households should be replaced with Landholders.
- The King owned all the land in England and all roads were the Kings roads. In many manorial documents one will find references to the regia via. The sentence speculating on the link between the King and the naming of one road in Hunworth should ideally be deleted.
- Although the history of Hunworth has not been updated since that of Alan Lambert, there is a wealth of historical source material in the Norfolk Record Office to which I can find very little reference in this section.
- *“The Povere family, who were of French origin, owned Hunworth in the twelfth century, before it passed to the De Briston family. The De Stodeys held Hunworth in the early-fourteenth century, the Braunch family in the fifteenth and early-sixteenth and the Bozouns in the mid/ late-sixteenth century. Sir Nicholas Bacon, a notable statesman at the court of Elizabeth I, acquired Hunworth and Stody in 1572 and the two settlements remained in Bacon ownership until the arrival of the Britiffe family in 1700.06”*. There are some errors in this paragraph. Sir Nicholas Bacon bought the manor of Stody in 1571 and that of Hunworth in 1592. The land in Hunworth, I’m repeating a point made earlier, was owned by several different manors:

<p>there is a clear distinction to be made between that of land holding and the physical settlement.</p> <ul style="list-style-type: none"> ○ 3.2. Like the church at Stody, the church was reconstructed during the fifteenth century ○ 3.3 SEVENTEENTH AND EIGHTEENTH CENTURY- Obviously there were many other sixteenth and seventeenth century houses in Hunworth as a study of the probate records reveals. It might be helpful to introduce the term ‘extant’. Also one should not assume that because a building has a date on its wall that is contemporary to its building. ○ <i>“It is thought that the present Hunworth Hall was built by Edmund Britiffe, paymaster to the king, in c.1700 “.</i> This is not correct. Edmund Britiffe who was ‘Paymaster to the King’ died in 1770 and was the son of Edmund Britiffe who built Hunworth Hall. ○ <i>“Robert Britiffe, a Norwich barrister and MP and Recorder for Norwich, acquired the estate in the early-eighteenth century, from his brother Edmund who had fallen upon financial difficulties. Upon receiving the estate, Britiffe employed the well-known cartographer, James Corbridge, to draw up an estate plan in 1726”.</i> Robert Britiffe’s main claim to fame was his relationship with Sir Robert Walpole of Houghton Hall, for whom he acted as land agent. The two brothers worked closely together on developing the Hunworth Estate as is shown by their correspondence in the Norfolk Record Office. ○ Having studied this estate map in some detail for my dissertation, I would like to point out that it is not a complete survey of the village. Thus rather like the Domesday Survey one has to take account of the purposes of the survey. This is why James Corbridge only included those properties in which the Britiffe’s had a direct interest. 	
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Anonymous (ref: A012)	
<ul style="list-style-type: none"> ○ It would have been helpful if your feedback form had been set up as an interactive form which could simply be completed online and emailed rather than having to be downloaded (which it only appears to do as a PDF) and then emailed. ○ I am a resident of Cley. I believe that the village should remain within the rural conservation area, as should the salt marshes. I believe these are integral to the landscape. 	<ul style="list-style-type: none"> ○ Noted. Agreed, this is helpful feedback and will be explored for future consultations. ○ Noted. The villages and the saltmarshes have now been retained in the GVCA boundary.

<ul style="list-style-type: none"> ○ I wonder how effective any of these regulations are when buildings such as Arcady in Cley appear to be able to be built notwithstanding its considerable impact on the village green. 	<ul style="list-style-type: none"> ○ Noted. As built, Arcady was an unauthorized form of development. The enforcement notice seeking its demolition has since been upheld by the Planning Inspectorate. Its impact within the conservation area was one of the main reasons for this. The Cley Conservation Area Appraisal was one of the key documents in the appeal hearing.
---	--

Anonymous (ref: A013)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 51</p> <ul style="list-style-type: none"> ● I am writing to support Brinton Parish Council’s request to extend the boundary of the GVCA to include the village of Sharrington together with 2 historic properties and surrounding fields which are not currently in the Village Conservation Area but which form a fundamental part of the setting and character of the village and its built heritage. The 2 historic properties are Valley Farm, Grade 11 listed, and the old Swan Pub situated on the edge of what would have been Sheepwalk, Common. ○ Milling, a key industry in the Glaven Valley, also took place in Sharrington and a mill was recorded in Sharrington on the Glaven tributary in 1584. The presence of a water mill demonstrates the importance of the agricultural use of the land and Sharrington’s connection with the Glaven and its water mills. ○ Sharrington’s rich agricultural history owes much to the availability of water from the tributaries which run through Sharrington and feed into the Glaven. ○ The medieval period, the heyday of the Glaven ports, has left the village with its earliest surviving monuments and buildings. The ancient stone cross dating from between the tenth and sixteenth centuries is listed in the schedule of monuments as Listed Grade 2 and is believed to stand in its original position. The cross is on the highly important pilgrimage route to Walsingham which was the main centre of pilgrimage in England between the C12 and C14 centuries. Pilgrims included Henry 11, Edward 1, Henry V11 and Edward 111. It is believed the cross was erected as a preaching station/waymarker on the very important pilgrimage route through Sharrington to Walsingham. In medieval times visits to Walsingham were second only to Canterbury with pilgrims likely to have journeyed to Sharrington via the Glaven Ports. 	<ul style="list-style-type: none"> ○ Noted. Sharrington and a number of fields between the village and Brinton, Thornage and Letheringsett and Valley Farm have also been incorporated. See above comments for rationale behind not including the former Swan Inn.
---	--

Anonymous (ref: A014)

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| <ul style="list-style-type: none"> ○ It was an interesting presentation given on the 9th March. The Glaven Valley Appraisal and Management plan is one of the better management documents I have read in my capacity as a Landscape Architect. ○ To be brief, I thought that the council's view of a conservation area being primarily concerned with the built environment and, in particular, period buildings and structures, and with regard to changing boundaries to remove some buildings built in the 1990's is somewhat short sighted. ○ Generally, the only opportunity for villages and small towns to expand is on land around its periphery. It is not possible to build 'period properties' by definition, and new properties will always need to meet a more stringent design requirement than the last. The council has an opportunity and authority to limit and control this expansion, as expansion is almost unavoidable. But within this expansion keeping control of the building and their curtilage will go some way to protect the whole built environment, not just the buildings, which listing is very good at. ○ In summary, removing the 1990's Pereers Close, Holt peripheral development from the conservation area will permit uncontrolled changes in buildings and gardens, which generally have the worst outcomes for the sense of arrival when entering a village or small town. And the sense of arrival is hugely important of the Genius Loci of a place. Keeping the conservation boundary as it is will help provide some control of this sense of arrival. | <ul style="list-style-type: none"> ○ Noted/Clarification. An area has to be identified by the local authority as having a definite architectural quality or historic interest to merit designation (NPPF paragraph 191). From the NPPF: '<i>When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</i>' ○ Noted. With regard to the above, the area of Pereers Close is not considered to meet the criteria of having special architectural or historic interest to justify retention in the conservation area. Nor does it make a positive contribution to the overall significance of the Glaven Valley. As such, it cannot be used solely as a tool to prevent uncontrolled changes. No additional action recommended. |
|--|--|

Anonymous (ref: A015)

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|--|---|
| <ul style="list-style-type: none"> ○ As things stand, there are arguably strong grounds this Review would not be certain of withstanding Appeal. Would the style, manner and content of the Review inspire confidence in the mind of an Inspector? ○ Apart from Breck Farm and Selbrigg Pond, the exclusionists seem to have the upper hand. There is an arbitrariness about the exclusions. Whereas other settlements in the GVCA have their own designated Conservation Areas and remain included, as soon as Stody is granted its own designated Conservation Area, it is excluded. Where is the logic? ○ Because the Salt Marshes are not made for human habitation ought not to condemn them to exclusion. Their importance to the GVCA (extolled by the Review's authors for wildlife habitats) is quite the reverse. The absence of human dwellings is why it is bird sanctuary. A superb Visitors' Centre is there for the right reasons and why the Salt Marshes are one of the jewels in the GVCA crown. One can be forgiven for perceiving a certain à la carte, | <ul style="list-style-type: none"> ○ Clarification. The review has followed the guidance in Historic England's Conservation Area Advice Note 1. It has also involved additional public meetings and a longer than usual consultation period. Therefore, whilst significant changes to the text are now proposed from the original document, these are a reflection of the valuable feedback received. Should members agree to a further round of consultation, there is no reason to believe that the final appraisal will not be a robust and valuable document. ○ Noted/Clarification. The proposal when the draft conservation area appraisal was released for public consultation, saw all the village conservation areas removed from the GVCA to avoid duplication. Following the consultation this has now been amended, all the villages, including Stody, have now been retained. The Saltmarshes have also now been retained. |
|--|---|

even random, approach to criteria. The reader should feel there is consistency in the use of a criterion.

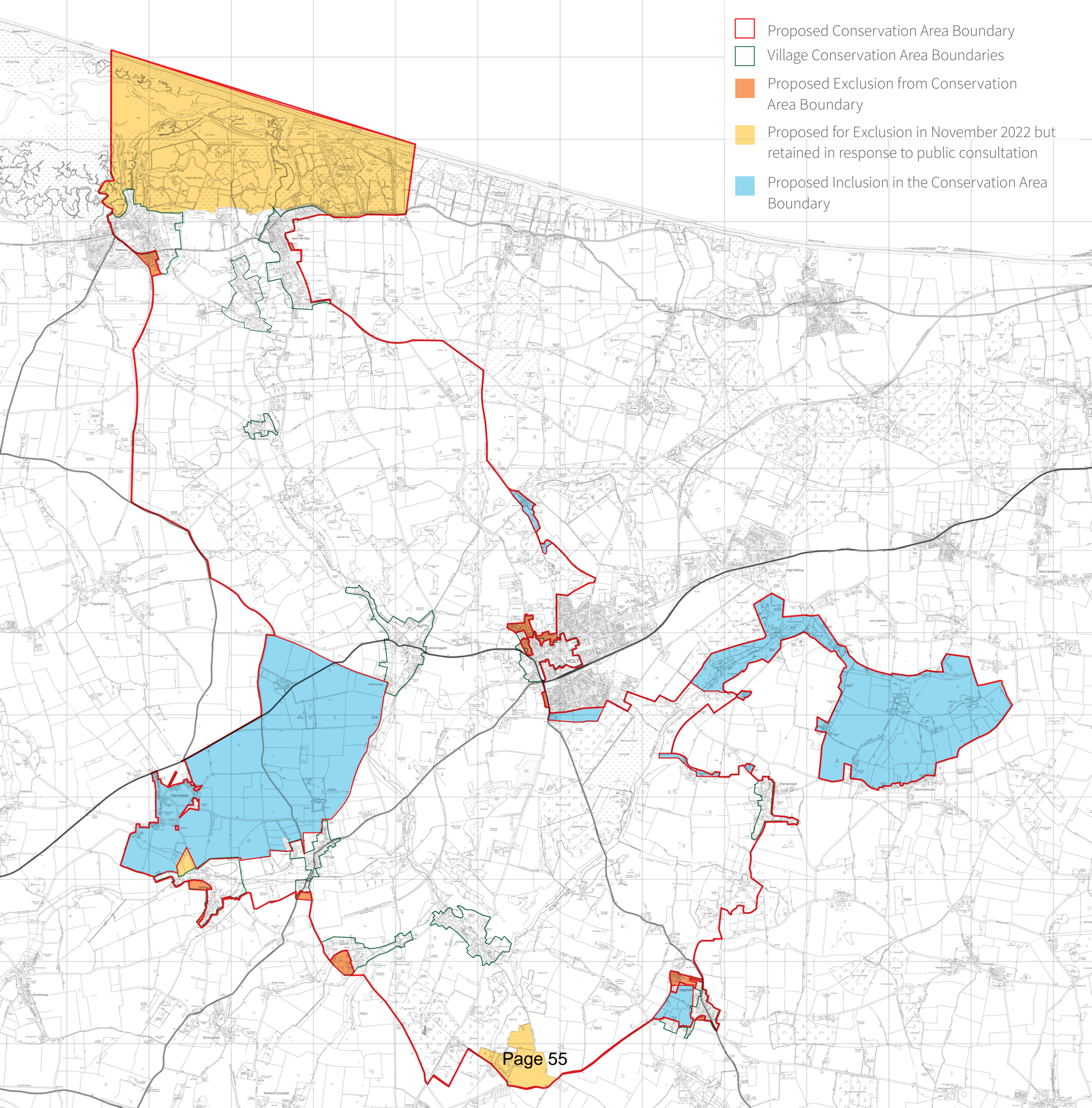
- The arguments put forward about the undesirability of duplicating or overlapping designations do not add up in an area possessed of so much value that it has some 80 settlement Conservation Areas, a Rural Conservation Area (GVCA) an AONB and SSIs.
- At the PP & BH WP meetings, officers kept stressing that averting the threat of development could not be considered as valid grounds for seeking conservation protection. However, the authors of the Appraisals, including this one, include a section called 'Pressures From Development'. So, it is not possible to be so dogmatic about the development issue. Councillors at the above committee meetings grasped and spoke eloquently on the issue of perspective, cautioning against the picture postcard superficiality of just the present, when there was a truly remarkable history through which the Glaven Valley has evolved.
- While resident in Stiles Farmhouse the former master of Ipswich School who was a historian compiled a brief history of the Church and Wayside Cross. He found the Cross once had a fourth and southerly way. This led to the water mill. Nearby the site of the water mill is the Grade 11 listed farmhouse which is in Sharrington but not included in any Conservation Area. It is named VALLEY Farmhouse which calls into question why it has been excluded from the GVCA. It is also the spring of a chalk stream.
- The GVCA boundaries were drawn too tightly. Sharrington, its heritage assets, its wild life habitats and its hinterland belong geographically, historically and environmentally inside the GVCA. Put it in and then issue it for public consultation. Unless there is some unlikely groundswell of opinion that it should be excluded, it should remain where it rightfully belongs, along with Stody and the Salt Marshes, within the GVCA.
- At last Thursday's meeting of our Parish Council, the question arose of the land north of Brinton village being proposed for exclusion from the GVCA and rightly so.
- Nobody could deny the range of work in the recent Appraisal published by the Council's experts of choice, Purcell. However, the sheer scope of the Review means inevitably that some dimensions could have been overlooked and important avenues not researched.
- One Historic dimension overlooked in the Appraisal is that of religion. On the interiors of churches in the Glaven ports are graffiti by the hundreds of sailing ships because their crews believed in heavenly protection.

- **Noted/Clarification.** The conservation area designation in and of itself does not prevent development taking place, it is instead a tool for positively managing change. As discussed above, reasons for designation must demonstrate '*special architectural or historic interest*', a desire to prevent development is not sufficient justification to designate an area, nor would it succeed in its goal either as the conservation area does not stop development. The appraisal sets out guidance for ways to achieve new development successfully and sustainably, without resulting in harm to the conservation area.
- **Noted.** The GVCA has now been amended to include Sharrington and some of its hinterland, which includes Valley Farm. This applies also the Saltmarshes, Stody and the land north of Brinton.
- **Noted/Clarification.** Whilst the religious history is an important aspect of the Glaven Valley, the appraisal is not intended to be an in depth study of the historical development of the area. The text has been amended to shed more light on the areas role as

- “Walsingham was one of the four great shrines in medieval Christendom, ranking alongside Jerusalem, Rome and Santiago da Compostella.” It was created before the Norman Conquest by Richeldis de Faverches in 1061, after experiencing an Apparition. **Pilgrimage was a holy duty and undertaken with great care. To reach Walsingham, the Glaven ports were the perfect gateway.**
- From the Glaven ports to Walsingham countless thousands of pilgrims made their way on foot heading for the first route marker, namely the 14th century Wayside Cross at Sharrington, which in all probability had a reputation not just in the Glaven ports but internationally.
- Commentators have pointed to the anomaly of Stody, granted its village Conservation designation only to be deprived of its GVCA status. All the other villages have overlapping, duplicate designations. So, why not Stody?
- Geographically, Sharrington lies within the Glaven Valley. The historic links with **the most famous of Glaven landowning families is strong**. Its wetlands together with the soil peculiar to this area make for **high quality farming**. The powerful connection with pilgrimage clinches its possession of unique and special credentials for Inclusion in the GVCA.
- That the railways left the Glaven Valley alone meant they left the Valley unspoilt and tranquil. It was a close run thing, as the Station Master’s House in Holt Road Cley demonstrates. It was built in expectation of a railway connection which did not materialise. Graham Allen grasped the tremendous opportunity which this heritage oasis created for NNDC and, when it was threatened with a thoughtless Letheringsett Bypass scheme, the GVCA was born.
- Norfolk County Council’s Chief Surveyor produced a Letheringsett Bypass which would marked the end of the Glaven Valley because all routes would require an elevated, fast road through the Valley’s heart, disfiguring the skyline with HGVs, destroying habitats and delivering, at high speed, voluminous traffic at the inadequate Holt roundabout next to the Primary School. Graham Allen and NNDC moved to create protection in the form of a Rural Conservation Area in 1984. Had that horrendous scheme not been successfully overturned, there would not have been an unspoiled Glaven Valley today.

part of the pilgrimage routes, however, for detailed studies of this other historical texts should be referred to.

- Proposed Conservation Area Boundary
- Village Conservation Area Boundaries
- Proposed Exclusion from Conservation Area Boundary
- Proposed for Exclusion in November 2022 but retained in response to public consultation
- Proposed Inclusion in the Conservation Area Boundary



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Glaven Valley

Conservation Area Appraisal and Management Plan

Eighth Draft: May 2023

DRAFT

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PURCELL 

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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.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



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).⁰⁵

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.



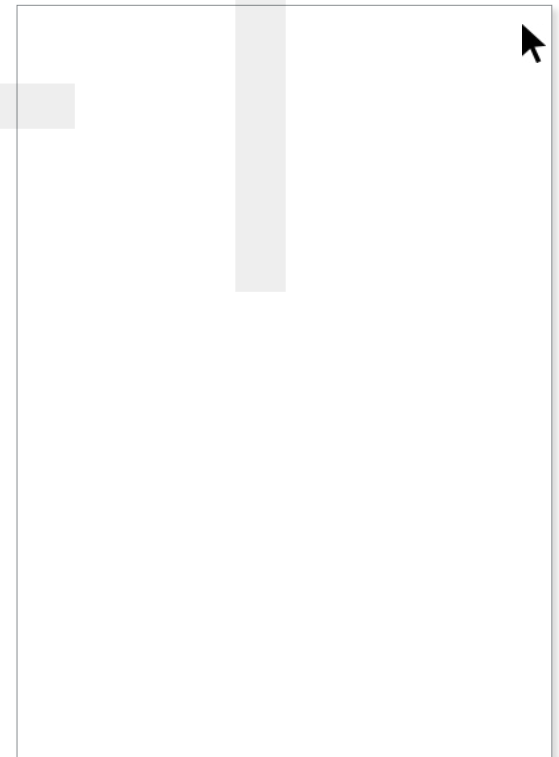
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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.

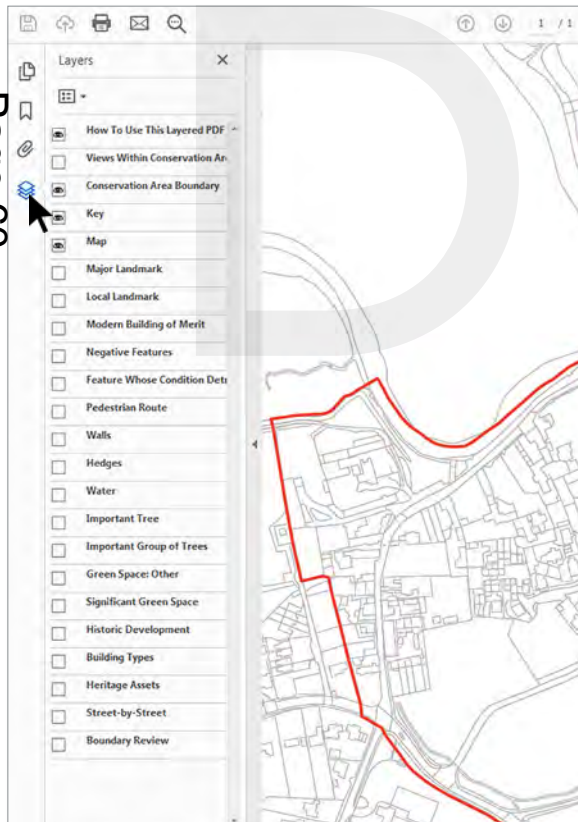


How to Use the Layered PDF in Appendix E


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

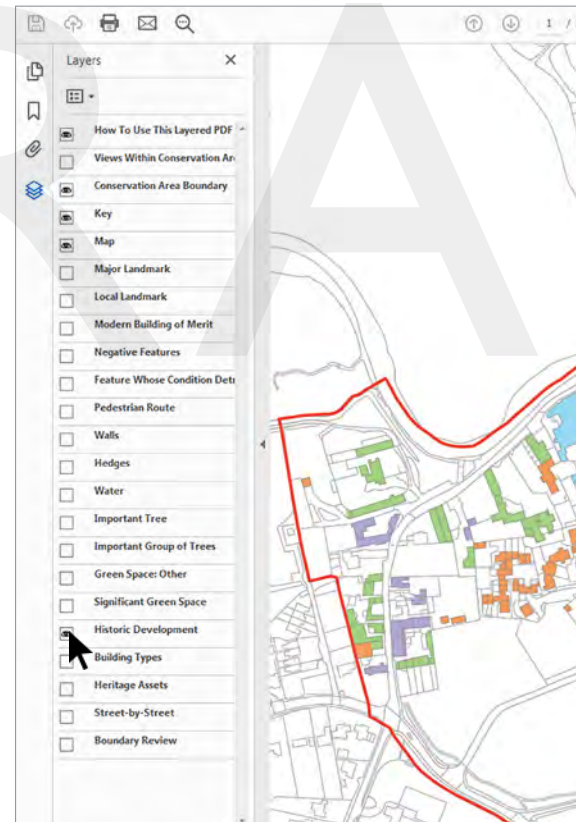
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



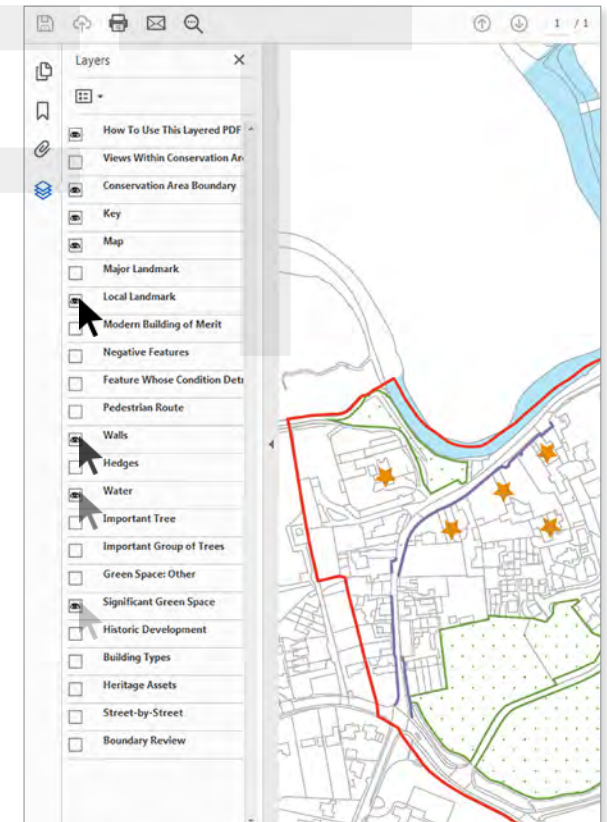
Viewing Different Layers

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

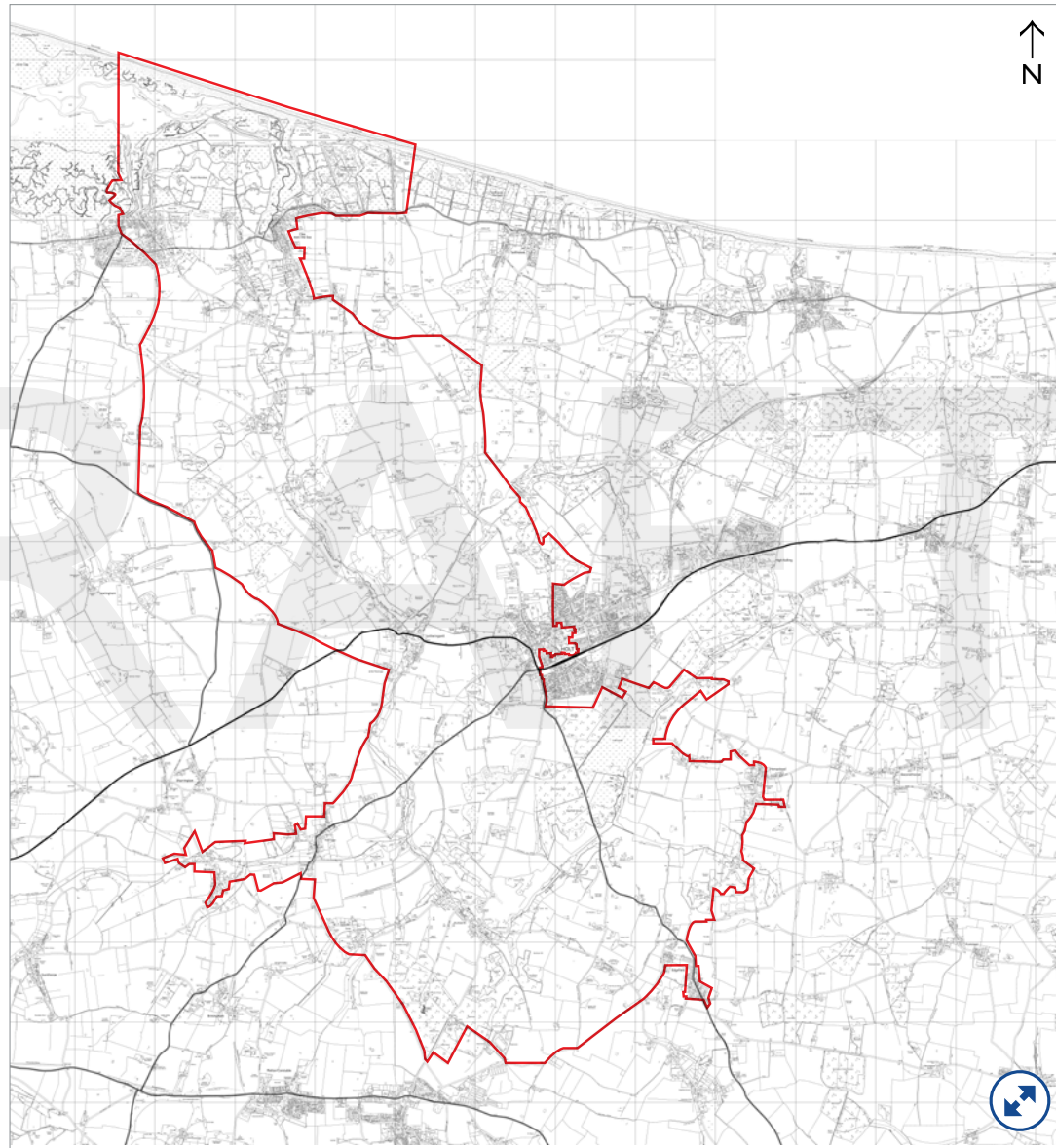
This section gives an overview of the Glaven Valley Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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

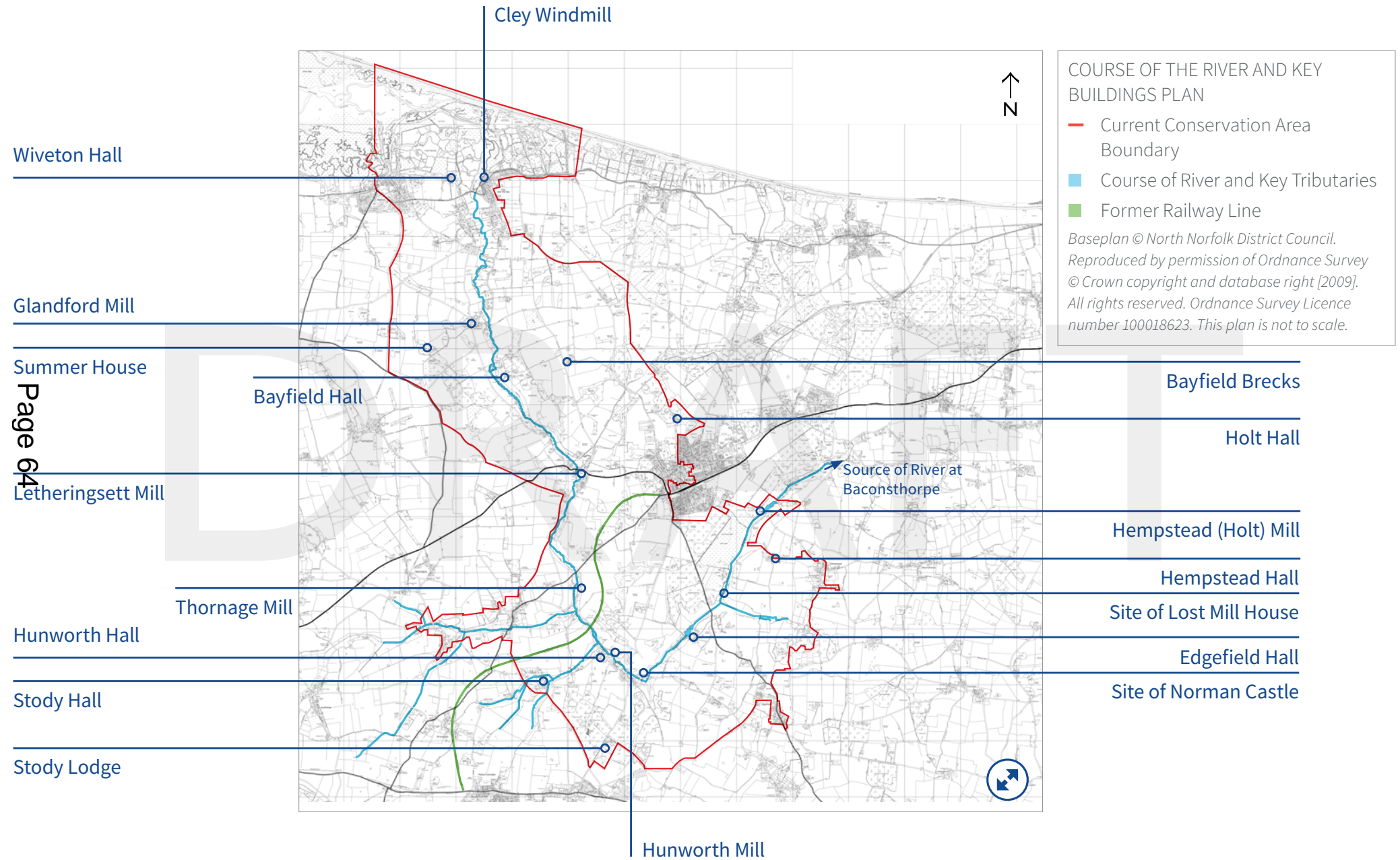
The Glaven Valley Conservation Area was originally designated in 1984. The designation currently covers a large landscape area which follows the length of the River Glaven, from the estuary and salt marshes at Blakeney and Cley-next-the-Sea to the north, down through Glandford and Letheringsett, encompassing 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

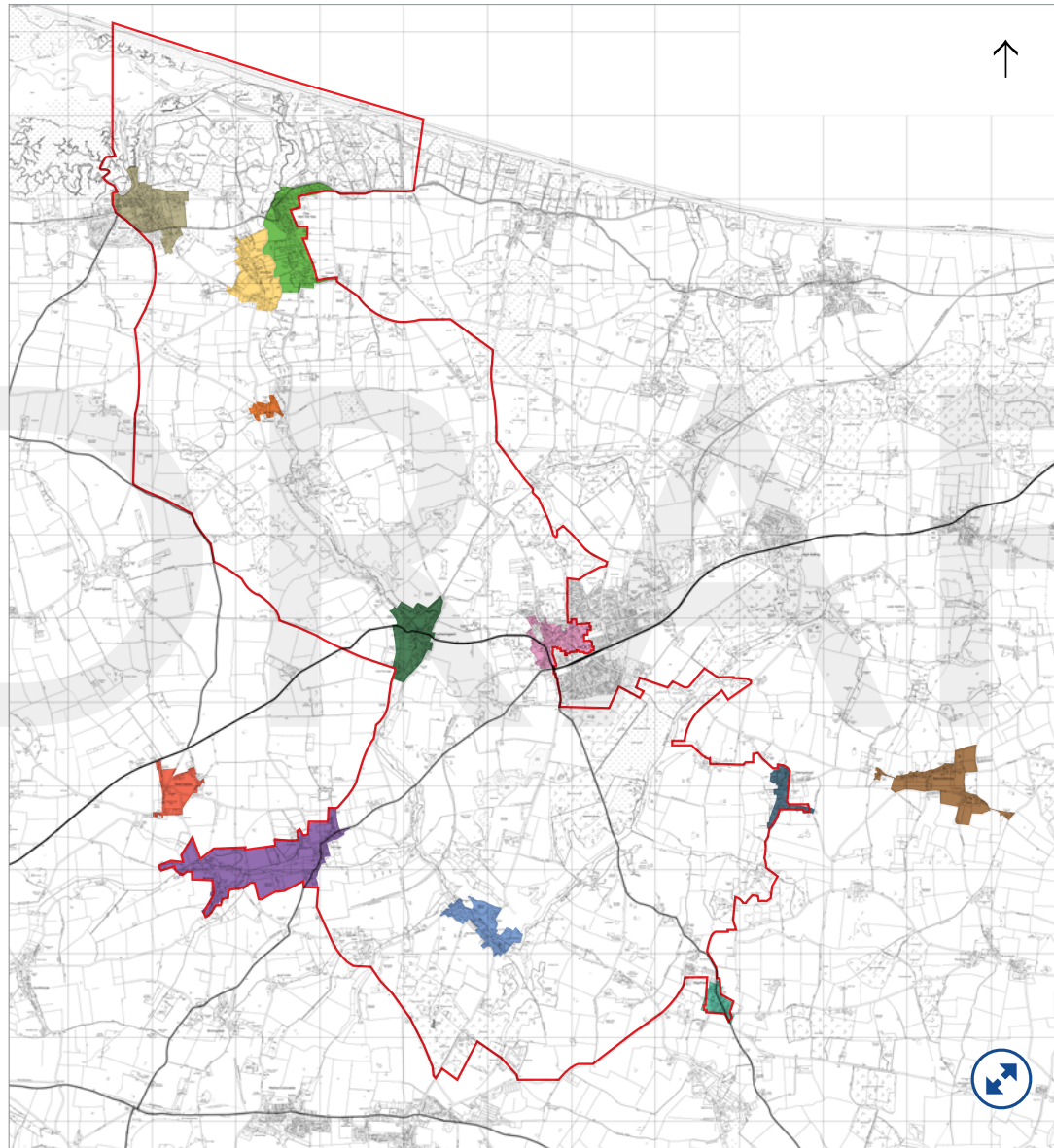


1.2 INITIAL REVIEW OF THE CONSERVATION AREA

The Glaven Valley is an unusual Conservation Area, as it currently covers a large landscape and spans across 12 other Conservation Areas, comprising:

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

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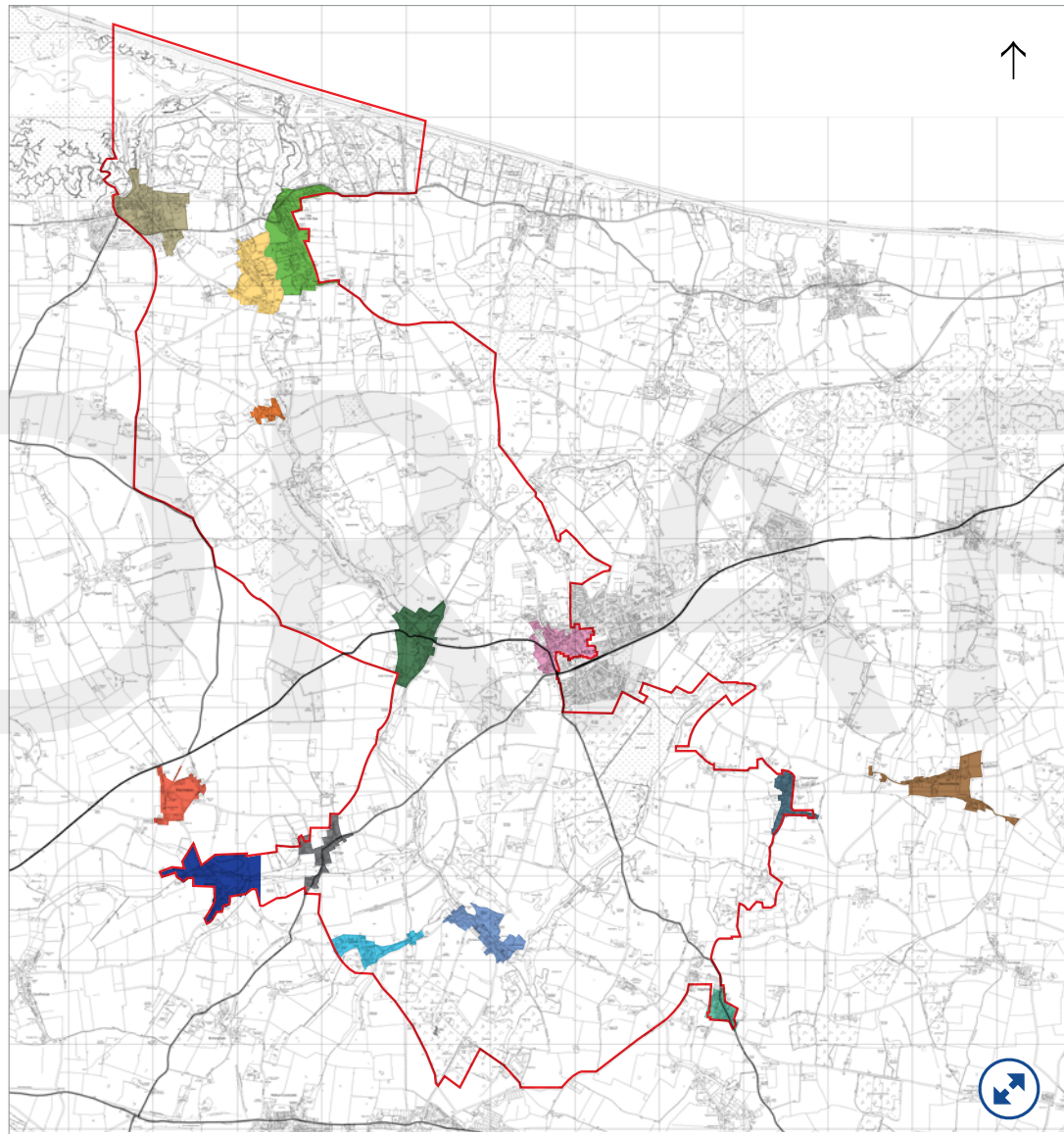


MAP SHOWING THE VILLAGE CONSERVATION AREAS AS THEY EXISTED IN 2017 WHEN THE REVIEW PROCESS BEGAN

- Current Conservation Area Boundary
- Baconsthorpe Conservation Area
- 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
- Sharrington Conservation Area
- Letheringsett Conservation Area
- Wiveton Conservation Area

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

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MAP SHOWING THE VILLAGE CONSERVATION AREAS IN 2022 FOLLOWING THE REVIEW.

- Current Conservation Area Boundary
- Baconsthorpe Conservation Area
- Blakeney Conservation Area
- Brinton 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
- Sharrington Conservation Area
- Stody Conservation Area
- Thornage Conservation Area
- Wiveton Conservation Area

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

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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’.⁰¹

Designation of a conservation area recognises the unique quality of the built heritage **and landscape** 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 the integrity of their historic fabric**, overall scale and massing, detailing, and materials. **In settlements, the contribution of the street facing elevation is often the most important but rear and side elevations can also contribute positively**, as can side views from alleys and yards or views down **onto** buildings in valleys or low-lying topographies. **In the wider landscape, individual dwellings or farms may make an important contribution by providing a focal**

point in views, by adding to the aesthetic richness of a scene, and/or by reflecting patterns of ownership and use of an area. Often it is the gables, roofs or chimneys that are most visible in the wider landscape.

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 (2021) 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.

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 conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² 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. 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.

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.

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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.northnorfolk.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.⁰³

The Draft Glaven Valley Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 21st November 2022 and 31st March 2023. This included the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at The Venue in Holt on 30th November 2022 and further public consultation meetings on 9th March 2023 in The Venue in Holt and Blakeney Parish Hall.

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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2 Summary of Special Interest

The special interest of the Glaven Valley Conservation Area lies in its evocative assemblage of varied landscapes and historic villages linked by narrow lanes and threaded through by the River Glaven from its source to the sea, all under vast skies that are dark at night. The sense of deep time and an unchanging place belies both the dynamism of the landscapes and the evolution of the man-made environment. The valley has been shaped by trade, agriculture, milling, tourism and the large estates.

The topography and geology of the often steeply sided valley and adjoining Blakeney Esker combine with the changing river, a rare chalk stream, and the sea to the north to create an especially varied landscape of woodland, meadow pasture, carr, heathland, grazing marsh, reedbeds, saline lagoons and shingle banks. Further enriching the landscape are the estate parklands, shooting woodblocks, agricultural fields bounded by hedgerows and trees, straightened river sections, mill ponds and, around dwellings, domestic gardens.

Nestled amidst the landscape are the historic villages of the Glaven Valley and, to the east, the beautiful market town of Holt. The villages today have a predominantly residential character but historically would have been more varied with shops, crafts and small industries.

The inhabitation of the valley goes back to prehistory, evidenced by a small number of Palaeolithic and Mesolithic finds in the area along with more substantial evidence of late Neolithic/Bronze Age settlement. Ongoing settlement is demonstrated by Roman finds and the especially rich Anglo-Saxon archaeology, from which time the oldest parts of some of the Glaven Valley churches survive. Archaeology from later periods provides evidence of salt pans, historic field patterns and World War defences amongst other activities.

In medieval and early modern times, the villages of Blakeney, Cley and Wiveton formed the important Glaven ports, which connected the valley with the rest of England and the wider world. The produce of the area, together with the processing of wool and grain to form cloth and malt, fed the trade, as did the demand for luxury goods from Europe. The ports also enabled the passage of pilgrims bound for the shrine at Walsingham until the Reformation. 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 visitors coming to experience the broad open skies of the coastline, the vernacular charm of the villages, the gentle beauty of the surrounding countryside and the extensive local flora and fauna.

The important coastal trade is evident in the built environment. The Dutch influence is seen in the use of black glazed pantiles, the incorporation of Dutch

gables and the use of Dutch bricks for flooring. So deeply woven into the character of the area, the Dutch gables were also used in later buildings, exemplified by the model village cottages in Glandford. The coastal trade also enriched the area in the medieval times facilitating the construction of the fine flint towers on the churches, which today form some of the most important landmarks as well as creating a sense of richness when multiple towers are visible in views.

Enabled by the valley's clay soil, agriculture fed the coastal trade and remains a vital contributor to the economy and the character of the area. Arable farming generally takes place in larger fields on the wide hill tops either side of the valley and smaller fields closer to the valley bed whilst pastoral farming is more common in the lower reaches of the river, where reclaimed salt marshes and the river bed form wet pasture. In most places, there has been an enlargement of both field sizes and agricultural store buildings since mechanisation but areas of small fields bounded by hedgerows remain, such as near Baconsthorpe, or have been reinstated as on the Stody Estate. Farm complexes punctuate the landscape, many of them combining historic farmhouses and outbuildings with large threshing barns. Although some have been converted to residential or another use more recently, both these and the ones in farming use contribute to the character of the Glaven Valley through their distinctive forms.

Whilst agriculture occupies the flanking landscape, milling is an industry that has not only been dependent on the river but has altered it. Milling has been taking place in the Glaven Valley for 1000 years, with records of 16 mills in the Domesday Book of 1086. It was a key industry until recent times, with milling all but dying out in the twentieth century so only five mill buildings remain, of which only Letheringsett Mill is still in use. Milling has shaped the course of the river, with the creation of mill ponds through the insertion of dams and the straightening and deepening of sections to enhance water flow (though some areas have been re-meandered in the twenty-first century).

The appearance and use of the Glaven Valley has been driven by the landowners, some of whom were based elsewhere in Norfolk, such as the Blickling Estate, and others who lived locally. 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 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 Study 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. Others rejected local vernacular touches in favour of fashionable styles, as with the Georgian redesign of Bayfield Hall. As evidenced by the ruins of Baconsthorpe Castle, now a visitor attraction, there were rises and falls in fortunes amongst the landowners.

The character of most buildings in the Conservation Area is vernacular, with a common palette of red brick, flint and red clay pantiles. The buildings in Holt are typically more gentrified as the local market town whilst those at the centre of Brinton are unusually heavily Georgianised. There is remarkably little modern development in the Conservation Area, other than a small number of modern houses and barns, which contributes to its sense of being unchanging.

Local people and the many visitors value the area highly with its tranquillity, gentle beauty and sense of remoteness. The peaceful rural landscape, rich historic built environment, cultural interest of its historic industries, and nationally and internationally important wildlife habitats create a special place that is deeply loved.

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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3.1 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.⁰⁴ 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.)

It is thought, based on below ground archaeology, that there were Roman-era settlements in or around Brinton and in Blakeney parish. There may have been some villas in the landscape elsewhere in the valley, such as at Baconsthorpe. Evidence of Roman activity has been found, most notably a hoard of Roman coins near Baconsthorpe at the river's source dated 271 AD.⁰⁵ In the late Roman period, the Glaven Valley may have been affected by raids by the Picts and Saxons and early Anglo-Saxon finds have been identified in the Glaven Valley.

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.⁰⁶ 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.⁰⁷ 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.⁰⁸

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.⁹⁹ 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.¹⁰

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.¹¹

During the medieval period, some of the village settlement patterns altered. Around the twelfth century, settlements began to develop around greens.

Edgefield's layout suggests that the core of the village moved over time 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.

The medieval period was a religious one and just to the west of the Glaven Valley was the shrine at Walsingham Abbey, which became one of the most venerated and visited shrines in Europe from the mid-thirteenth century. It is thought that some pilgrims both from England and abroad arrived by boat through the Glaven ports as this would have been a quicker mode of transport than by road. The scheduled remains of a medieval cross in Sharrington are also thought to have marked a pilgrims' route to Walsingham approaching from the south-east.¹²

Blakeney was one of only a handful of settlements marked on the Gough Map,¹³ 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.

Reflecting the wealth it was possible to garner in this period, between c.1460 and 1486, John Heydon and his son Sir Henry Heydon constructed a fortified house with two gatehouses and a moat to the north of Baconsthorpe. Built of coursed brick with stone and flint dressings, the buildings and curtain walls were impressive structures that incorporated fine architectural detailing. John Heydon initially became wealthy as a lawyer but the family grew their wealth in the wool trade.

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.¹⁴

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.

In the early sixteenth century, Sir John Heydon converted the east range of Baconsthorpe to provide a wool processing factory, indicating that the area also participated in the wool trade that provided East Anglia with much of its wealth in this period.

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.¹⁵



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. **The year 1612 also saw a devastating fire in Cley that destroyed 117 buildings and resulted in the migration of the village core northwards, a movement evidenced by the medieval church's location at the southern end of the village.**

As well as agriculture, the land in the Glaven Valley was used to keep flocks of sheep and dairy herds were kept on most farms from the 1600s.¹⁶

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 (**largely rebuilt c.1880 but seventeenth century fabric survives**); Edgefield Hall (**c.1600**); Lowes Farm House, Edgefield (1637); Vale House, **Stody (c.1600)**; Lawn Farm House, Holt; Langer Farm House, Edgefield; **Hunworth Hall (c.1700)** There were also alterations made to Bayfield Hall (near Holt) during the mid-seventeenth century.¹⁷ 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.¹⁸ **At Baconsthorpe, on the other hand, the fortunes of the Heydon family had declined and the Castle was mostly dismantled and the materials sold for use in other buildings, such as Felbrigg Hall.**

3.6 EIGHTEENTH CENTURY

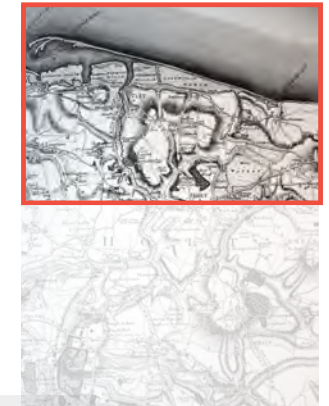
The eighteenth century saw the continued alteration of Bayfield Hall in 1740, as well as some new building in the area such as Bayfield Brecks in 1799 for John Savory, a prosperous miller from Burnham Overy. It was during the eighteenth century the church of that St. Margaret, Bayfield was recorded to be in ruins.¹⁹ 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, **Sharrington, Baconsthorpe**, 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 c.1750. 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)

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 **are not shown**. 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

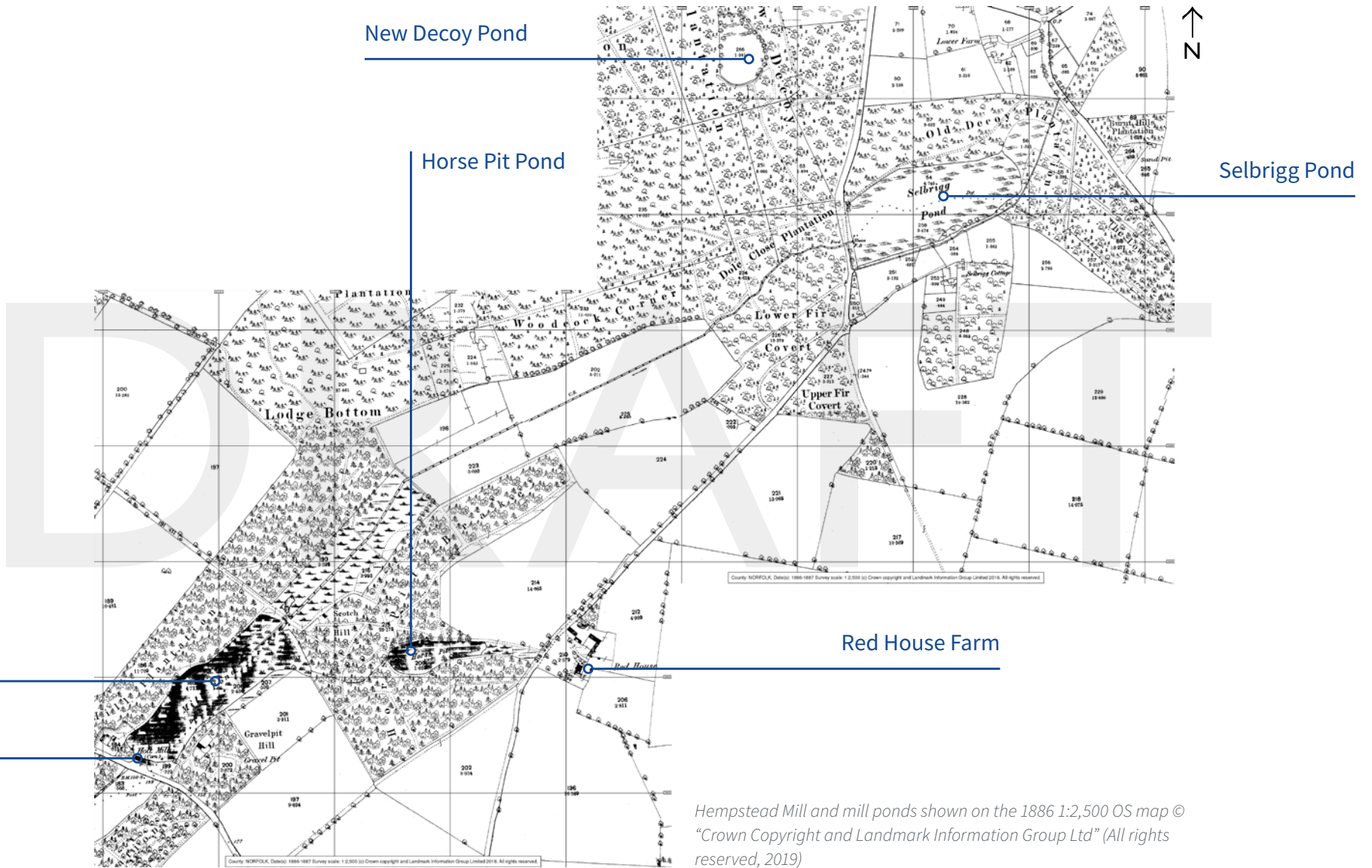
3.7.1 Ownerships in the Early-Nineteenth Century

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

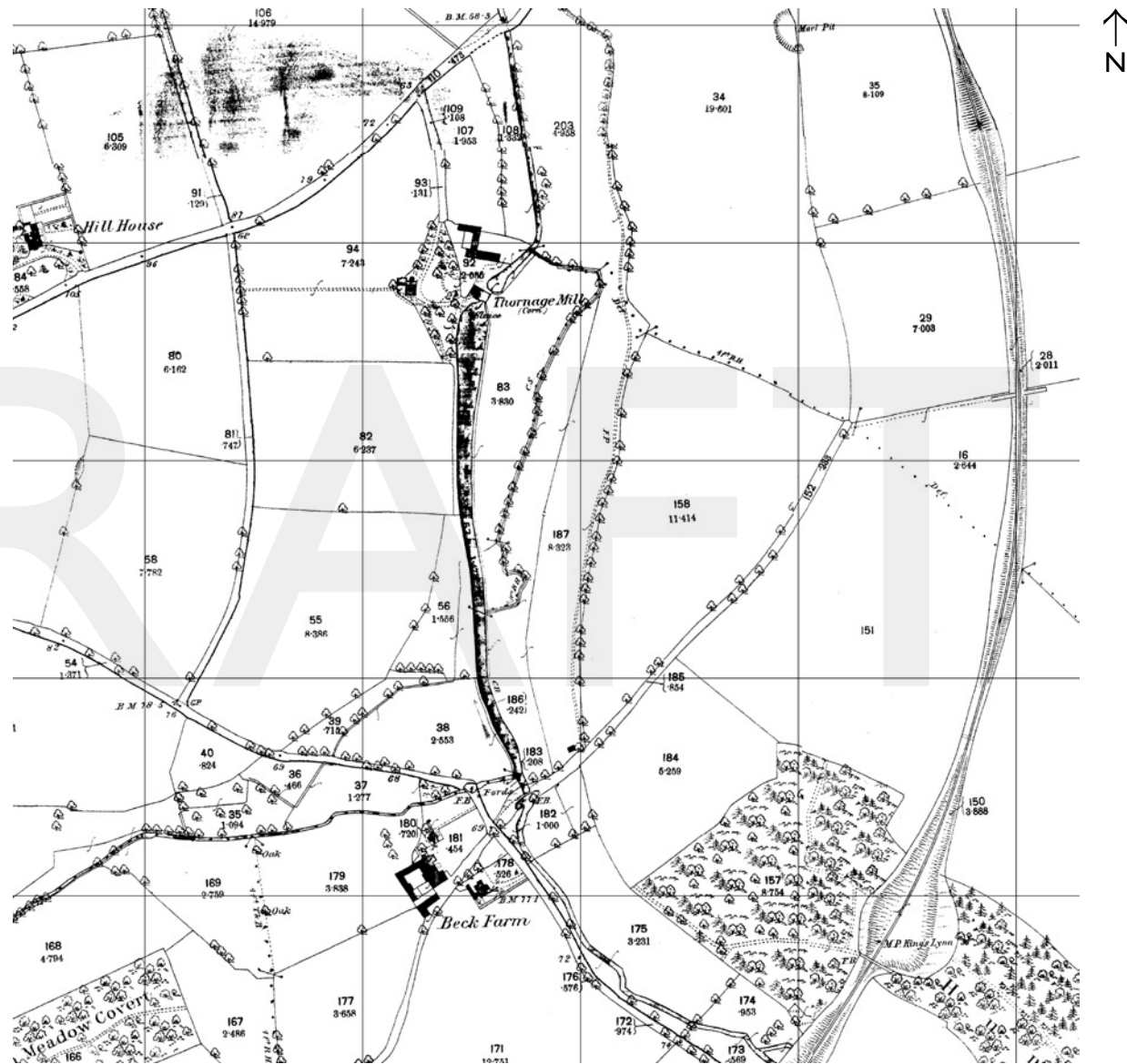
Milling continued to be a key industry along the river and in the late-eighteenth/early-nineteenth century. The mill buildings at Hempstead (originally called Holt Mill), Thornage and Letheringsett were replaced and further sections of the river were straightened.

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 c.1810 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.²⁰ 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.²¹ 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)

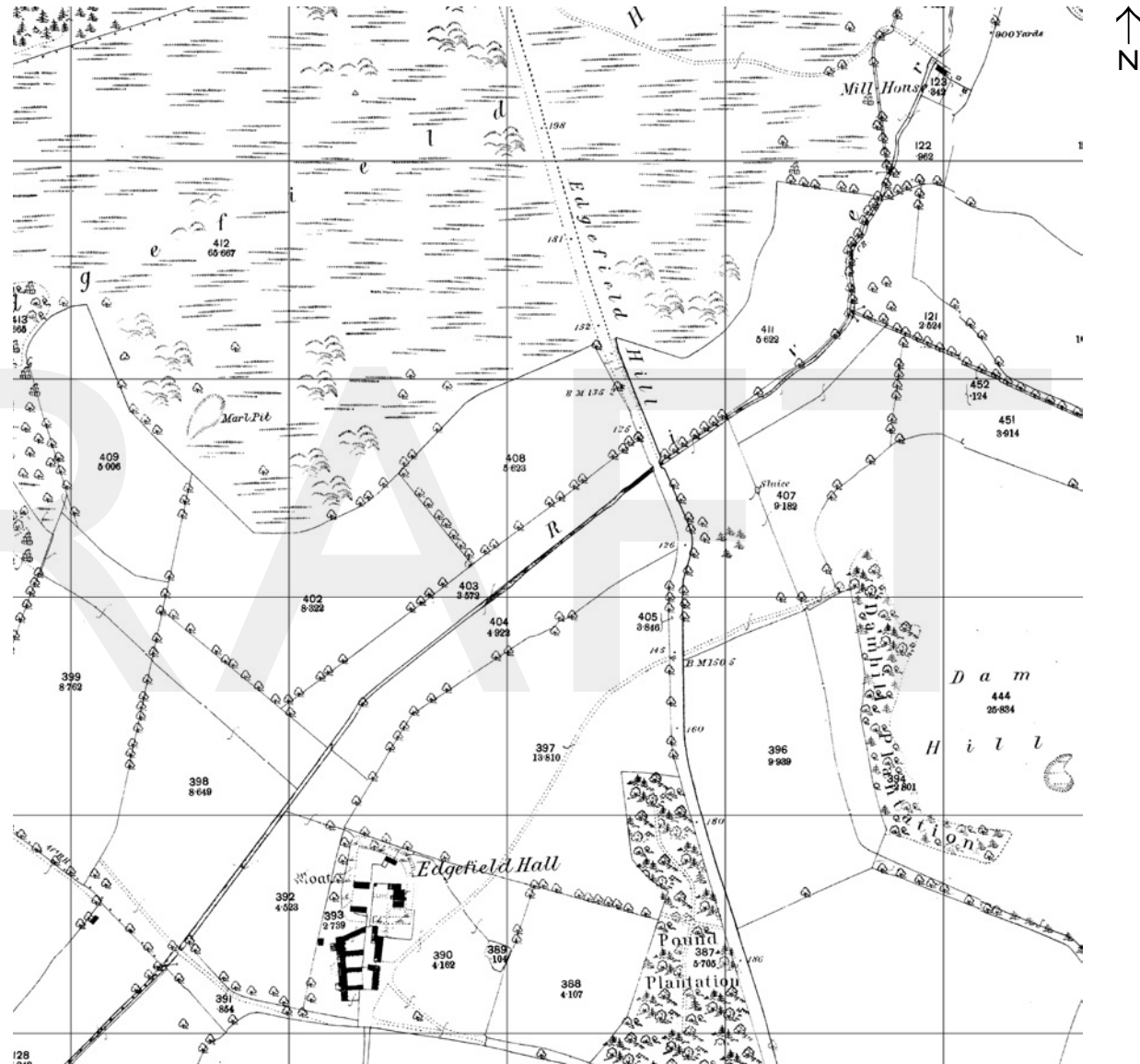
A mill had been on the site of Thornage Mill (now Mill Farm) since the thirteenth century. In the late-eighteenth/early-nineteenth century the mill building was rebuilt. The course of the river was altered to accommodate the new building, to move it to a part of the land which could hold the mill dam without flooding.²² 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.



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.²³ It was restored in the 1980s and is now the only working watermill in Norfolk.

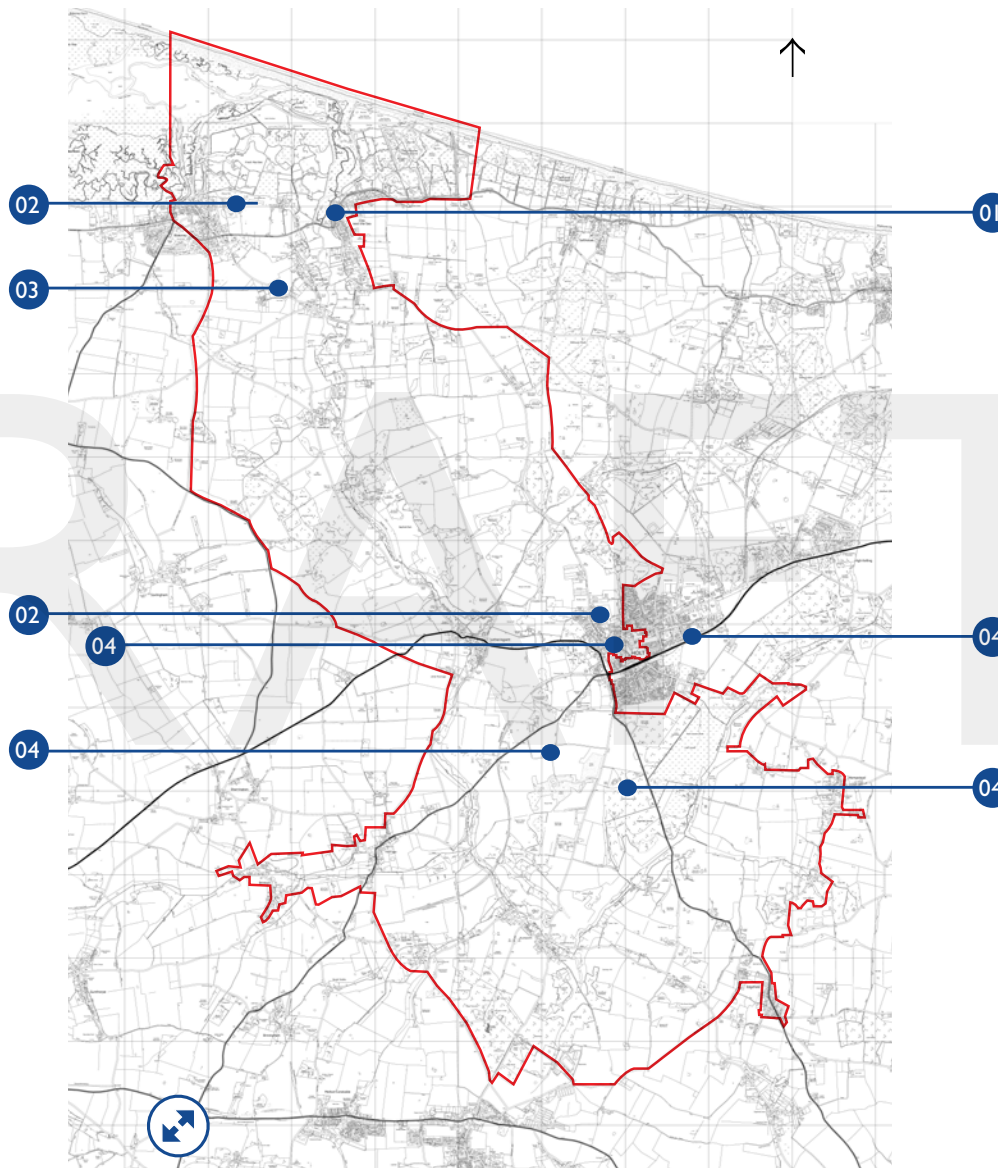
As well as new mill buildings, stretches of the river were straightened and deepened during the nineteenth and twentieth centuries to speed up drainage.²⁴ This is particularly obvious in stretches between Hempstead Mill and Hunworth on the 1886-87 OS map. On the section reproduced adjacent, straight 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.²⁵



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, Bryant's Map of Norfolk 1826 and historic OS mapping from the late nineteenth century onwards. The New Mill was located south-east of Holt whilst the successive windmills at Edgefield were sited 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.²⁶



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 whilst Brinton Hall was remodelled. 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.²⁷

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.

In 1882, Sir Alfred Jodrell inherited the Bayfield Hall estate, which included the land in and around Glandford. Over the next four decades, he rescued the church from ruin, rebuilt the mill and constructed a model village of brick and flint cottages with Dutch gables, which give the village its characteristic appearance.



The cottages in Glandford have Dutch gables illustrating how the feature had become part of the character of the Glaven Valley



The rebuilt church at Edgefield



The remodelled Brinton Hall

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.²⁸ At Thornage Mill (Mill Farm), milling ceased in 1938 and the mill was converted into a private residence in the 1980s.²⁹ Hunworth Mill was converted into a private house in the 1960s and Glandford Mill in the 1970s after milling had ceased in 1953.³⁰ 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, riffles³¹ and meanders for the benefit of river dynamics and biodiversity.³²

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. The Stody/Blickling Estate was also active in building new dwellings, notably the thatched cottages on the Hunworth Road, the thatched lodges in Stody and, later, the red brick cottages in Hunworth.

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. At the southern end of the conservation area, Stody Lodge was rebuilt in 1933.

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 with some exceptions, such as Grange Farm, Stody.³³ Farming methods have changed and with increasing mechanisation, field boundaries, usually hedgerows, were removed to create much larger fields. The plan on page 46 indicates the field boundaries lost, which has changed the appearance of the landscape of the valley.

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. In 2007, an eco-friendly visitor centre opened opposite the Cley Marshes, just outside the conservation area. The increased demand for second homes and holiday lets has resulted in an enhancement of the appearance of many historic buildings, especially in Cley and Blakeney, but also an increased number of building extensions and some suburbanisation of boundary treatments and driveways.



One of the pairs of semi-detached houses in Edgefield that is a rare example of pre-war parish council housing



The early twentieth century thatched cottages built for those living on the Stody estate

Blakeney

Wiveton

Glandford

Letheringsett

Thornage

Brinton

Stody

Edgefield

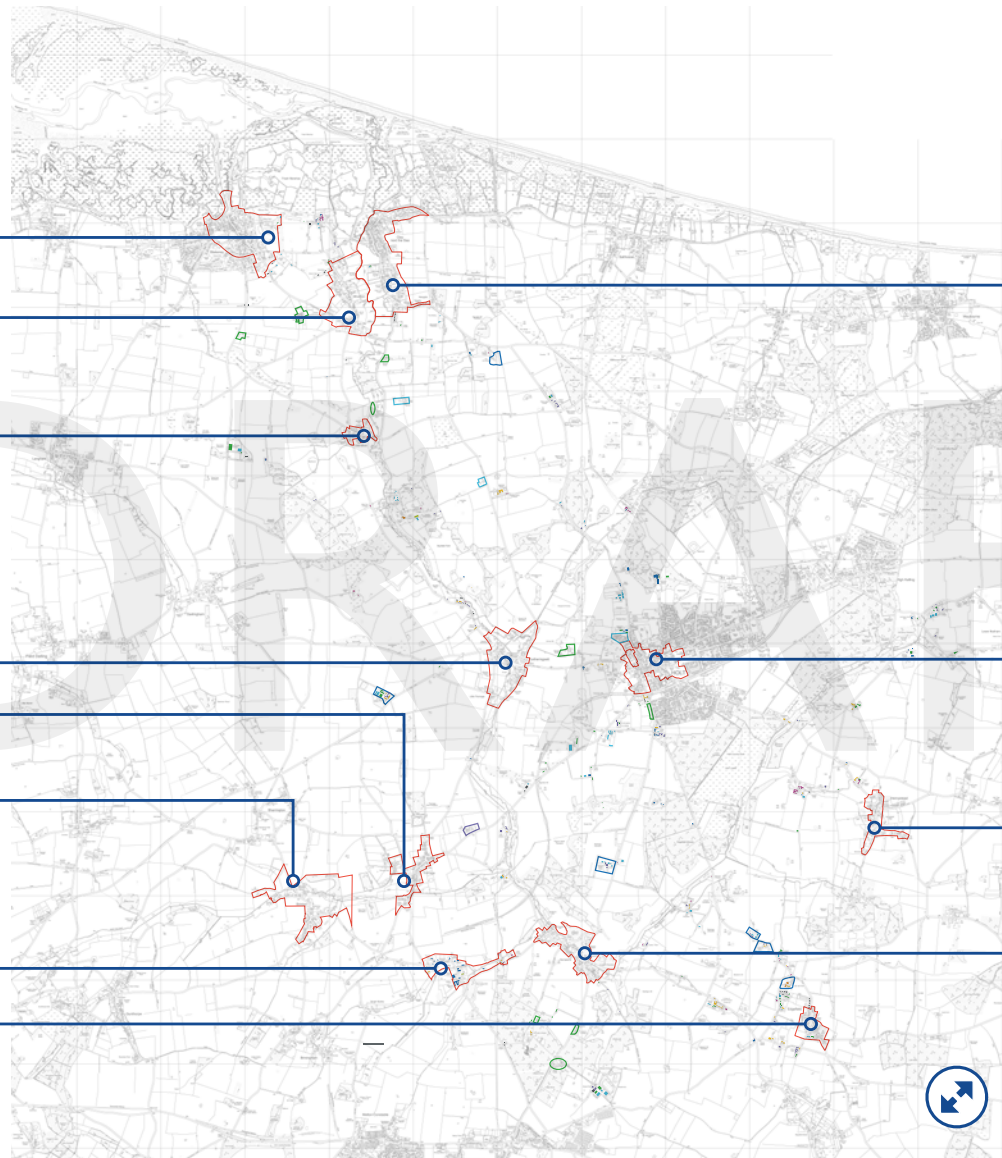
Cley-next-the-Sea



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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Blakeney



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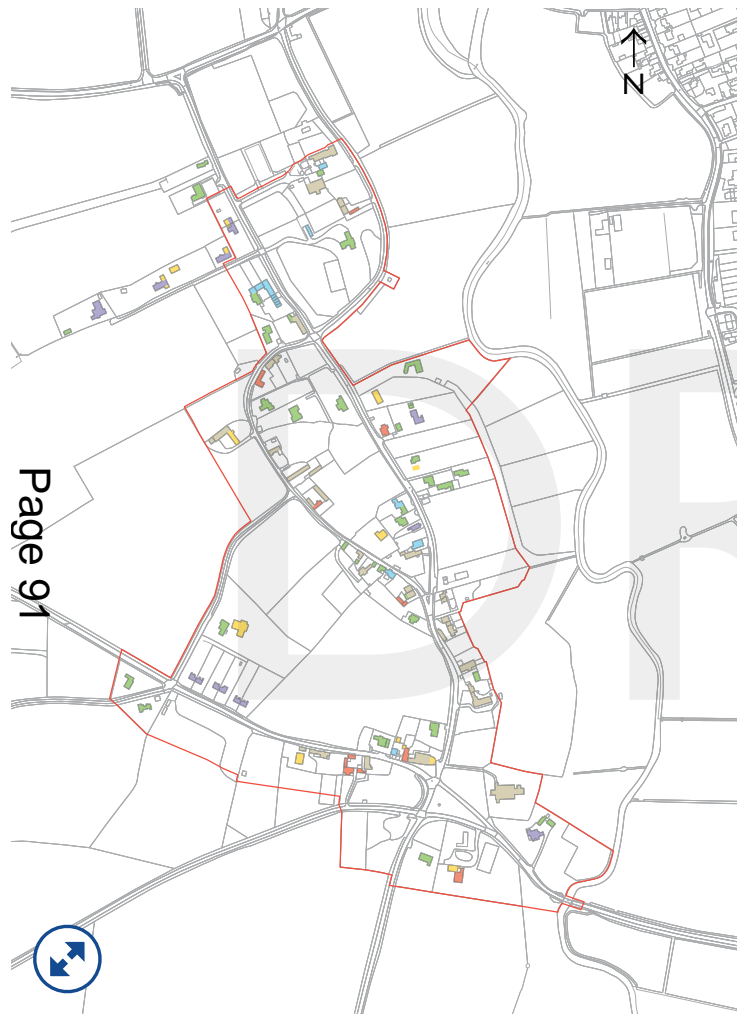
HISTORIC DEVELOPMENT

- Pre-1700
- 1700 to 1825
- 1825 to 1900
- 1900 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Blakeney. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

This plan is not to scale

Wiveton



HISTORIC DEVELOPMENT

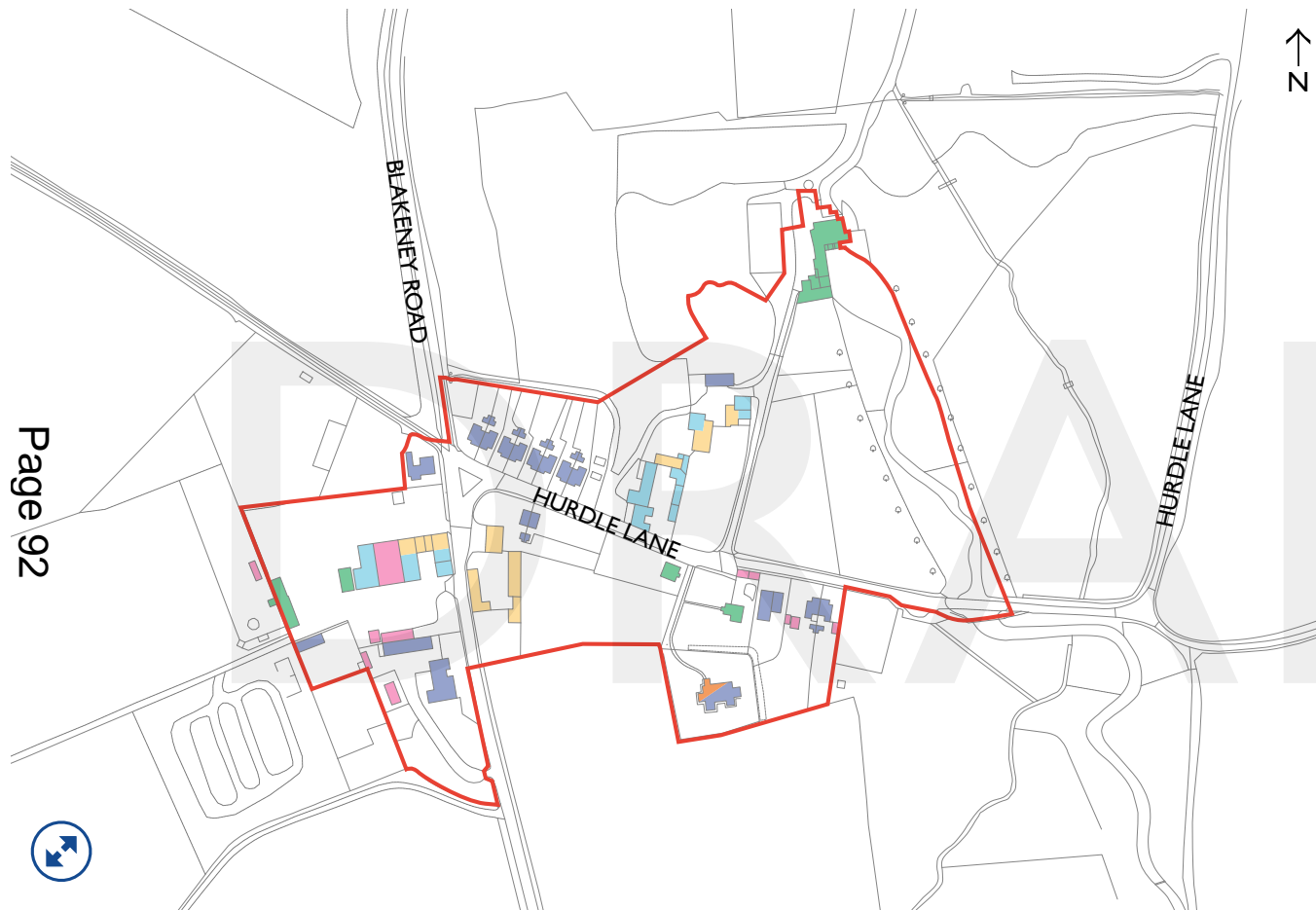
- Pre-1842
- 1842 to 1886
- 1887 to 1906
- 1906 to 1952
- 1952 to 1977
- After 1977

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Glandford



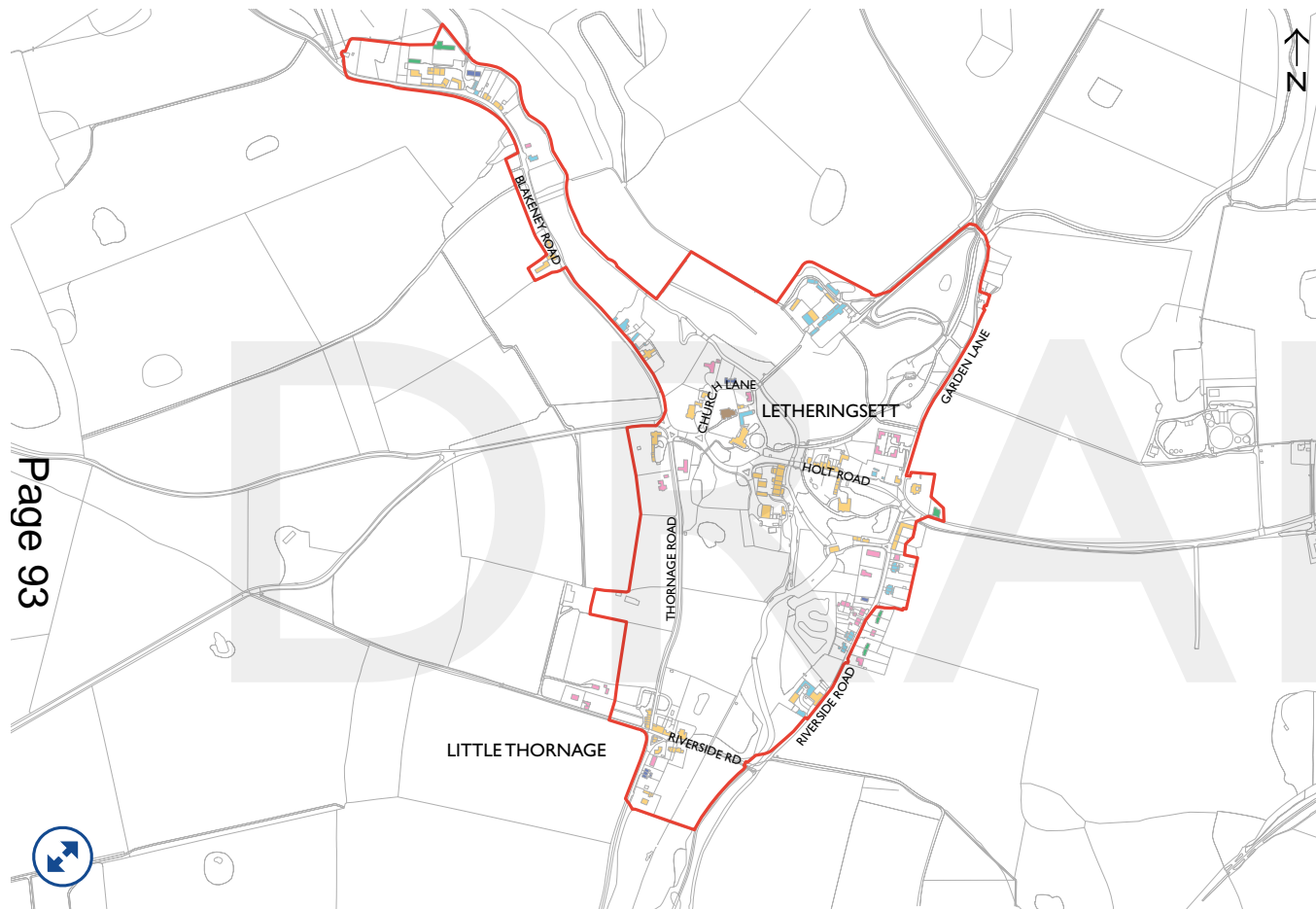
HISTORIC DEVELOPMENT

- Conservation Area Boundary
- 15th Century Arcade in St Martin’s Church
- Pre-1842
- 1842-1881/87
- 1881/87-1905/06
- 1906-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Glandford. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Letheringsett



HISTORIC DEVELOPMENT

- Conservation Area Boundary
- 11th and 14th Century Church Fabric
- Pre-1834
- 1842 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Letheringsett and Little Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Thornage



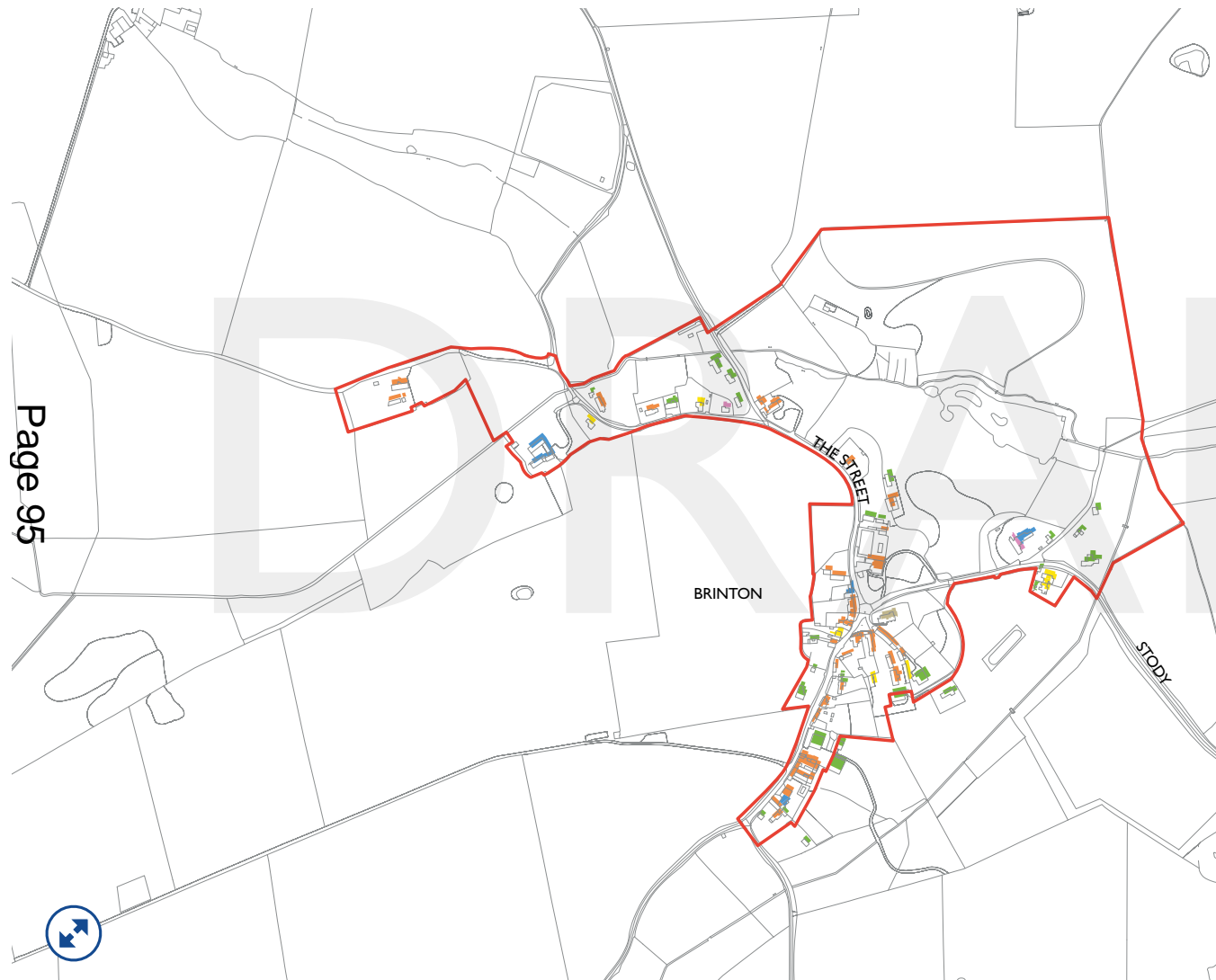
HISTORIC DEVELOPMENT

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1838-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Brinton



HISTORIC DEVELOPMENT

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1839-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Brinton. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Study



HISTORIC DEVELOPMENT

- Conservation Area Boundary
- Norman and Medieval
- 1600-1838
- 1838-1881/87
- 1887-1905/06
- 1906-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Study. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Edgefield



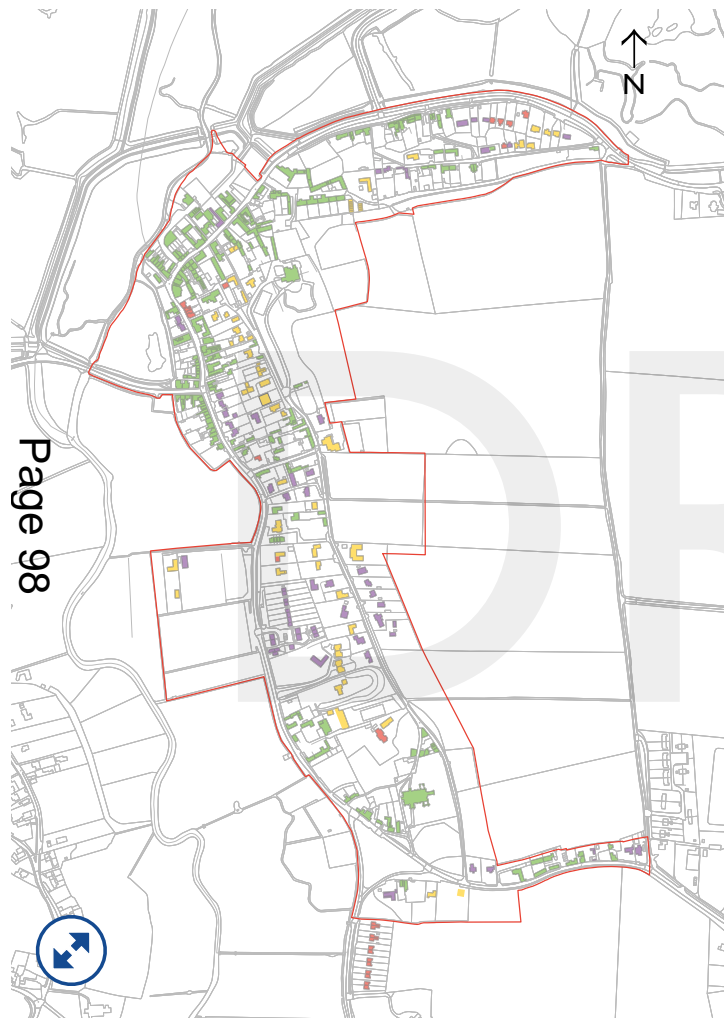
KEY

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth or Early Nineteenth Centuries
- 1815-1845
- 1845-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Edgefield. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Cley-next-the-Sea



HISTORIC DEVELOPMENT

- Pre-1886
- 1886 to 1950
- 1950 to 1977
- After 1977

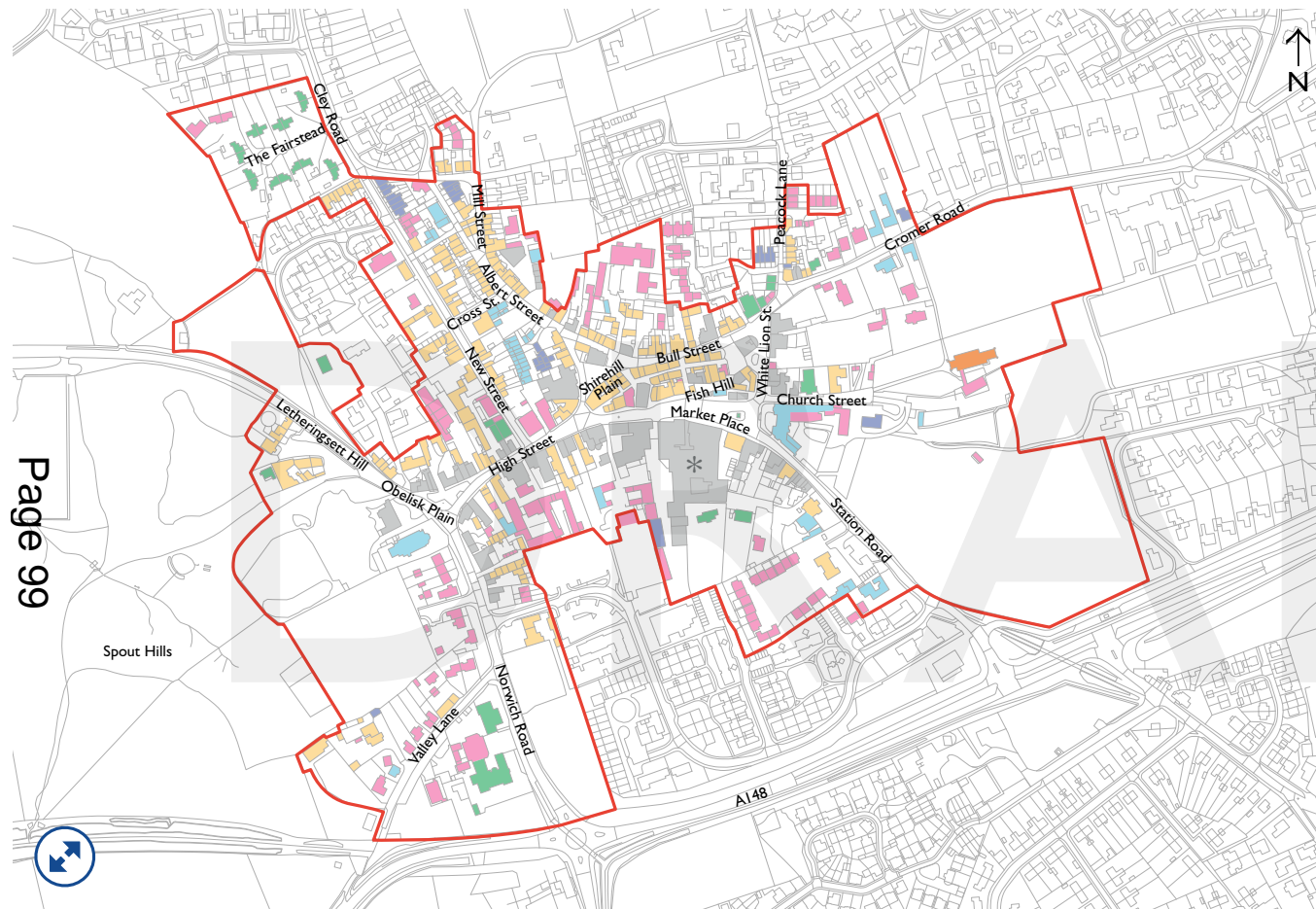
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DRAFT

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Holt



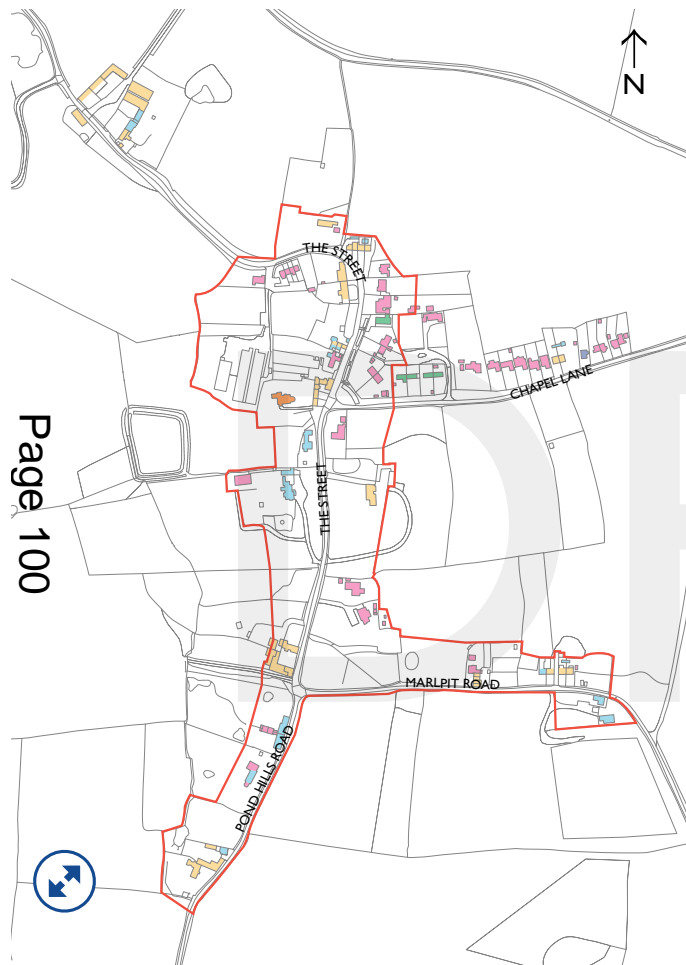
KEY

- Conservation Area Boundary
- 14th Century Church Fabric
- 16th to 19th Century
- Pre-1839 Fabric
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1938/52
- Mid-20th Century to Present
- * Much Rebuilt 1970s

This plan indicates the age of the existing built fabric of the main buildings and structures in Holt. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Hempstead



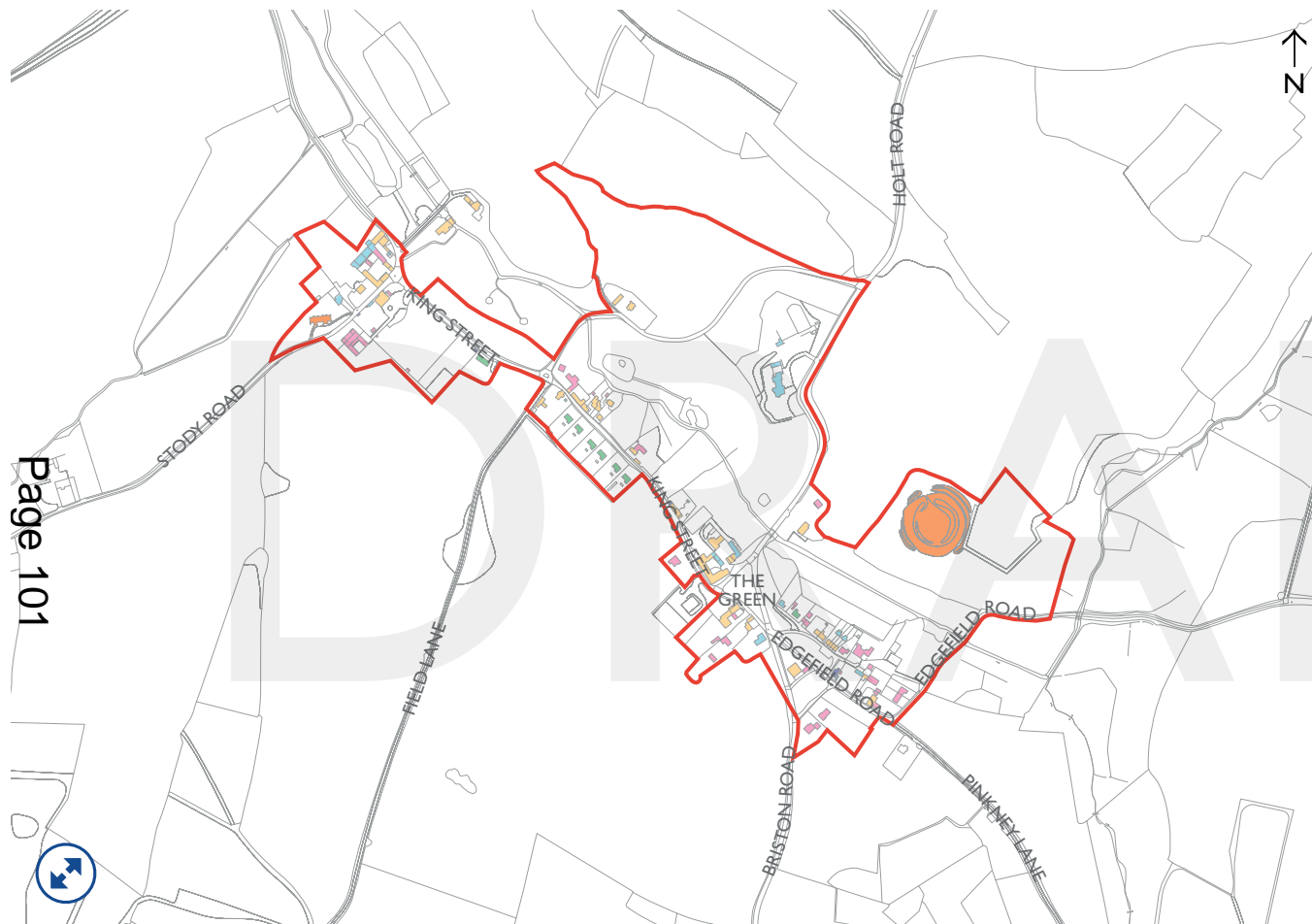
KEY

- Conservation Area Boundary
- 14th Century Church
- 1600-1841
- 1841-1881/87
- 1881/87-1905
- 1905-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Hempstead. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Hunworth



KEY

- Conservation Area Boundary
- Medieval
- 1600-1838
- 1838-1881/1887
- 1887-1905/1906
- 1906-1952
- 1952-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Hunworth. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

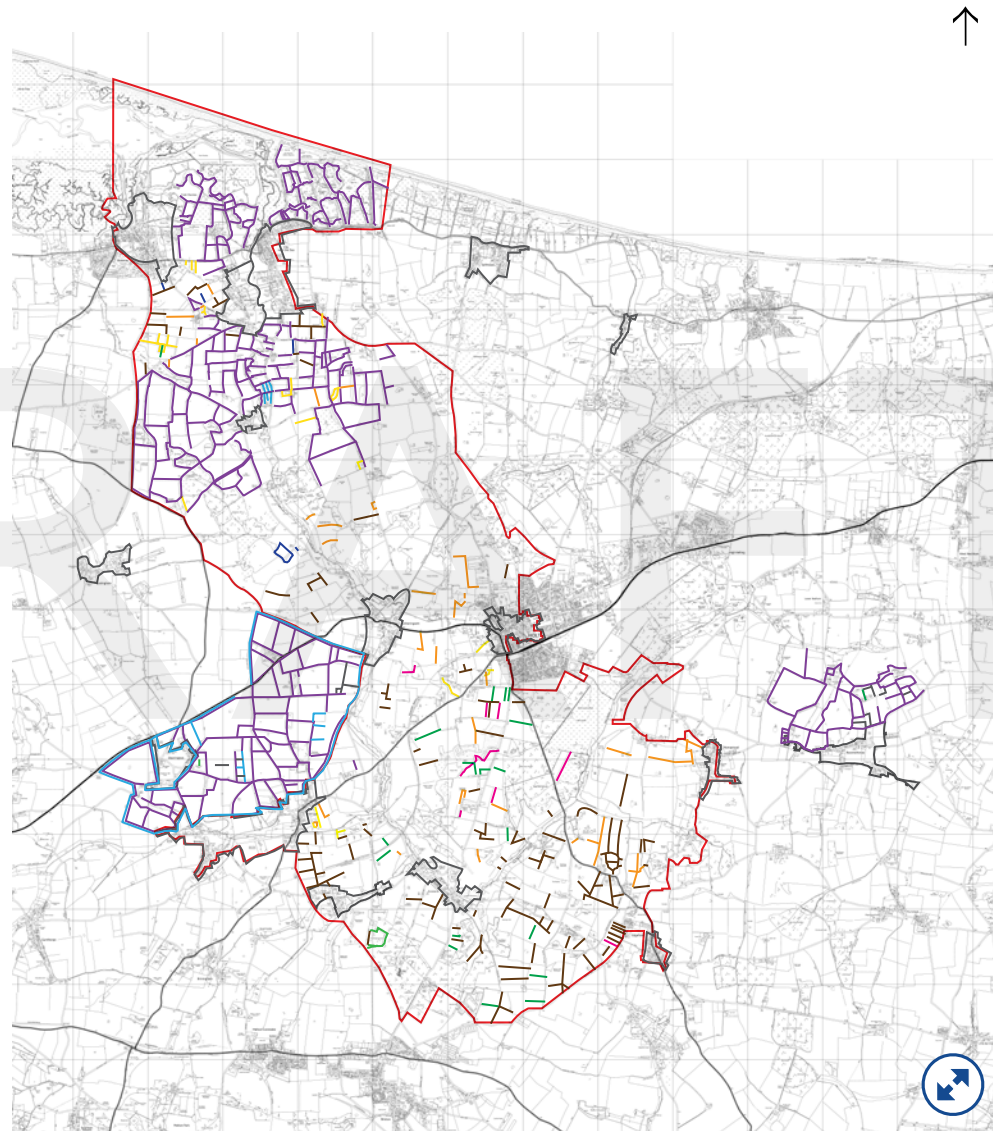
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HISTORIC BOUNDARIES

- 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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[4.2 Landscape](#)

[4.3 Views](#)

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

[4.5 Settlements](#)

[4.6 Buildings](#)

[4.7 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.

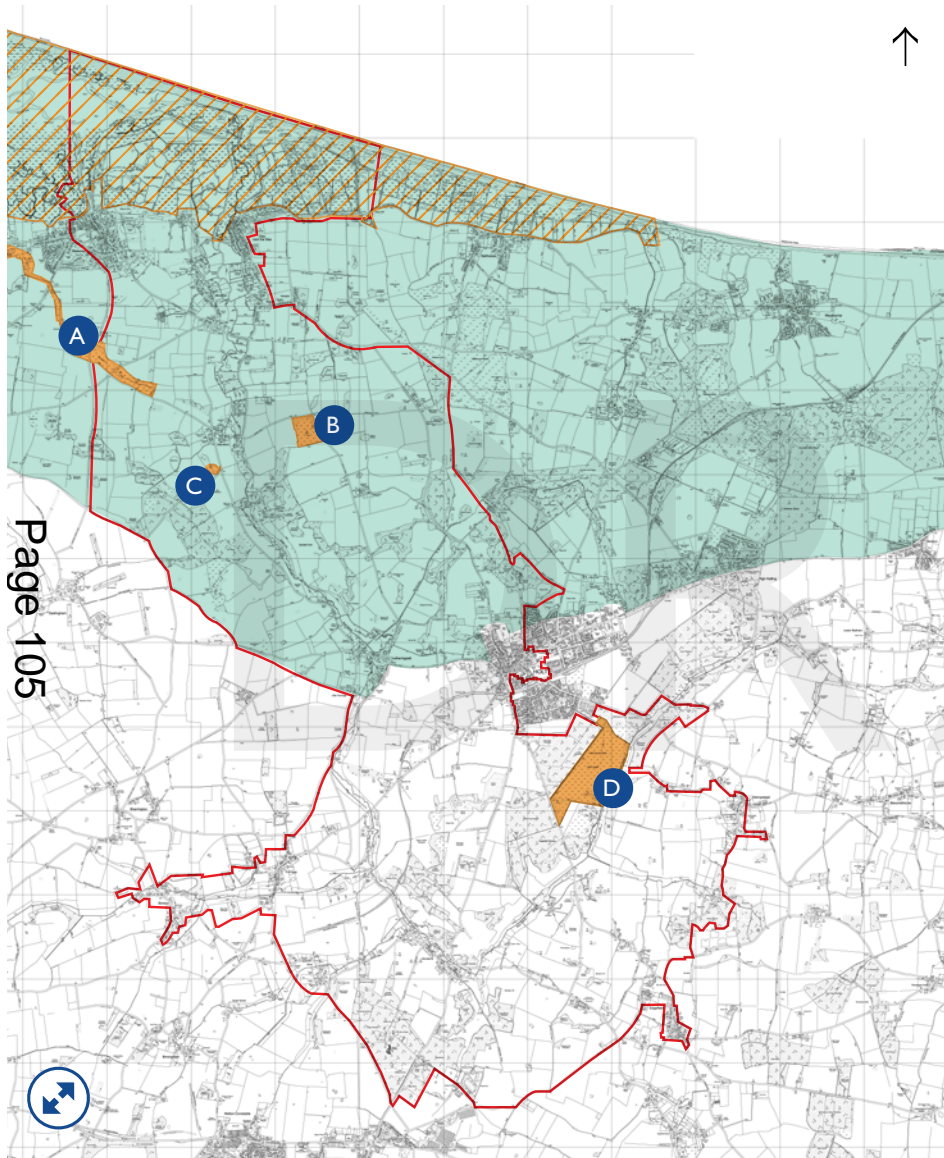
The River Glaven itself flows for 10 miles from its source in the Baconsthorpe area. Three streams converge at Selbrigg Pond to the east of the Conservation Area. It then winds through the Conservation Area, falling 75m from its source³⁴ to a sluice at Cley-next-the-Sea where it passes out into the estuary. 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 villages in the Glaven Valley vary in size but generally are attractive, historic settlements of flint and brick buildings with a flint church and few modern houses. Outside the villages, 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.

4.1.1 Natural Environment Designations

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

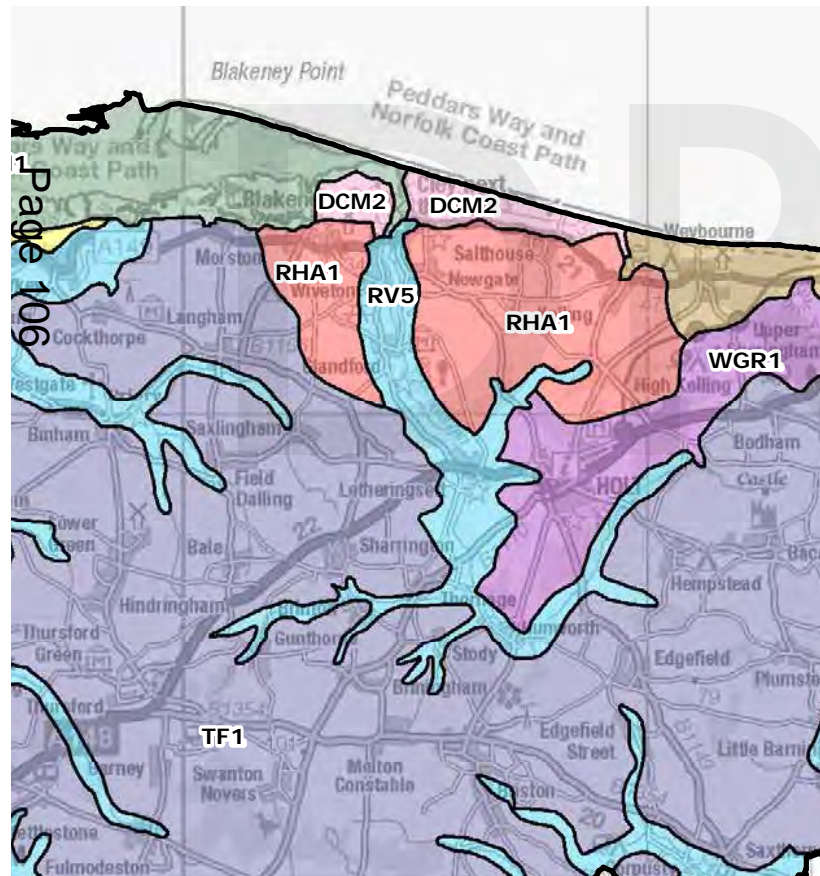
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4.1.2 Landscape Characterisation

The *North Norfolk Landscape Character Assessment* (2018) sets out the national characterisation of the area: the northernmost area is described 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.³⁵

The specific classification for North Norfolk identifies the northernmost area as drained coastal marshes, the area around the river as river valley and the areas around Wiveton and southern Cley as rolling heath and arable land. South of Holt is wooded glacial ridge, which Holt also sits on. The remainder of the conservation area is defined as tributary farmland. The latter also encompasses the farmland around the rivers Bure and Stiffkey.



LANDSCAPE TYPOLOGY		
Coastal Plain CP1: Bacton to Waxham	Open Coastal Marshes OCM1: North Norfolk Open Coastal Marshes	Rolling Open Farmland ROF1: Holkham to Raynham
Drained Coastal Marshes DCM1: Holkham Drained Marshes DCM2: Blakeney, Wiveton, Cley and Salthouse Drained Marshes	River Valleys RV1: River Wensum and tributaries RV2: River Bure and tributaries RV3: River Ant and tributaries RV4: River Stiffkey and tributaries RV5: River Glaven and tributaries RV6: Mundesley Beck	Settled Farmland SF1: Stalham, Ludham and Potter Heigham
Coastal Shelf CS1: Weybourne to Mundesley Coastal Shelf		Tributary Farmland TF1: North Norfolk Tributary Farmland
Low Plains Farmland LPF1: North Norfolk Low Plains Farmland		Rolling Heath and Arable RHA1: Blakeney, Salthouse & Kelling
		Wooded Glacial Ridge WGR1: Wooded Glacial Cromer Ridge

Detail of plan showing the landscape characterisation of North Norfolk from the *North Norfolk Landscape Character Assessment* (2018)

The following summaries are taken from the North Norfolk Landscape Character Assessment, which should be consulted for more detail.

Drained Coastal Marshes

Key Characteristics:

- 01 A flat, open low lying landscape dominated by grazing marsh and drained farmland
- 02 Enclosed by natural (sand dune, shingle banks) or man-made (clay) banks which keep the sea out
- 03 A dynamic and changing landscape
- 04 A remote, peaceful landscape, but with some 'honeypots of activity and built development
- 05 Nature conservation interest, notably the freshwater marsh which is a haven for breeding birds
- 06 Evidence of past land use including historic farmsteads and field patterns, salt pans, medieval fisheries and water mills
- 07 Access provided by tracks and footpaths, and occasional roads
- 08 Large skies and long views

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River Valleys: River Glaven and tributaries

Key Characteristics:

- 01 Relatively steep valley sides
- 02 A managed landscape with high diversity
- 03 Historic villages
- 04 Bayfield Estate
- 05 Woodland influence

Rolling Heath and Arable

Key Characteristics:

- 01 Distinctive glacial topography
- 02 An open, elevated character affording long views to the coast and inland
- 03 Extensive heathlands and woodland blocks are prominent features
- 04 A strong rural character, with nature conservation interest and tourism land uses
- 05 Concentration of settlement along the coast
- 06 The Kelling Estate
- 07 Frequent disused sand and gravel pits
- 08 Characterful minor roads linking the busier A149 Coast Road and A148 Cromer to Fakenham Road

Tributary Farmland

Key Characteristics:

- 01 Undulating terrain dissected by small river valets with elevated, and occasionally expansive, open plateau areas
- 02 A rural landscape in which arable land use predominates with pasture more common around the edges of villages and in proximity to the river valleys
- 03 Hedgerows and mature hedgerow trees are frequent features within the landscape
- 04 Woodland cover is locally prominent across the area in a variety of forms
- 05 Historic parks and estates are a distinctive feature of the Landscape Type
- 06 Settlement is typically rural villages with dispersed large houses and farmsteads in the wider landscape
- 07 A network of quiet rural lanes linking settlements
- 08 Strong, visual relationship between the valleys that dissect the landscape, the coast around Morston and the Wooded Glacial ridge to the north

Wooded Glacial Ridge

Key Characteristics:

- 01 Dramatic and distinct topography and geomorphology
- 02 Woodland is the dominant cover
- 03 Panoramic views of the coast and inland
- 04 Historic estates are important features
- 05 A range of semi-natural habitats including ancient woodland and remnant heathland
Holt and Holt Country Park
- 06 Relatively busy road network
- 07 Plotland developments within woodland around High Kelling

In summary, there are some shared characteristics across the different landscape types of the Glaven Valley. At the north end of the Glaven Valley, there is a dynamic landscape that is best known as a superb habitat for breeding birds but which also evidences human uses of the coastal fringe. The character of the rest of conservation area is strongly influenced by its topography, which creates expansive vistas and long views that incorporate woodland and church towers as features. The small, historic settlements and predominantly narrow, quiet lanes that connect them reinforce the rural character of the valley as well as creating a sense of deep time. Historic estates are another uniting feature across the valley as are the big and, at night, dark skies.

The Landscape Character Assessment notes that many of the features of these landscape types contribute positively to the Key Qualities of the Natural Beauty of the Norfolk Coast AONB, set out in the AONB Management Plan:

- Strong and distinctive links between land and sea
- Diversity and integrity of landscape, seascape and settlement character
- Exceptionally important, varied and distinctive biodiversity, based on locally distinctive habitats
- Nationally and internationally important geology
- Sense of remoteness, tranquillity and wildness
- Richness of archaeological heritage and historic environment, particularly that relating to the coast and its character.

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 21-29). 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.³⁶

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).



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.³⁷ 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.³⁸ 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.³⁹ 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

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Rooftops glimpsed within the agricultural landscape



Zoomed in view across heathland plants on the ridge of the Blakeney Esker at Wiveton Downs, with views over to the coast



View into the valley and Glandford village from the Wiveton Downs



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



Churches make important contributions to long distance views as in this view from Wiveton Downs towards Blakeney



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As view of Wiveton and Blakeney churches nestled in the rolling landscape opens up suddenly at a bend in the road where Hurdle and Wall Lanes meet

The tower of Edgefield Old Church provides a focal point in views down from Hunworth

View from the water meadow towards the vernacular cottages of Thornage

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



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



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



View from the coastal path looking towards Blakeney Quay



The view of Cley mill with Blakeney church tower in the distance with reed beds, bank and vast open sky epitomises the coastal views



A typical view of a curving road with a single building providing a focal point; this example is in Brinton



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Typical flint and brick dwelling in the heavily-treed area of Hunworth

Farm buildings provide eyecatchers in the landscape as here with Beck Farm, seen from the footpath north of Stody

The farm buildings of the Old Manor at Thornage viewed from the river valley



Manor Farm seen across a golden field with mature trees and hedgerows punctuating the landscape under a large sky

The church tower and a barn seen across the field in Sharrington

The approach to villages often provides attractive shorter range views of the buildings of the village in context within the landscape as here in Stody



The varied vernacular cottages of Thornage contrast with the open landscape around the river



Churches are important landmarks and the richness of the built landscape is especially evident when multiple churches are in view as seen here with Cley and Wiveton churches viewed from the public footpath (zoomed in)



Wiveton church seen with the scheduled bridge and two of the village's larger houses



Edgefield church from a public footpath

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 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 **bounded** by hedges or trees.



Example of estate fencing at Hall Farm, Letheringsett



Traditional finger-post signage, with a modern sign behind



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Wooden 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

4.5 SETTLEMENTS

There are 14 other Conservation Areas which sit adjacent to or within the Glaven Valley Conservation Area.

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 boundary of the Glaven Valley Conservation Area. For more detailed information, see the individual Conservation Area Appraisal for each village.

Blakeney

Blakeney 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 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 agriculture. Today it benefits from tourism on the North Norfolk coast.



Typical vernacular dwellings along Blakeney Road flanking a view of the church



Residential and agricultural buildings on The Street in Wiveton

Cley-next-the-Sea

Cley-next-the-Sea is located at the northern end of the Glaven Valley. 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

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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.⁴⁰ 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 use.

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

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 1482.⁴¹ 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 a 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

Hunworth has two centres to the village: to the north-west is the Anglo-Saxon/medieval church and Hunworth Hall as well as Hunworth Mill whilst to the south-east there is 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.⁴² The two centres are linked by King's Street which has some of the twentieth century dwellings in the village. 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, a large flint and brick house, is located across the road from the church and together they form an attractive view from the south.** Other dwellings are also mostly flint and brick.



Stody Hall, former farm buildings and Stody church



Cottages along Hunworth Road, Stody

Sharrington

Sharrington is a dispersed village with dwellings only on one side of each street and fields at the heart of the village. There is a strong sense of the interconnectedness of the village and the landscape that flows around and through it, which reflects the importance of agriculture in Sharrington's history. The village's relatively high topography and its very tall church tower make it prominent in long distance views.



View along Bale Road from the east showing the cottages on the south side of the road



View of Sharrington Hall and Daubeney Farm barn across the open field near The Old Rectory

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4.6 BUILDINGS

4.6.1 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 to some buildings. Red clay pantiles are usually used for roofs, though there are a few examples of black glazed (pitch) pantiles. The 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



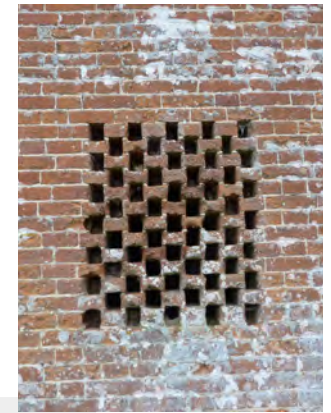
Red brick patterned with darker brickwork



Red clay pantiles



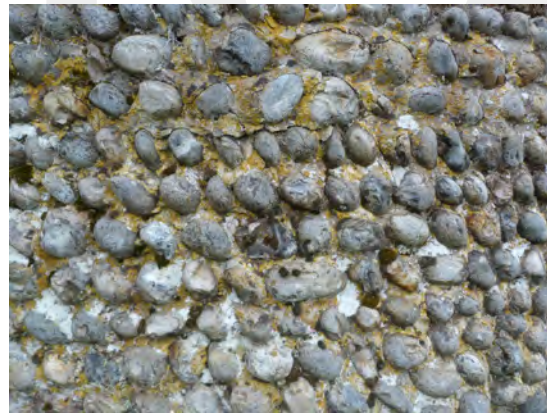
Flint cobbles with red brick heart pattern insert



Red brick to a barn with ventilation detail



Cobbled flint and red brick patterning, with cement mortar



Flint cobbles



Red brick with lime mortar

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4.6.2 Building Types

Mills

While there were once 16 mills along the River Glaven, there are now only five watermills buildings remaining: Hempstead Mill (sometimes known as Holt Mill), Glandford Mill, Thornage Mill (now Mill Farm), Letheringsett Mill and Hunworth Mill.

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.⁴³ 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.

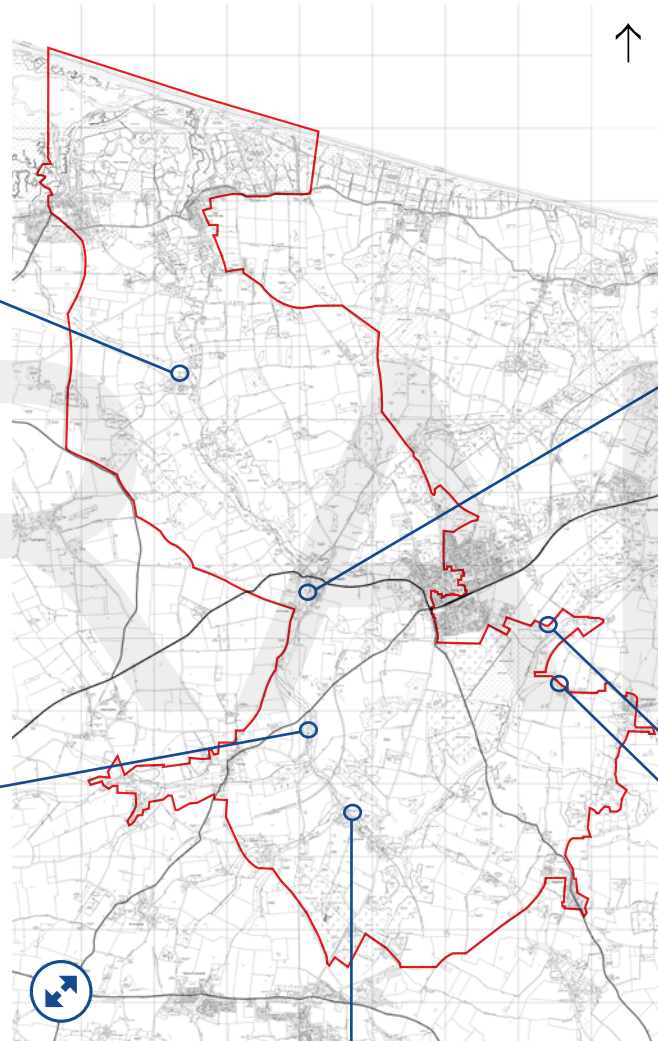
Of the other existing mills on the river, Letheringsett is the only one still in use as a mill today. It is another characteristically tall red brick mill building, constructed in 1802. Glandford Mill and Hunworth Mill have both been converted to residential use. They largely retain their mill aesthetic, 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.⁴⁴

Watermills: Glaven Valley



Sandford Mill



Hunworth Mill



Letheringsett Mill



Thornage Mill



Hempstead Mill (also known as Holt 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.

All farms have a barn, usually a threshing barn with a larger door (or doors) on one side to accommodate full 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 another exception, built in the 1930s to replace an 1895 house which burned down.⁴⁵ 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.⁴⁶ 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

Each village has a fine flint church. Most are medieval but those in Glandford and Edgefield were rebuilt in the late nineteenth and early twentieth centuries respectively. Whilst the churches are impressive buildings, it is their towers that arguably make the most important contribution to the Glaven Valley Conservation Area. These are highly visible in the landscape and sometimes it is possible to see three or four in one view. Near the coast, there is a particularly notable interplay of Blakeney, Cley and Wiveton churches in views.

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In addition, there are two ruined churches that lie outside village centres: 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

4.7 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.

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4.7.1 Overview

The Glaven Valley Conservation Area is set within the North Norfolk district, which is predominantly rural with small, historic, vernacular villages punctuating the landscape as well as larger settlements, such as Sheringham, Wells and Cromer. Much of the coastline is undeveloped and its natural beauty as well as its wildlife attracts tourists. Whilst there are similarities with the Glaven Valley, there has been more change and modern development than in the Glaven Valley.

Immediately around the Glaven Valley are other small villages. Baconsthorpe borders the Glaven Valley Conservation Area to the east and is a historic village. Other historic village conservation areas close to the Glaven Valley Conservation Area are Morston and Salthouse along the Coast Road, Kelling, Langham, Saxlingham, Field Dalling, Bale, Gunthorpe and Matlaske. The core of the railway town of Melton Constable to the south of the valley is also a conservation area. In addition there are two larger conservation areas covering the Melton Constable Park estate to the south-west and the Mannington and Wollerton conservation area covering the two

estates to the south-east. The density of conservation areas in this part of the district reflects the number of areas of historic and architectural interest. However, there are also other villages close to the Glaven Valley Conservation Area that are not designated, such as Briningham, Bodham and Briston, where there has been more change and there is a less cohesive historic environment surviving. Nonetheless, the immediate setting of the Glaven Valley Conservation Area is broadly sympathetic to the Conservation Area.

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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[5.3 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. (For a definition of heritage asset, see page 12.)

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 30 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 castle; a dovecot; and water mills. These buildings date from the eleventh century to the twentieth century, with many displaying recent alterations 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. The listed buildings in the settlement conservation areas are described in more detail in the respective settlement conservation area appraisal.

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 pages 83-85 and all listed buildings, including those in the settlement conservation areas, are listed in detail in Appendix B.

5.3 LOCALLY LISTED BUILDINGS

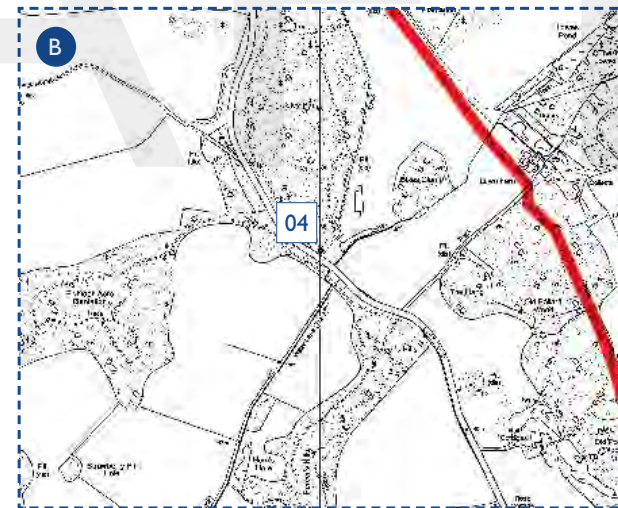
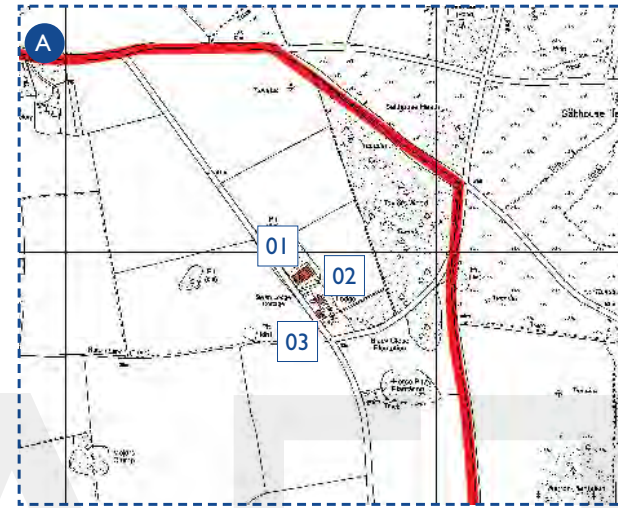
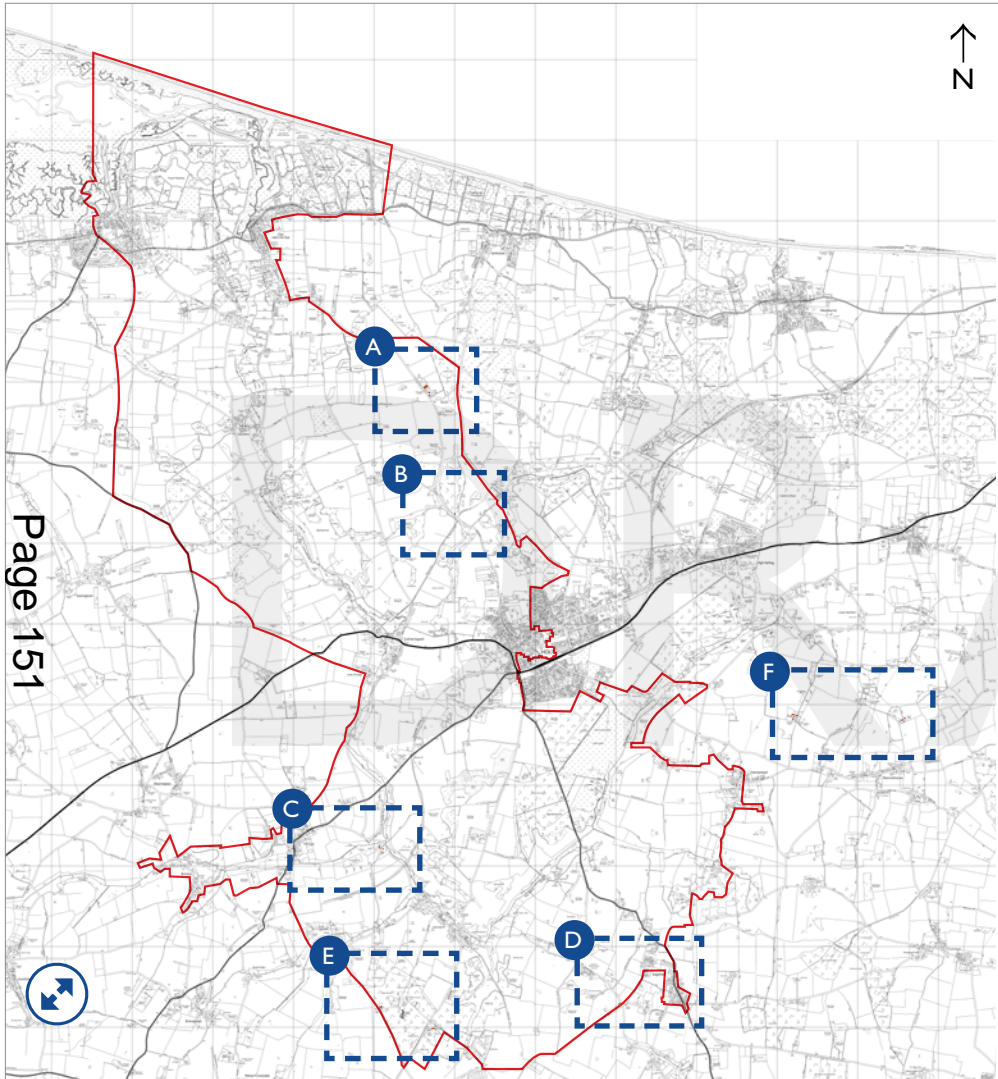
A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning applications, but which are not formally designated.⁴⁷ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued 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 *Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (2021)*. 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 **together with those already identified as locally listed in the settlement conservation area appraisals.**

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



KEY

— Conservation Area Boundary

■ Proposed Local Listing

01 Swan Cottage

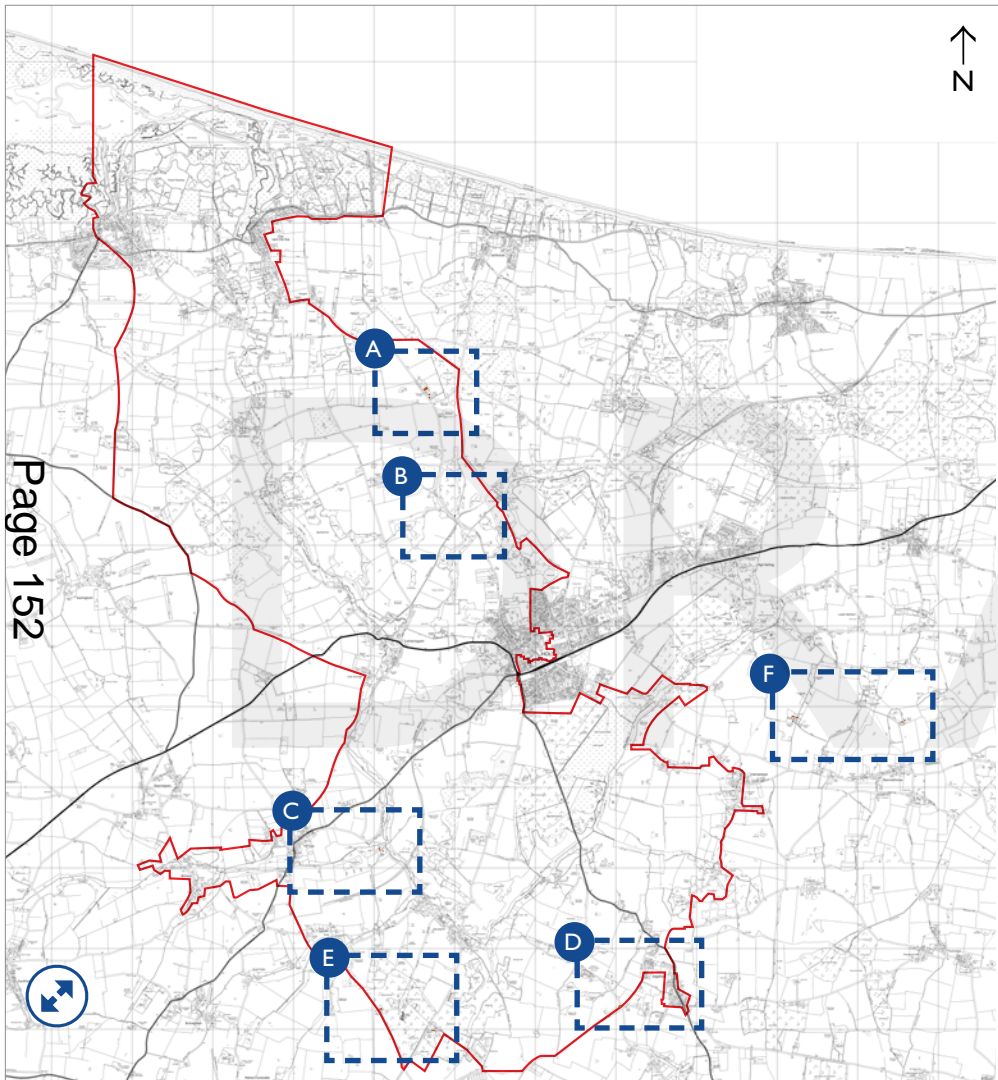
02 Swan Lodge Barn

03 Swan Lodge

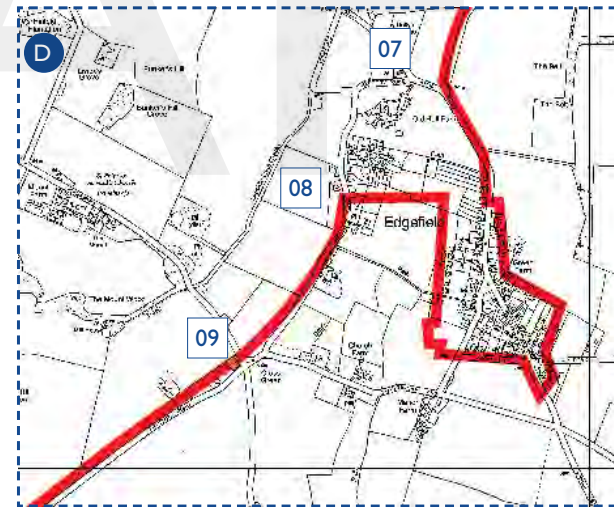
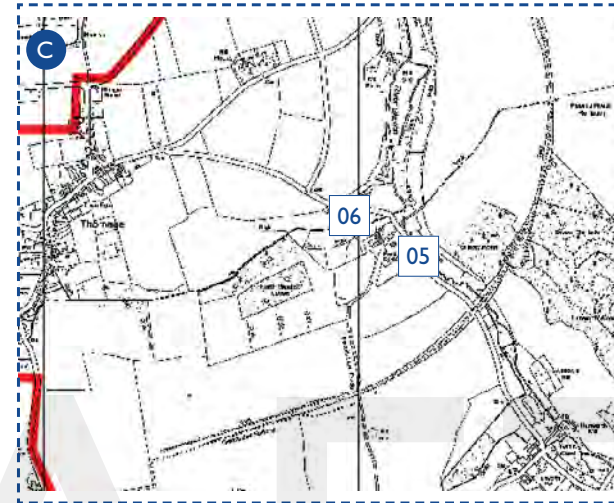
04 The Watering, Cley Road

Note: The buildings indicated are approximate only.

Proposed Locally Listed Buildings 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.



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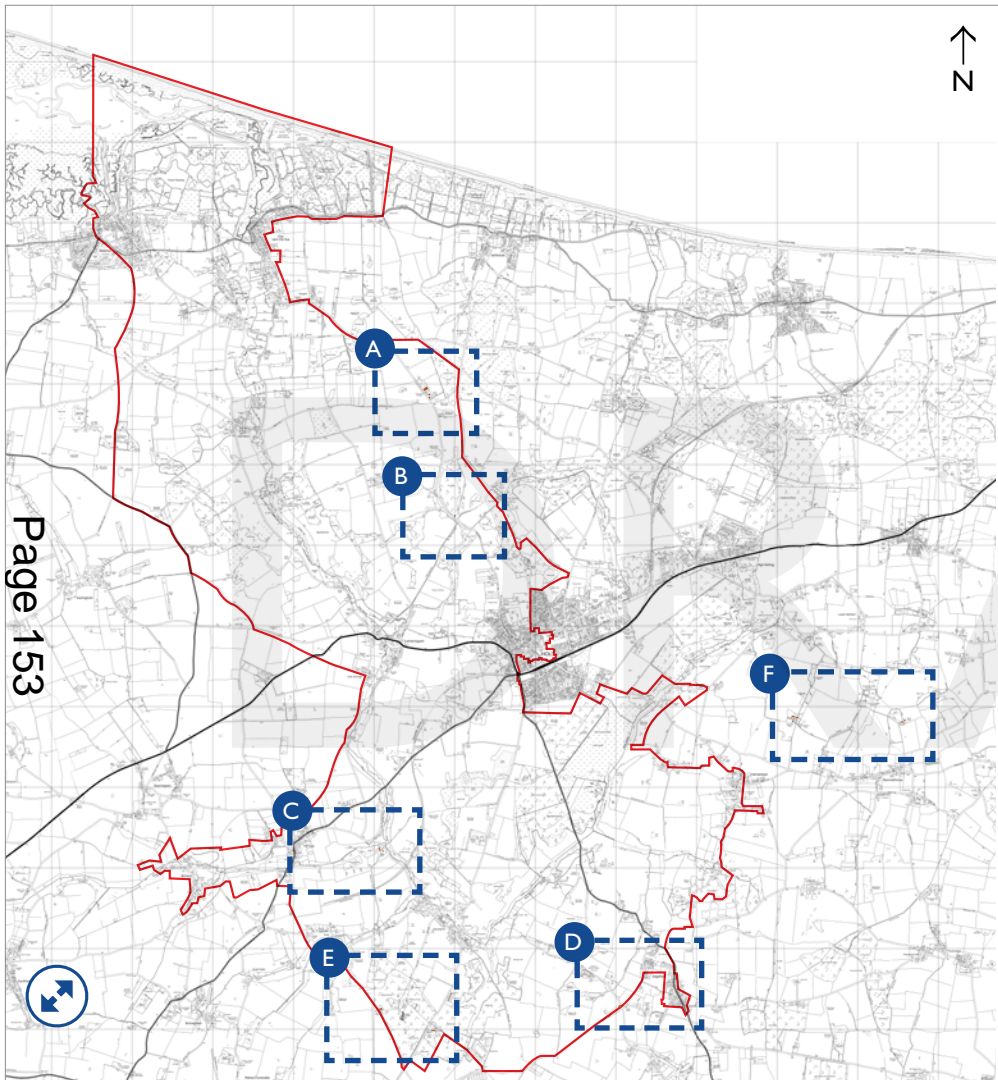
KEY

- Conservation Area Boundary
- Proposed Local Listing

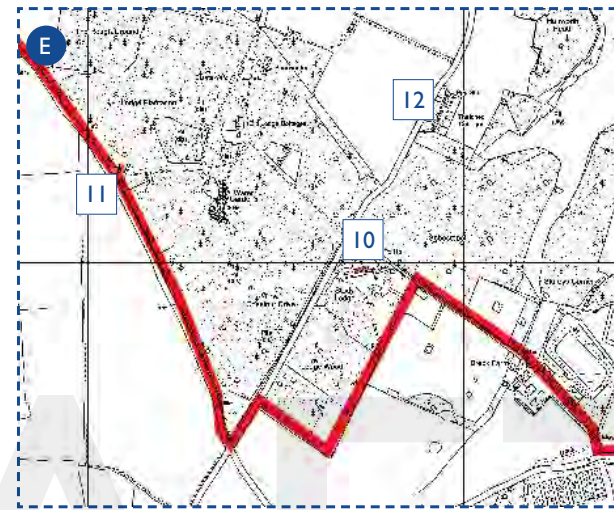
- 05 Beck Farm, Hunworth
- 06 Beck Farm Cottage and Barn
- 07 Old Hall Cottage, Edgefield
- 08 The Pightles, Edgefield
- 09 The Old White Horse Public House

Note: The buildings indicated are approximate only.

Proposed Locally Listed Buildings 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.



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KEY

- Conservation Area Boundary
- Proposed Local Listing
- 10 Study Lodge
- 11 South Lodges, Study
- 12 Thatched Cottages, Study
- 13 Beckett's Farm, Hempstead
- 14 Breck Farm, Baconsthorpe

Note: The buildings indicated are approximate only.

Proposed Locally Listed Buildings 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.

5.4 SCHEDULED MONUMENT

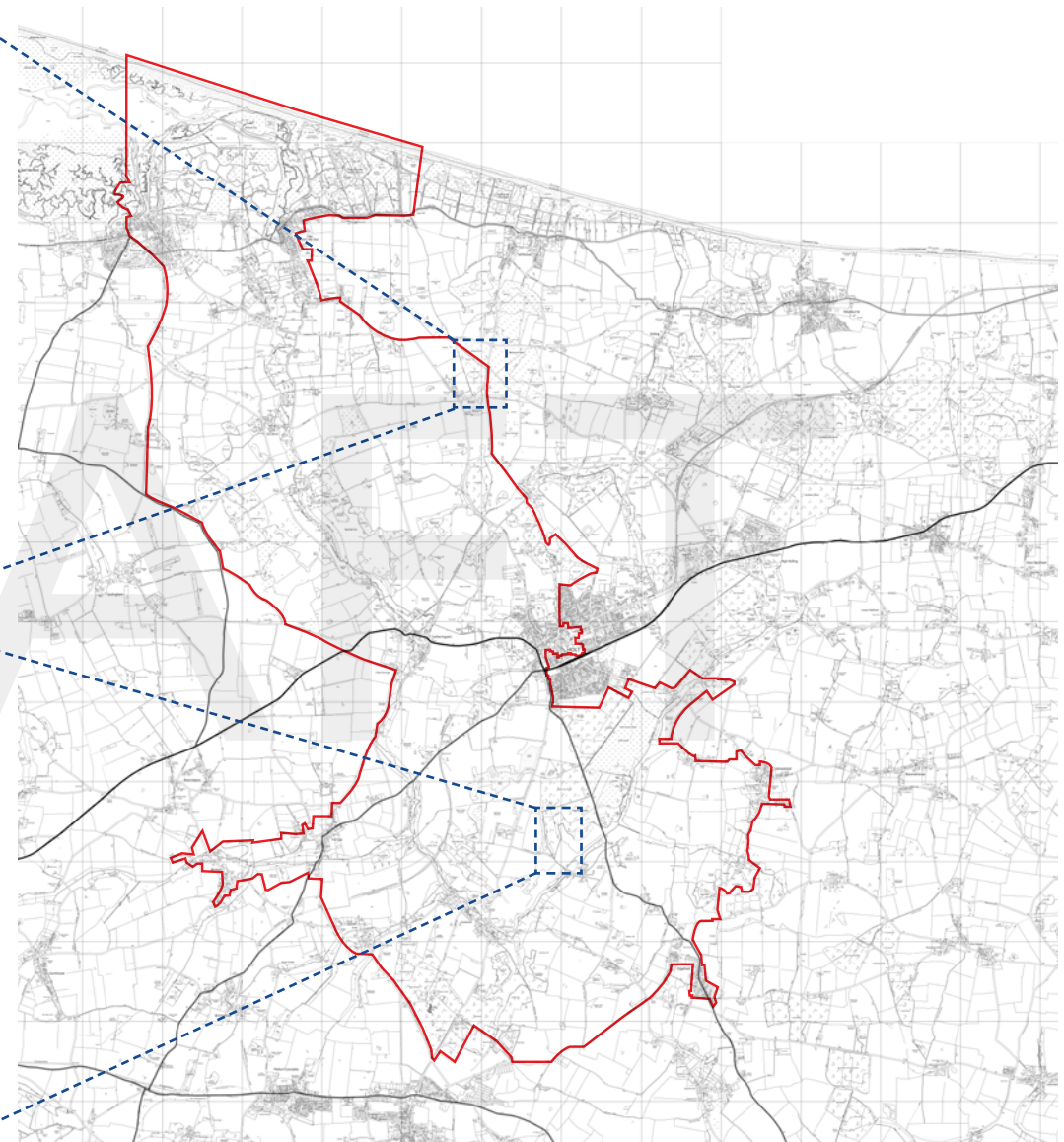
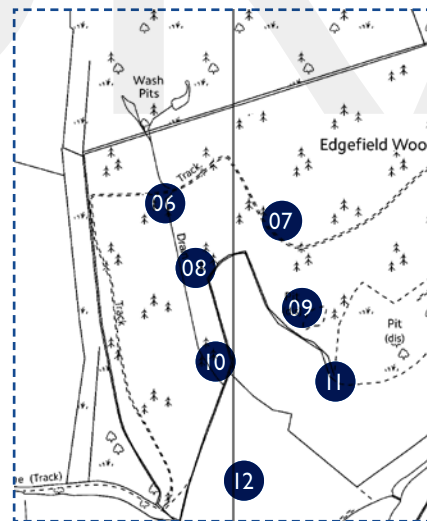
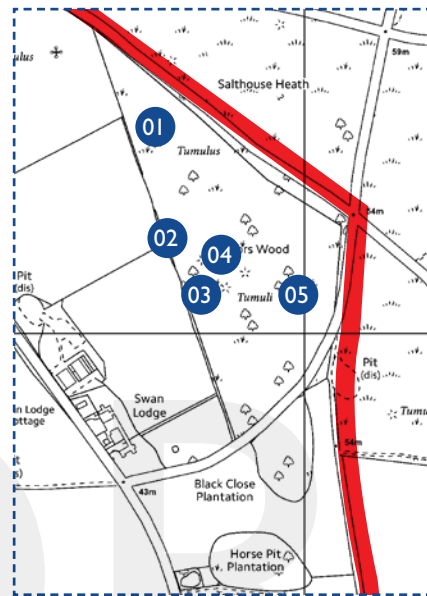
Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is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

There is also five single scheduled monuments in the Glaven Valley Conservation Area. At the north end of the Conservation Area there are the ruined foundations of a medieval chapel on the marshes north of Cley, which are the remains of Blakeney Chapel. In Blakeney itself, close to the Quay, is a medieval undercroft, known as the Guildhall. It is a fifteenth century brick-vaulted undercroft that was part of a merchant's house and is now in the care of English Heritage. Crossing the river at Wiveton is Wiveton bridge, a stone a brick bridge from c.1500 that may incorporate the site of a chapel north of the village of Baconsthorpe are the ruins of the Baconsthorpe Castle moated site, fortified house, gatehouse, courtyards and formal gardens. In the south of the Conservation Area is the medieval ringwork of a fortification on the bend of the river in Hunworth.

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:

- 06 Habitation site on Edgefield Heath
- 07 Habitation site on Edgefield Heath
- 08 Habitation site on Edgefield Heath
- 09 Habitation site on Edgefield Heath
- 10 Habitation site on Edgefield Heath
- 11 Habitation site on Edgefield Heath
- 12 Habitation site on Edgefield Heath

Blakeney Scheduled Monuments:

- 13 Medieval Undercroft known as the Guildhall, Blakeney
- 14 Remains of Blakeney Chapel

Wiveton Scheduled Monuments:

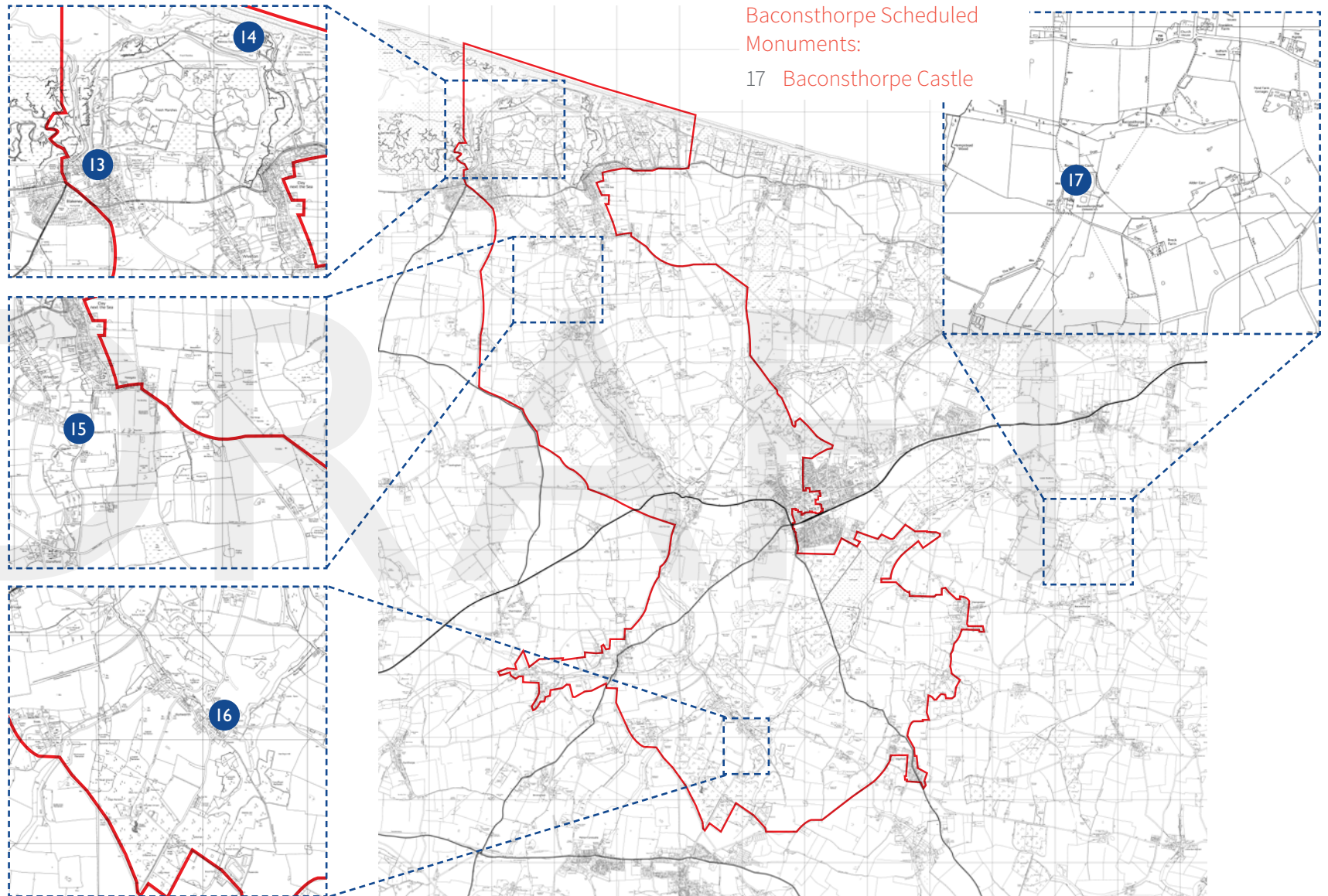
- Wiveton Bridge

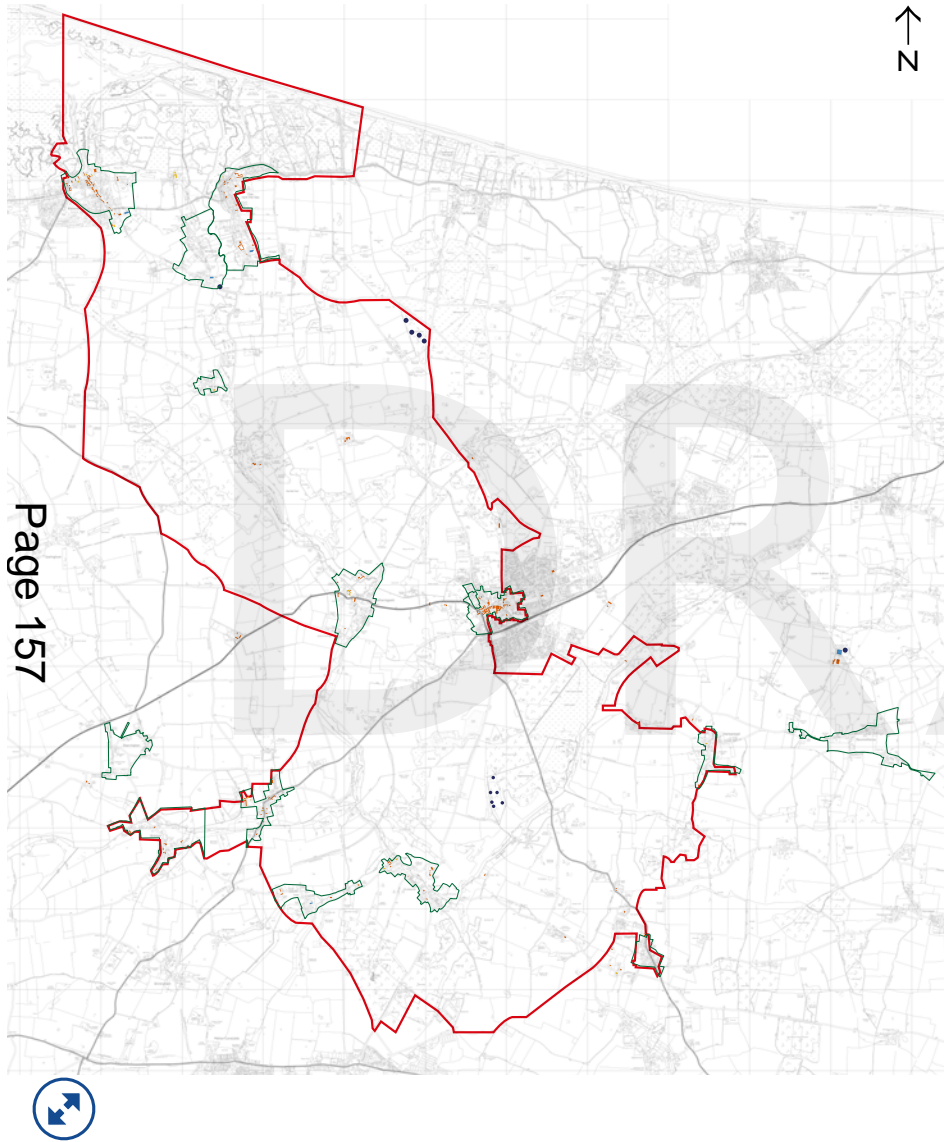
Hunworth Scheduled Monuments:

- 16 Castle Hill Medieval Ringwork, Hunworth

Baconsthorpe Scheduled Monuments:

- 17 Baconsthorpe Castle





5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread of listed buildings within the 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 10 in the world. The river and its valley are recognised for their special qualities which display a long 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.⁴⁸

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 **artefacts** 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.⁴⁹ 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 **Baconsthorpe (NHER 6553) as well as** 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

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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.⁵⁰

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 Roman's 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 Anglo-Saxon burial of a male found within the parish of Letheringsett with Glandford (NHER 39278); grave goods included an early Anglo-Saxon skillet, spear, several pottery vessels, a knife, and iron-bound wooden bucket and two 5th or 6th century silver buckles. An early Anglo-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 Anglo-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 the 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 Glandford 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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[6.3 Man-Made Versus Natural River](#)

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

[6.7 Tourism](#)

For more information on Vulnerabilities and Opportunities in the villages and Holt, see the relevant settlement Conservation Area Appraisal.

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 acceptable, 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. Quarries can be converted to small agricultural reservoirs or relandscaped when they cease to be used.

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.

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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 re-meandered 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 development⁵¹ 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 on clear nights. 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.⁵² 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,⁵³ 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.

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.

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.

In addition, the sea around Norfolk is shallow and ideal for wind farms that can generate energy off-shore. Particularly on clear days, such wind farms can detract from views of the horizon. Energy generated off-shore needs to be brought onshore and fed into the national grid, which necessitates the construction of substations and new pylons. Such structures would detract from the Glaven Valley.

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

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.

Once 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.

This Management Plan should be read in conjunction with the management plans for Holt and the villages conservation areas. Where a site is within the Glaven Valley Conservation Area and another Conservation Area, both management plans apply equally.



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 and historical 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.

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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/landscape 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, especially those 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 concentrations of housing in villages and Holt.
- 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, including church towers, 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.
- Mature trees will be protected within the conservation area. Woodland blocks will be maintained through appropriate management.
- The preservation and reintroduction of hedgerows will be encouraged.
- The conservation of a variety of landscape types within the Glaven Valley will be encouraged as far as climate change allows.

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 any issues before they escalate.

- Reversibility *i.e.* 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 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in Section 4, make important contributions to the appearance of individual buildings, as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

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.
- 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.

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.

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) **may** 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. **Where the scale of change proposed is small, the heritage impact assessment may simply be a short section within a Design and Access Statement.**

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 **may be** given by a specialist heritage consultant. **The** resulting conclusions presented in a **report 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.

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.

Therefore, 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 has illustrative value, i.e. contributes to the layout or pattern of building in the Conservation Area, demolition should only be permitted where rebuilding is proposed.

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.

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.

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.

- 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 will be encouraged, 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. 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.
- 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.
- External lighting will be kept to the minimum and uplighting will not be used to minimise the impact of the area's dark skies.

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. **Furthermore**, the plastic of the window will not quickly and easily decay causing pollution. **Theoretically uPVC windows can be recycled but it is very difficult and most are dumped.** 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 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 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

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- 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.
- External lighting associated with new development should be kept to the minimum and uplighting will not be used to minimise the impact of the area's dark skies.

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.
- **Historic** boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- **Traditional forms of signage should be encouraged.**
- **Excessive signage will be avoided.**
- 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). **The ability to appreciate the Conservation Area and heritage assets individually and collectively from key viewpoints contributes to its special interest.**

Recommendations

- The setting of the Conservation Area will be **protected from inappropriate development.**
- **New development on the edges of the Conservation Area, if deemed appropriate, should be screened with planting to preserve views from the surrounding Glaven Valley landscape.**
- 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 **the church towers and** 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 of 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 **should** consult with the **Conservation** 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 amending 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. It was initially proposed that the saltmarshes north of Blakeney and Cley were excluded on the basis that they are protected by natural environment designations. However, during the public consultations representations were made as to the value of its manmade landscape and it has therefore been retained in the conservation area. Similarly at the southern tip of the conservation area it was proposed to remove a quarry but in response to public representation, this is now to be retained within the conservation area as in time it will cease to be used

for quarrying. It was also initially proposed to remove all the village conservation areas from the Glaven Valley Conservation Area as the villages are already protected as conservation areas in their own right. However, following public consultation, the villages will retain their dual designation.

Recommendations

A number of additions or alterations to the boundary have been proposed below. Some of the 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.

As a result of representations during the public consultation, it is proposed to include land to the south and east of Sharrington as well as the Sharrington Conservation Area, and also to include land north of Baconsthorpe to include the springs and streams that feed the River Glaven.

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: Springs north of Baconsthorpe

East of Selbrigg Pond are a series of springs and streams that feed the River Glaven. These are the source of the river and is therefore proposed for inclusion. In addition, the area proposed includes the ruins of Baconsthorpe Castle and two historic farms.

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C: 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.

D: 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.

E: 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.



F: 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.



G: 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.



H: 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.



I: Study

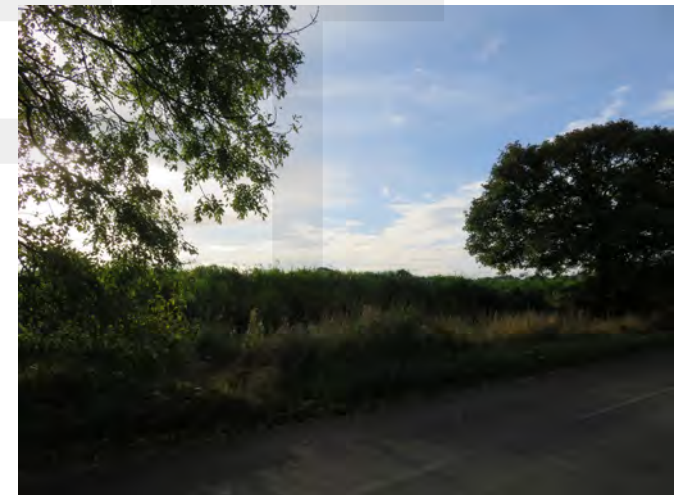
Study is an anomaly within the Glaven Valley as it is the only village which is not designated as an individual conservation area. This proposed boundary alteration removes the village from the Glaven Valley Conservation Area and creates a new Study Conservation Area.

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.

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.



O: Valley Farm and Sharrington

A spring rises by the historic Valley Farm and a stream flows into the River Glaven. The village of Sharrington is on the edge of the Glaven Valley and shares some characteristics with the other villages, including its predominantly agricultural character.

P: 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.

Q: 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.

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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.

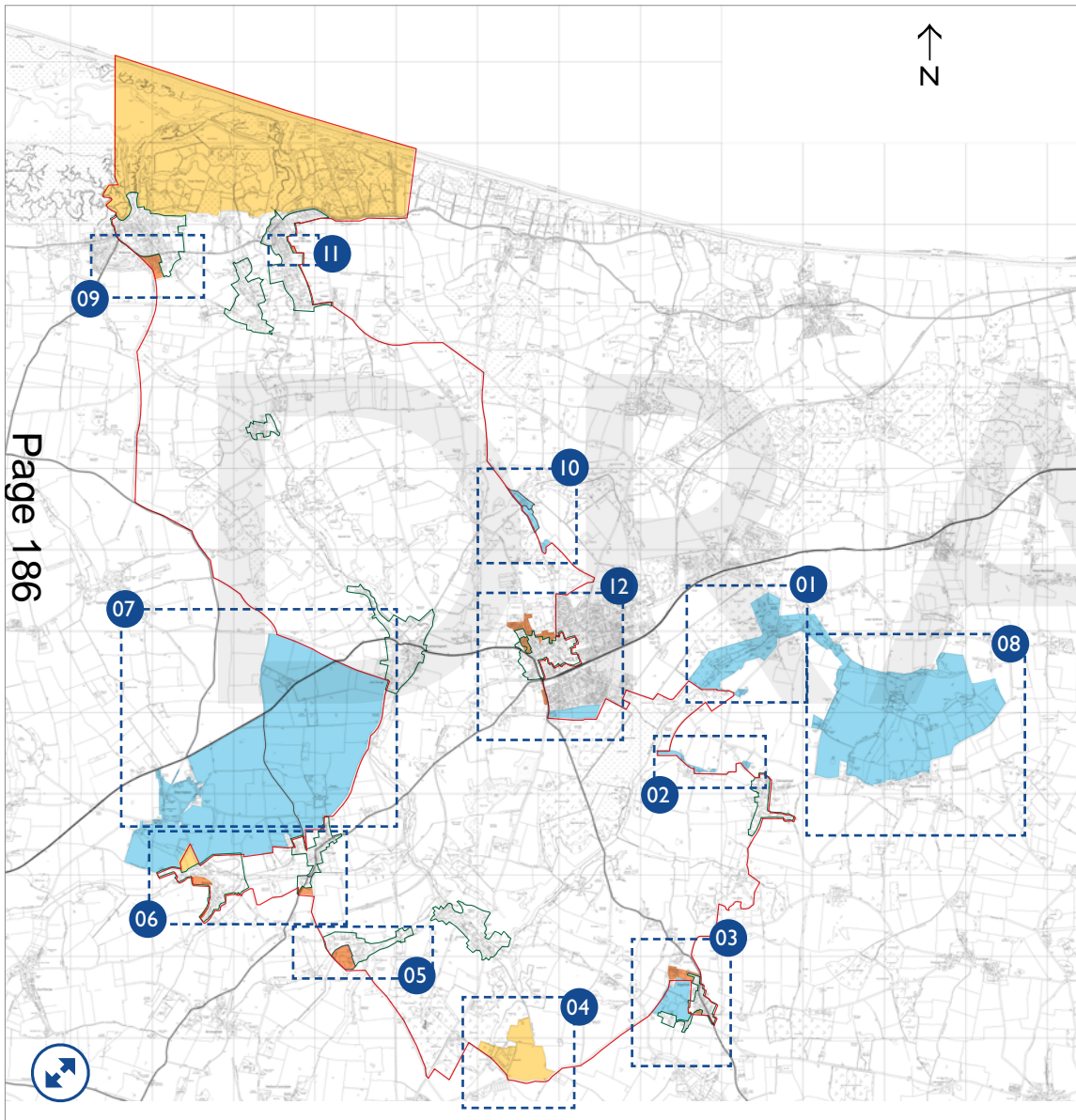
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X: Lodge Farm, Holt

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.

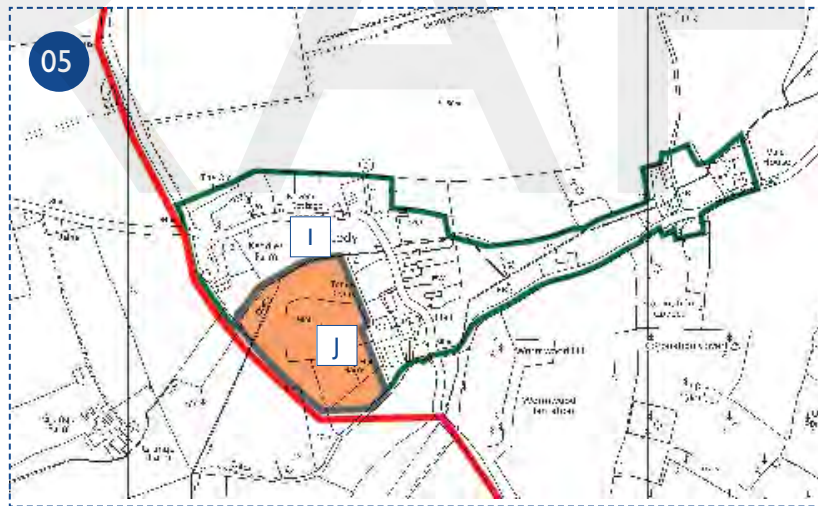
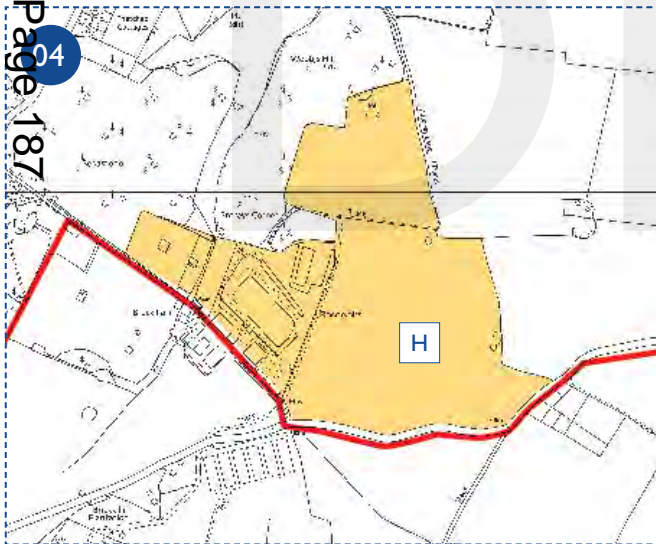
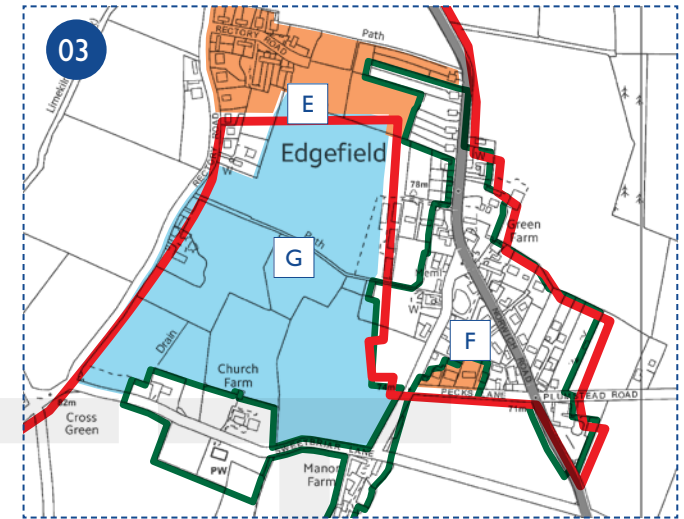
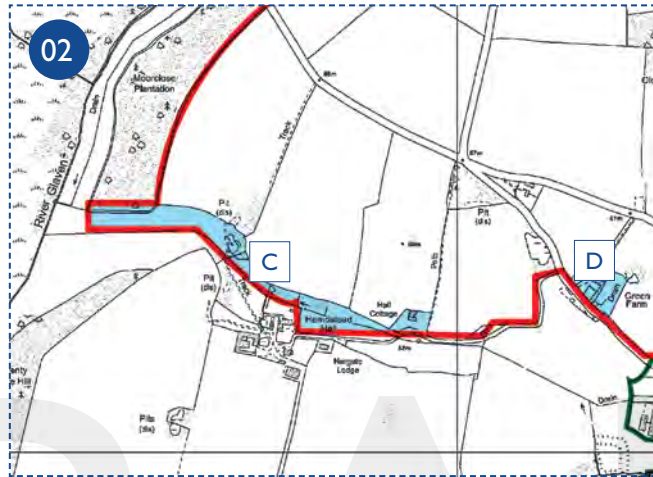
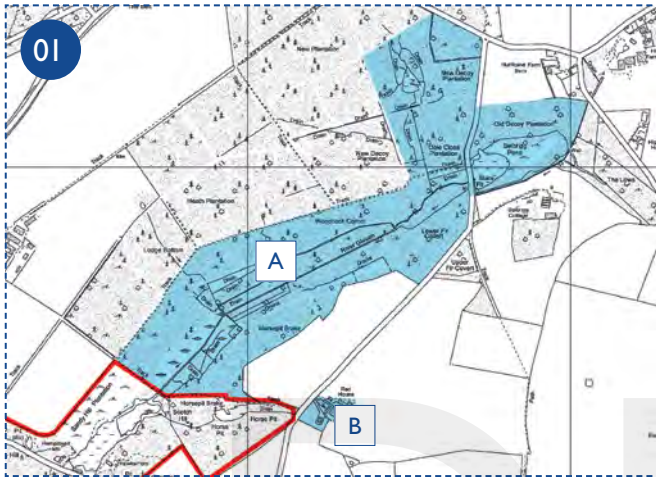




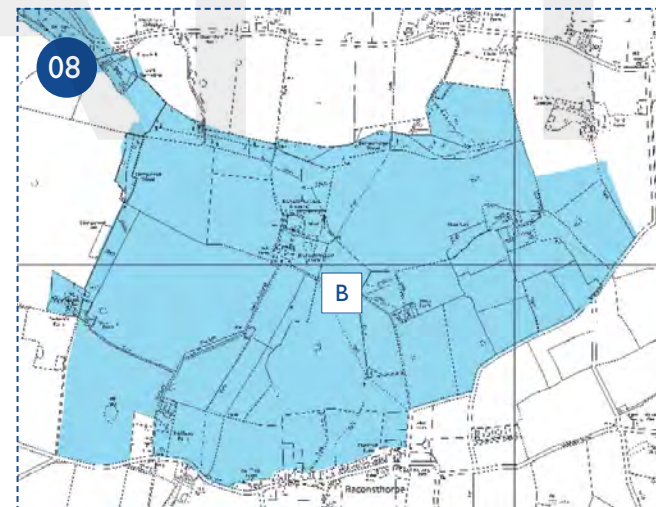
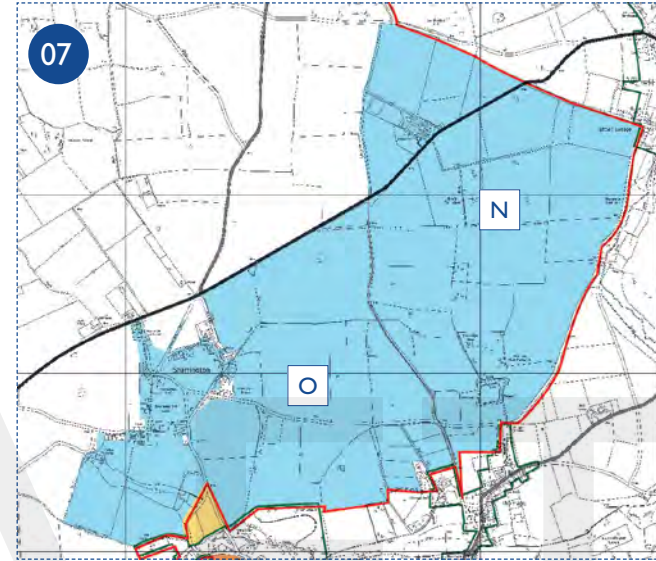
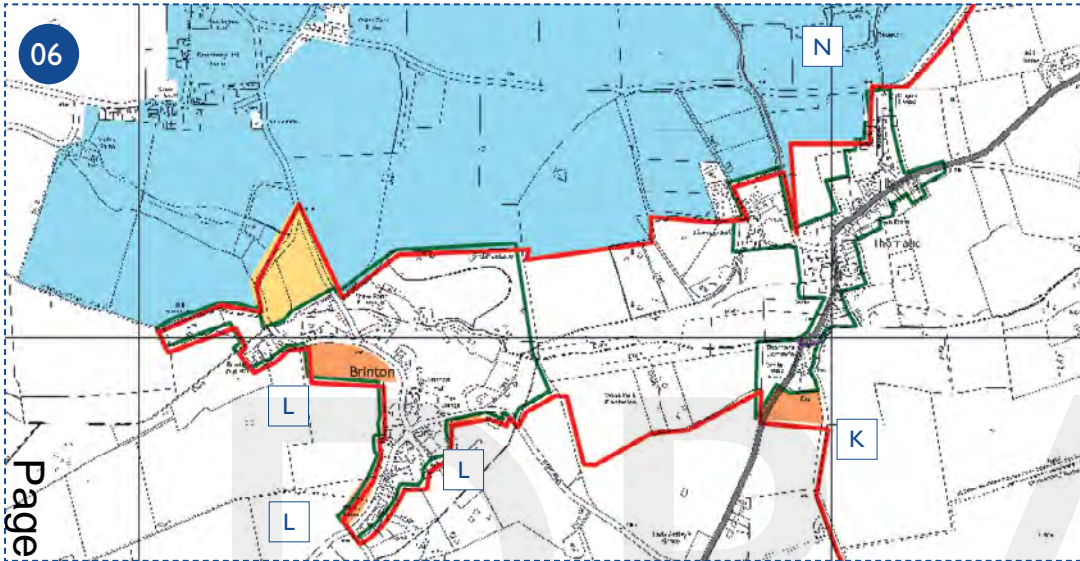
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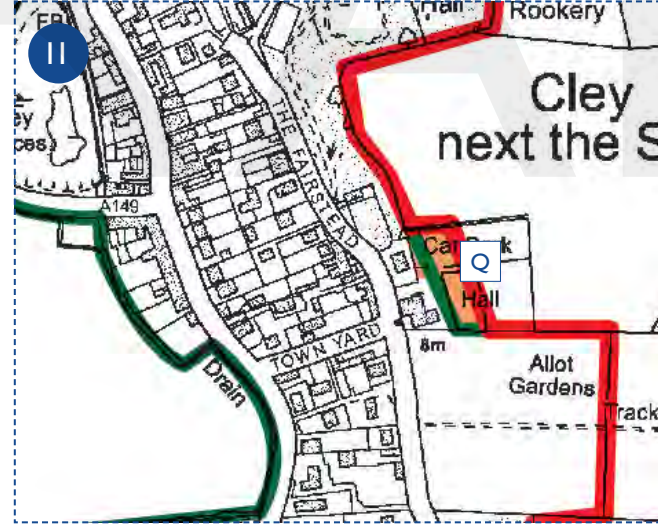
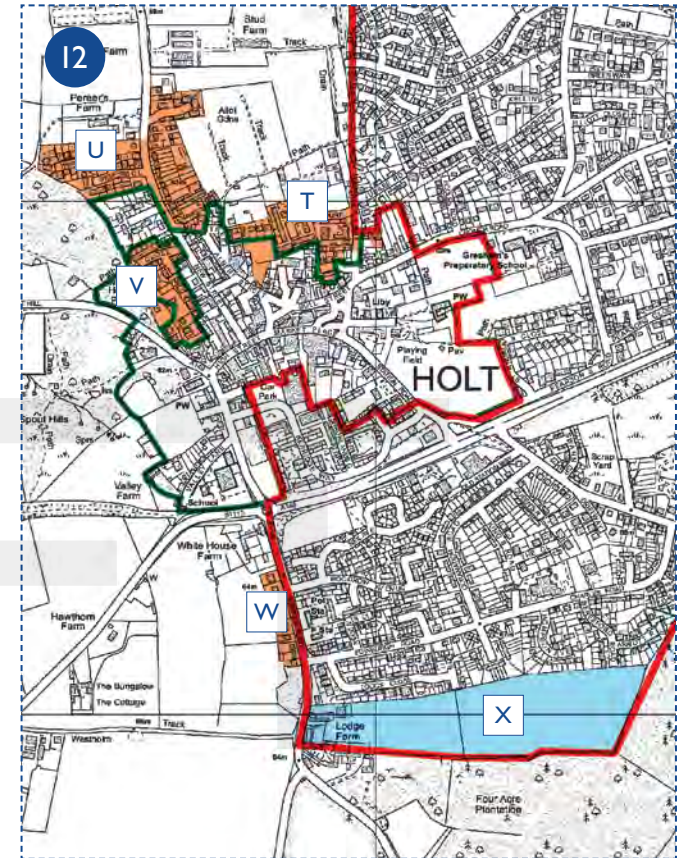
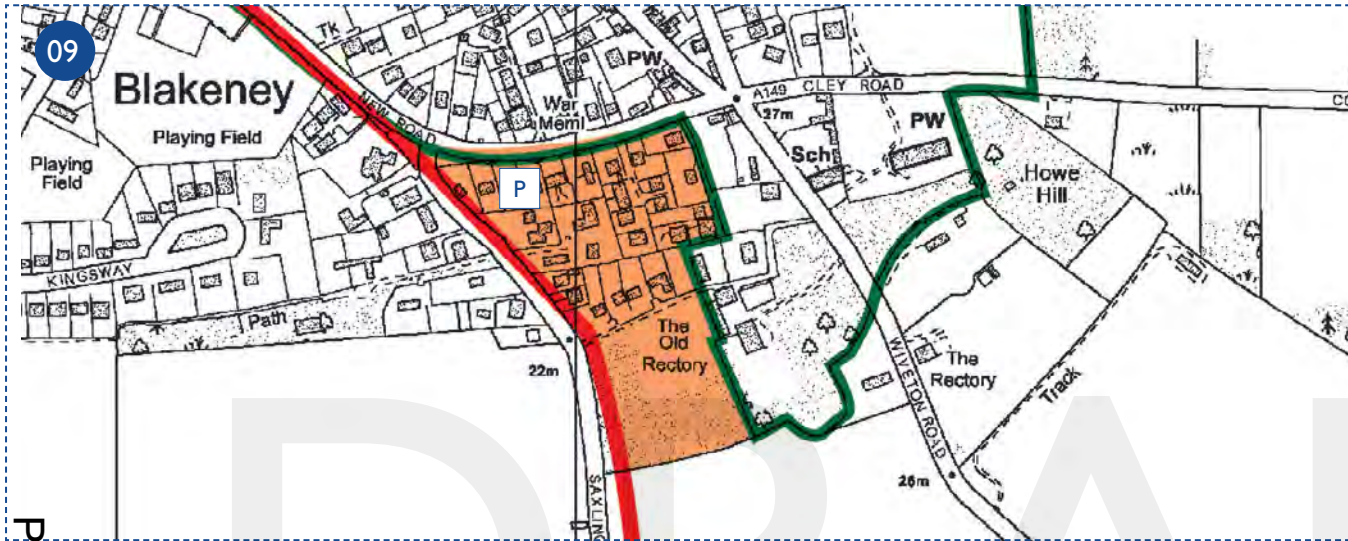
KEY	
—	Current Conservation Area Boundary
—	Village Conservation Area Boundaries
■	Proposed Exclusion from Conservation Area Boundary
■	Proposed for Exclusion in November 2022 but retained in response to public consultation
■	Proposed Inclusion in the Conservation Area Boundary
A	Selbrigg Pond
B	Baconsthorpe Castle
C	Red House
D	Hempstead Hall
E	Green Farm
F	Modern Housing North of Edgefield
G	Modern Housing South of Edgefield
H	Fields and Old Rectory West of Edgefield
I	Study
J	Study
K	Partial Field South of Thornage
L	Partial Fields South of Brinton
M	Fields North of Brinton
N	Breck Farm
O	Valley Farm and Sharrington
P	Saxlingham Road
Q	Car Park East of Cley
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.
- **England's Places (Historic England)**, a digitalised collection of images from Historic England's archive.

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

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 for 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) 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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- 01 Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*
- 02 Section 71 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
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- 29 <http://www.norfolk Mills.co.uk/Watermills/thornage.html>, accessed 24/10/18
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ARCHIVE MATERIAL

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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

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MS 4541: Tithe map of Morston

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NORFOLK HERITAGE CENTRE

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1835 Map of Cley and Blakeney by H.R. Palmer

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 Straiithe

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
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HISTORIC ENGLAND GUIDANCE

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Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (2021). <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019). <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

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, 65). 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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This Heritage Asset Audit provides brief entries on all the designated heritage assets and the locally listed buildings in the Glaven valley Conservation Area. It is organised alphabetically by parish. Within each parish's section, the heritage assets that are only in the Glaven Valley are listed first and are followed by the parish's heritage assets that are also included in the village conservation area.

List of Parishes - click on the name to be taken to the relevant page:

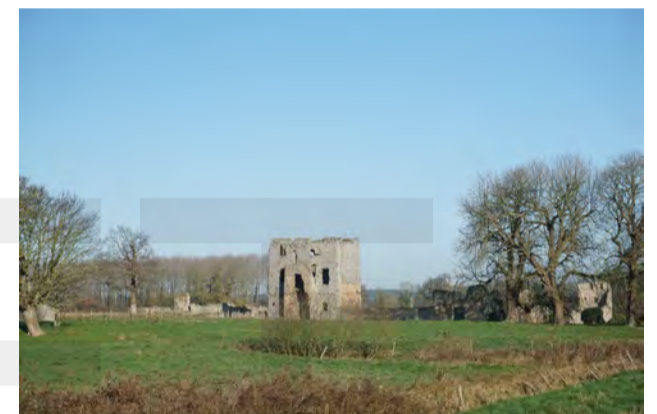
- Baconsthorpe
- Cley-Next-The-Sea
- Edgefield
- Hempstead
- Holt
- Hunworth
- Letheringsett with Glandford
- Sharrington
- Stody
- Thornage
- Wiveton

BACONSTHORPE

Address / Building Name	Baconsthorpe Castle moated site with fortified house, gatehouse, courtyards and formal gardens
Parish	Baconsthorpe
Status	Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1013093
Brief History	House built in the mid-late C15, altered in the early C17 and many of the buildings were demolished in mid-C17.
Brief Description	Moated site with the remains of a fine fortified house built by the Heydon family. The site includes a mere and associated earthworks, an outer gatehouse, courtyards and earthwork remains of formal gardens.



Address / Building Name	Remains of Baconsthorpe Castle
Parish	Baconsthorpe
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049845
Brief History	House built in the mid-late C15, altered in C16 before demolition in mid-C17
Brief Description	Ruins of castle of flint with brick. Square court with three storey roofless gatehouse and roofless remains of two storey east range.



Address / Building Name	Remains of Baconsthorpe Hall 80m South of Baconsthorpe Castle
Parish	Baconsthorpe
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049846
Brief History	Built in C16 as outer gatehouse to the Castle, converted to a house in late C16 or early C17, altered C19.
Brief Description	Roofless remains of outer gatehouse of galletted flint. Two or the three original bays survive; turret to right gable, partly octagonal with a stone cupola.



Address / Building Name	Barn at Hall Farm circa 35m west of Baconsthorpe Hall
Parish	Baconsthorpe
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373486?section=official-list-entry
Brief History	C16 with lateral alterations
Brief Description	Stone dressed flint barn of six steads. Pantile roof.




Address / Building Name	Breck Farmhouse and barn
Parish	Baconsthorpe
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Buildings are indicated on Faden's 1797 map of Norfolk and the buildings included for local listing appear on the 1882 OS map.
Brief Description	Flint and brick, single range farmhouse with central gable, two chimneystacks and a pantile roof. The barn has a large pantile roof and was part of a larger complex of historic farm buildings that has since been partially rebuilt.




BACONSTHORPE: ALSO INCLUDED IN THE BACONSTHORPE CONSERVATION AREA

CHURCH LANE/PLUMSTEAD ROAD


Address / Building Name	Church of St Mary
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049847
Brief History	Medieval parish church, restored 1868.
Brief Description	Flint with stone dressings, lead roof. West tower, nave, chancel, north and south aisles, north porch.



Address / Building Name	The Manor House
Street-by-Street Area	Church Lane/Plumstead Road Area
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049848
Brief History	Early eighteenth century house built on a sixteenth century core.
Brief Description	Brick, black glazed pantiles to shallow pitched hipped roof. Main façade to west, symmetrical brick plinth, rusticated quoins and window surrounds, platbands above and below first floor windows. Main door flanked by fluted columns with coat of arms above of the Newman family.





Address / Building Name	Left and Right Gate piers and attached to Splayed Garden wall
Street-by-Street Area	Church Lane/Plumstead Road Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373488 and https://historicengland.org.uk/listing/the-list/list-entry/1049849
Brief History	Eighteenth century gate piers at entrance of Manor House.
Brief Description	Square, in rendered brick having recessed semi-circular headed panels to faces; square stone cap with cyma recta of classical leaf moulding, pier surmounted by stone griffin's head erased (the crest of the Newman family who held the manor late seventeenth/early eighteenth century). Low curved brick wall with stone cap attached to right.




BACONSTHORPE: ALSO INCLUDED IN THE BACONSTHORPE CONSERVATION AREA

CHURCH LANE/PLUMSTEAD ROAD (CONT.)

Address / Building Name	The Old School
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049850
Brief History	Former school, now village hall, dated 1816.
Brief Description	Pebble flint with brick dressings; hipped roof, corrugated tiles to front, black glazed pantiles to sides, pantiles to rear. Three bays with outshuts to rear. South front with chamfered brick cap to flint plinth, dentil cornice, axial stack to right. Inscription '1816 National School' within third pediment.
	

Address / Building Name	The Rectory
Street-by-Street Area	Church Lane/Plumstead Road Area
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late-18th or early-19th century
Brief Description	Three storeys in red and gault brick, with a stone parapet and a slate roof. Timber sash windows, a Classical architrave frames the painted timber panelled front door. Proposed for local listing for its link with the church, its elegant appearance and as one of the larger, grander buildings in the Conservation Area.
	


MANOR FARM HOUSE

Address / Building Name	Manor House Farmhouse
Street-by-Street Area	Church Lane/Plumstead Road Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373487
Brief History	Eighteenth century façade on earlier core dated 1635.
Brief Description	Brick, black glazed pantiles and pantiles. Two phases now under a continuous roof. Two storeys plus attic. Nineteenth century door and windows.
	

BACONSTHORPE: ALSO INCLUDED IN THE BACONSTHORPE CONSERVATION AREA


THE STREET (1)

Address / Building Name	Pitt Farm and barns to the rear
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Sixteenth to seventeenth century house, with large flint and timber barns. Anecdotally has a connection with Anne Boleyn.
Brief Description	Red brick house with steep dutch gable hipped roof. Small casement windows. Window to rear looks to be sixteenth century. Proposed for local listing because of its considerable age, the impressive size of historic barns to the rear of the house, and the potential historic connection to Anne Boleyn. It is unusual that a building of this age is not nationally listed.




THE STREET (2)

Address / Building Name	The White House
Street-by-Street Area	The Street (2)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373489
Brief History	Eighteenth century house at right angles to the street.
Brief Description	Rendered, black glazed pantiles, unglazed to right. Three bays, two storeys. Gable parapets on shaped kneelers, end internal stacks in gault brick each with projecting base and oversailing cap having two yellow chimney pots with hexagonal cups.




THE STREET (3)

Address / Building Name	Wesleyan Chapel
Street-by-Street Area	The Street (3)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1844
Brief Description	Former Wesleyan Chapel now converted to residential. Pebble flint with gault brick dressings. Arched windows and door to north end are distinctive. Name and date plaque on north elevation. Proposed for local listing for its distinctive design, its demonstration of the popularity of Methodism in the area and as a former communal building.



Address / Building Name	Ash Tree Farm
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-eighteenth century.
Brief Description	Red brick house with red brick dressings and pantile roof. Proposed for local listing because of its elegant symmetrical façade, good quality doors and windows, and as one of the larger and better quality farmhouses within the village.



CLEY-NEXT-THE-SEA

Address / Building Name	Swan Lodge, Holt Road, Cley NR25 7EA
Parish	Cley-next-the-Sea
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	Red brick lodge house with slate roof. Glimpsed views



Address / Building Name	Swan Lodge Barn
Parish	Cley-next-the-Sea
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	Large, converted flint barn with red brick dressings and catslide roof of red clay pantiles. Visible



Address / Building Name	Swan Cottage
Parish	Cley-next-the-Sea
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	Cottage of cobble flints with red brick dressings and iron windows. Very visible





Address / Building Name	Five Bowl Barrows north-east of Swan Lodge
Parish	Cley-next-the-Sea
Status	4 Scheduled Monuments
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1013559 https://historicengland.org.uk/listing/the-list/list-entry/1013562 https://historicengland.org.uk/listing/the-list/list-entry/1013560 https://historicengland.org.uk/listing/the-list/list-entry/1013561
Brief History	Late Neolithic to Late Bronze Age (typically 2400-1500 BC)
Brief Description	Five bowl barrows that are funerary monuments comprising earthen mounds containing burials. Each mound is encircled by a ditch.


DRAFT


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


COAST ROAD


Address / Building Name	The Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373491
Brief History	C16th C17th with stair turret and window alterations of mid-C20th
Brief Description	Flint with brick dressings and pantiles. Seven bay structure over two storeys plus attic. Probably standing on site of medieval manor house.
	

Address / Building Name	Barns 40m SE of Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373492
Brief History	Early C18th with later alterations including the rebuilding of the oversailing eaves cornice.
Brief Description	Four flint and brick barns under 3 roofs.
	

Address / Building Name	Ranges of Attached Farm Buildings at Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1172463
Brief History	C18th
Brief Description	Lofted, four bay cowshed with attached two storeyed, single bay dwelling. The cowshed is also attached to the Old Hall by a single storey range to the north.
	


Address / Building Name	Umgeni
Street-by-Street Assessment	Coast Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Two and half storey brick and flint house with prominent Dutch gables overlooking marshes. Variety of window styles including one oriel and one with round headed arch.
	


Address / Building Name	Rushmere
Street-by-Street Assessment	Coast Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Two storey, three bay, late-nineteenth century flint cottage with brick dressings. Central bay projects with third gable. Clay pantile roof with bargeboards to front gable and red brick chimney over each end gable. Two over two painted timber sash windows appear original. Brick and flint porch extension to west of central bay.
	


Address / Building Name	Watchers Cottage
Street-by-Street Assessment	Coast Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C20th
Brief Description	Square two-storey two-bay cottage with hipped roof and central red brick chimney stack. Prominent location on small rise. Six over six painted timber sash windows. Plaque NNT – 1986.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


THE FAIRSTEAD


Address / Building Name	Cley Hall
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373453
Brief History	c.1770
Brief Description	Red brick façade of five bays, double depth plus rear wings to left and right. Symmetrical south front of two storeys with central pediment, wide eaves and modillions.
	

Address / Building Name	Fairstead House
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049854
Brief History	C18th and later
Brief Description	House, formerly five cottages. Coursed flint with mosaic brick dressings and pantile roof. Irregular plan of long range with six uneven bays.
	

Address / Building Name	The Cottage
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305114
Brief History	Early C19th front C17th/ C18th rear range
Brief Description	Pebble flint with gault brick dressings and pantiles to hipped roof. Two bays of double depth, two storey façade.
	


Address / Building Name	The Old School
Street-by-Street Assessment	The Fairstead
Status	Locally Listed
List Entry Link	N/A
Brief History	1860 with 1896 Infants extension
Brief Description	Former school, large-scale, single storey structure with tall windows, original tall red brick chimneys and a bell turret. Flint with red brick dressings and small cornice.
	


Address / Building Name	Holly Cottage
Street-by-Street Assessment	The Fairstead
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Painted brick two storey cottage with historic sash windows and red pantile roof. Simple timber porch with trellis. One red brick chimney and one rendered chimney.
	

Address / Building Name	Little Cottage
Street-by-Street Assessment	The Fairstead
Status	Locally Listed
List Entry Link	N/A
Brief History	Probably C18th
Brief Description	One and a half storey cottage perpendicular to road. Flint and red brick with brick dressings including a dentil cornice. Red pantile roof with catslide dormer windows and a single replacement chimney.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


THE FAIRSTEAD (CONT.)


Address / Building Name	The Lodge
Street-by-Street Assessment	The Fairstead
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th with 1950 and 2011 extensions
Brief Description	Nineteenth century flint and brick cottage, serving as entrance lodge to Cley Hall. Octagonal red brick chimneys and tall dormer windows to pantile roof. Cast iron windows.
	

Address / Building Name	The Fairstead and Fairstead Cottage
Street-by-Street Assessment	The Fairstead
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th and C19th
Brief Description	Two storey former barn with inserted casement windows and two heights of pitched roof. Some windows are metal whilst others are replacement timber. Small red brick chimneys to pantile roof.
	

HIGH STREET


Address / Building Name	The Long House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172597
Brief History	Late C15th
Brief Description	House now two dwellings. Rendered and colour-washed. Four bays of one and a half storeys, with passage to rear between bays three and four.
	


Address / Building Name	London House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049858
Brief History	c.1700 C19th wing to east.
Brief Description	Brick and flint with pantile roof, one bay double depth structure, of two storeys plus attic.
	


Address / Building Name	The Manor House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305073
Brief History	C17th with later additions
Brief Description	Formerly rendered and colour-washed, now exposed flint, with roof of black unglazed pantiles. L-plan: wing to road is six bays, two storeys with attic.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


HIGH STREET (CONT.)


Address / Building Name	Medieval arch at Maison du Quay
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049857
Brief History	C15th
Brief Description	Stone arch of former doorway, heavily weathered. Set into right hand façade of Maison du Quay
	

Address / Building Name	Sunbeams
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049856
Brief History	Early C18th
Brief Description	House, previously inn (Fishmongers Arms), closed 1958. Rendered with black glazed pantile roof. Five irregular bays with two bay addition to right. Two storeys.
	

Address / Building Name	K6 Telephone Kiosk
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373505
Brief History	1935
Brief Description	Square iron kiosk with domed roof, to designs by Sir Giles Gilbert Scott
	

Address / Building Name	Rocket House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172519
Brief History	Mid-C18th on earlier core
Brief Description	Brick colour-washed pink with black glazed pantile roof. Three bays, two storeys plus attic. Central door enclosed by C19th porch
	

Address / Building Name	Whalebone House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049855
Brief History	C18th façade with alterations
Brief Description	House, formerly shop. Flint with stone dressings, pantile roof and gable parapet. Two storeys and two bays.
	

Address / Building Name	Starr House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172486
Brief History	House c.1700 Shop c.1800
Brief Description	At right angles to High Street, shop façade to street. Gault brick, three bays, two storeys. Raised platform reached by stone steps. Ground floor façade punctuated by square fluted pilasters.
	

CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA

HIGH STREET (CONT.)

Address / Building Name	Lark House
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th and C19th
Brief Description	Two storey dwelling formed of two cottages, evidenced by different roof pitches and doorway revealed by recent removal of the render. Flint with brick dressings including dentil cornice (revealed Summer 2018), and two brick chimneys. C19th sash windows of varying proportions and fine doorcase and panelled door.

Address / Building Name	The Harnser
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Prominent corner location. Formerly King's Head public house. Flint with red brick dressings including dentil cornice and rendered façade to street. Sash and casement windows, mostly replacements. Two red brick chimneys to hipped Dutch pantile roof.



Address / Building Name	The Crab Pot
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Single storey book shop with late nineteenth or early twentieth century shop front. Painted brick walls with brick cornice and Dutch pantile roof.



Address / Building Name	Warehouse behind Crabpot Books
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Early-mid C20th
Brief Description	Converted painted brick warehouse with flat roof and Crittall windows.



Address / Building Name	Worthington House
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C19th/early C20th
Brief Description	Slightly off-centre symmetrical façade of flint and brick with brick dressings and late nineteenth/early twentieth century sash windows. Red clay pantile roof with small rebuilt chimneys.





Address / Building Name	The George
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th with late C19th frontage
Brief Description	Public house in prominent location on High Street. Building incorporates C18th fabric but has a late C18th façade. Brick built with terracotta detailing and Dutch gable. Modern single storey additions not included in the listing.





CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


HIGH STREET (CONT.)


Address / Building Name	Bank Cottages
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C18th/Early C19th
Brief Description	Set of two storey cottages with pantile roof, rendered. Decorative porches to doors.
	

Address / Building Name	The Old Chapel
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey, gault brick former chapel with gable designed to appear as a pediment supported on brick pilasters. Timber sash windows and decorative doorcase with engaged columns.
	

Address / Building Name	Hambleton
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C17th/ C18th with later range
Brief Description	Small scale, two storey L-shaped cottage with rendered walls, red pantile roof and red brick chimneys. Early nineteenth century sash windows to north range and early nineteenth century doorcase. Late nineteenth or early twentieth century sash windows to west range.
	


Address / Building Name	Wrights Yard Cottage
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Likely mid-C19th
Brief Description	Two storey cottage with attic, built of red brick with gabled front elevation. The cottage is set at the end of Wrights Yard off the High Street.
	


Address / Building Name	Carlton House, The Anchorage
Street-by-Street Assessment	High Street (East Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey pair of gault brick cottages with early nineteenth century sash windows and black glazed pantile roof. Prominent location at the junction with New Road. Modern additions are well proportioned and contrasting materials but are excluded from listing. Fine example of nineteenth century ironwork decoration to front garden wall of Carlton House.
	


Address / Building Name	The White House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373512
Brief History	C18th
Brief Description	House, rendered with black glazed pantile roof. Four bays and two storeys. Gabled parapets with pyramidal stone finials at bases.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


HIGH STREET (CONT.)


Address / Building Name	Gate Railings in front of Customs House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049820
Brief History	C18th
Brief Description	Wrought iron railings and gate to High Street front of Customs House. Square brick biers each surmounted by stone ball.
	

Address / Building Name	The Custom House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049861
Brief History	c.1700
Brief Description	House set back from street. Pinkish brick with red brick dressings and roof hidden behind parapet. Three bay double depth structure over three storeys plus attic. Asymmetrical façade to street.
	

Address / Building Name	Mill Leet
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049860
Brief History	c.1700
Brief Description	Brick with some coloured headers and pantile roof. Shaped gable to road. Double depth plan over two storeys.
	


Address / Building Name	The Gables
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172622
Brief History	Warehouse C17th adopted as house C18th
Brief Description	Brick façade colour-washed pink, with black glazed pantile roof. Seven irregular bays of two storeys and attic, passage and two storied extension to rear.
	


Address / Building Name	Bank Cottages Bank House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172533
Brief History	Late C18th façade to older core
Brief Description	Terrace of three cottages. Formerly rendered and colour-washed, now exposed brick and flint with pantile roof and raised gable parapet. Double range of three bays and two storeys.
	

Address / Building Name	Flanders
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049859
Brief History	c.1780s
Brief Description	House, formerly shop. Front façade colour-washed brick with pantile roof, three bays and two storeys. Central door under semi-circular fanlight with glazing bars.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA

HIGH STREET (CONT.)


Address / Building Name	Old Town Hall
Street-by-Street Assessment	High Street (West Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	1896
Brief Description	Two storey brick built house with bay windows to ground floor and gabled dormers in roof. Date stone on principal façade.
	


Address / Building Name	Zetland House
Street-by-Street Assessment	High Street (West Side)
Status	Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Two and half storey brick and flint house with classical detailing in gault brick. Pantile roof and gault brick chimneys. Timber sash windows and doorcase. Elaborate gutter.
	

THE QUAY

Address / Building Name	Cley Mill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049823
Brief History	C18th
Brief Description	Windmill used as holiday accommodation. Brick Tower, white painted wooden cap, sails and fantail. Five storeys with part balcony to 2nd floor.
	


TOWN YARD


Address / Building Name	The Pyghtle
Street-by-Street Assessment	Town Yard
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049824
Brief History	c.1800 with older core
Brief Description	Rendered flint with dentil cornice and pantile roof. Three bays of two storeys with one and half storey extension to right in coursed flint
	


Address / Building Name	Salt Marsh Cottage and outbuilding to rear
Street-by-Street Assessment	Town Yard
Status	Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	One and a half storey red brick cottage with dormers in red pantile roof.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


HOLT ROAD


Address / Building Name	Barn at Green Farm
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049821
Brief History	1715
Brief Description	Coursed flint with brick dressings. Extended porch to second bay of west front.
	

Address / Building Name	Green Farm House
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373473
Brief History	C17th
Brief Description	Coursed flint with evenly spaced bricks to some cornices. Three bays, two storeys with attached former dairy to left.
	

Address / Building Name	Garden Walls at Green Farm House
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373474
Brief History	1676
Brief Description	Coursed flint under flint coping with brick ridge and dogs tooth brick cornice
	


Address / Building Name	Lime Kiln Cottage
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	C17th-C19th
Brief Description	Historically part of Green Farm complex. Flint and brick cottage with red clay pantile roof with dormers and red brick chimneys of different designs. Mix of casement and sash windows.
	


Address / Building Name	Lime Kiln Barn
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	C17th-C19th
Brief Description	Historically part of Green Farm complex. Flint and brick converted barn/outbuildings with red pantile roofs. Modern timber casement windows and rooflights.
	


Address / Building Name	Loke Cottage
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Red brick cottage with plat band detail set in a defined garden and forming the focal point of Dawes Loke. Red clay pantile roof with red brick chimney. Nineteenth century sash windows. Modern brick and timber weatherboarding extension not included in listing.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA

HOLT ROAD (CONT.)

Address / Building Name	Ingleside
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C20th
Brief Description	A rare local example of an early twentieth century Arts and Crafts house. Red brick with corner pilasters and moulded brick arch to entrance. Two full height canted bays. Timber sash windows.
	


Address / Building Name	Hunters
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Detached two storey square brick and flint cottage with dentil cornice. Hipped Dutch pantile roof with central red brick chimney. Sash windows to street façade, casements elsewhere. Originally two cottages. Prominent as the first building on this side of the road.
	


Address / Building Name	Picnic Fayre
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	Probably Early C19th with mid C19th extension
Brief Description	Two (early nineteenth century) and one storey (mid nineteenth century) brick and flint building. Former forge, now shop. Long window with mullions is typical of a forge.
	


Address / Building Name	Northcote, New Road
Street-by-Street Assessment	Holt Road (North)
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C18th
Brief Description	Painted brick two storey townhouse with dentil cornice, symmetrically arranged sash windows and central doorcase. Dutch pantile roof with pair of red brick chimneys.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA


CHURCH LANE


Address / Building Name	The Knoll with attached garden walls
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049852
Brief History	c.1800
Brief Description	Pebble flint with gault brick dressings, slate roof, and raised gable parapets. Three bays over two storeys, with rear wing to right. Stone plaque inscribed Randall Buildings.
	

Address / Building Name	Church of St Margaret
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172407
Brief History	C14th and C15th
Brief Description	Parish church, flint with stone dressings and grey tiles. NW tower, nave, north and south aisles, ruined north and south transepts, chancel, and porches to N, W and S.
	

Address / Building Name	Memorial to James Greeve
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049853
Brief History	1689, additions 1722, 1728 and 1743
Brief Description	Altar tomb memorial. Brick walls, sandstone slab with inscription to James Greeve and family. Greeve assisted the famous admiral, Sir Cloudsley Shovell.
	


Address / Building Name	Knoll Cottages
Street-by-Street Assessment	Church Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey brick and flint cottages with buff brick detailing. Forms a group with the Knoll.
	


Address / Building Name	Church Knoll
Street-by-Street Assessment	Church Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Flat roofed two storey structure of gault brick and flint. Forms a group with The Knoll.
	


Address / Building Name	The Green
Street-by-Street Assessment	Church Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C19th
Brief Description	Large two storey house with attic lit by dormers. Flint with red brick dressings and prominent central gable to front and rear elevations. Tall red brick chimneys enliven the red pantile roof. Timber, leaded casement windows. Rear extension excluded from listing.
	


CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA

CLEY GREEN

Address / Building Name	Well Cottage
Street-by-Street Assessment	Cley Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1172448
Brief History	Early C18th C20th extension
Brief Description	Two bay, two storey façade with attic. Brick with pantiles. C20th single storey forward extension.
	


Address / Building Name	Three Swallows Inn
Street-by-Street Assessment	Cley Green
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C17th/Early C18th
Brief Description	Two storey pub, brick and flint with front façade rendered.
	


Address / Building Name	Glaven House
Street-by-Street Assessment	Cley Green
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Flint and red brick cottage with rendered historic extension. Nineteenth century sash windows. Red pantile roof with two red brick chimneys,
	


Address / Building Name	Newgate Cottage
Street-by-Street Assessment	Cley Green
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Two storey flint cottage, painted white, perpendicular to road.
	

CLEY: ALSO INCLUDED IN THE CLEY CONSERVATION AREA

HOLT ROAD

Address / Building Name	Newgate Farm House
Street-by-Street Assessment	Holt Road (West)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049822
Brief History	1685 C19th extension
Brief Description	Coursed flint with brick dressings. Front is rendered and colour-washed. Single range of four bays and two storeys.
	

Address / Building Name	Barn at Newgate Farm
Street-by-Street Assessment	Holt Road (West)
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373475
Brief History	C18th
Brief Description	Coursed flint with some brick, brick dressings and asbestos roof. Five bays, with roof over end bays to the right rebuilt to a lower height.
	

Address / Building Name	Green Shutters
Street-by-Street Assessment	Holt Road (West)
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Cottage of two parts set on the road. East end is two storey; west end is one storey with attic. Flint with red brick dressings and a variety of historic casement windows including one dormer. Prominent green shutters to windows give the cottage its name.
	

EDGEFIELD

Address / Building Name	Lowes Farmhouse
Parish	Edgefield
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049207
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	https://historicengland.org.uk/listing/the-list/list-entry/1049203
Brief History	C13
Brief Description	Ruins of former medieval parish church in the form of a tower, south porch and connecting west wall only.

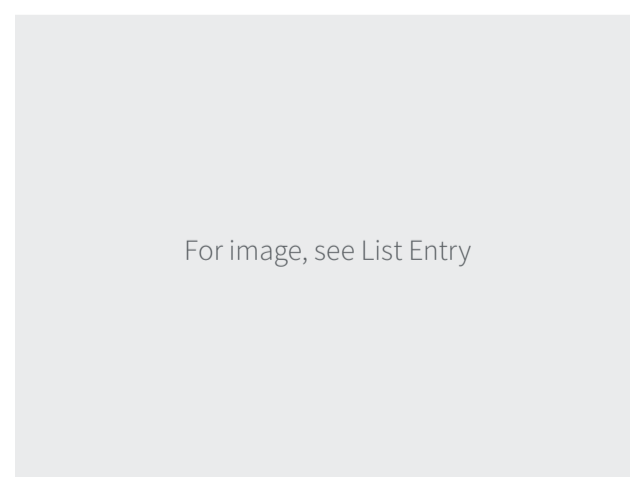
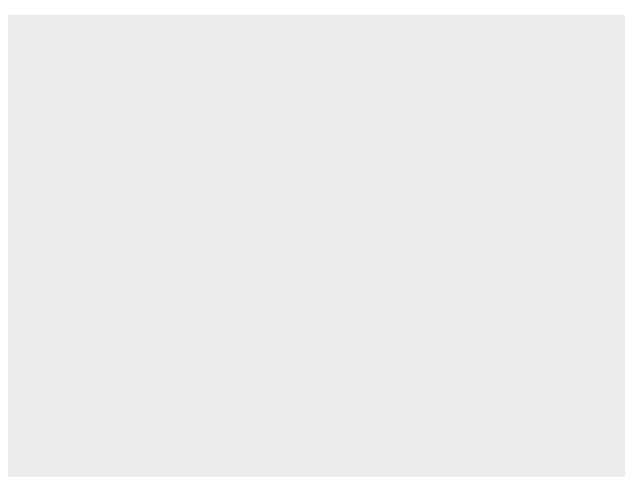
Address / Building Name	The Mount
Parish	Edgefield
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049208
Brief History	C17
Brief Description	Two storey house of flint and brick with pantile roof. Single range of 4 bays, two wings to rear. 2 storeys, attic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



Address / Building Name	Old Parsonage House
Parish	Edgefield
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373805
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	https://historicengland.org.uk/listing/the-list/list-entry/1152711
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	https://historicengland.org.uk/listing/the-list/list-entry/1152709
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	https://historicengland.org.uk/listing/the-list/list-entry/1152703
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	https://historicengland.org.uk/listing/the-list/list-entry/1049210
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	https://historicengland.org.uk/listing/the-list/list-entry/1003165
Brief History	Prehistoric
Brief Description	Group of seven scheduled monument of prehistoric origin.


For image, see List Entry




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.





EDGEFIELD: ALSO INCLUDED IN THE EDGEFIELD CONSERVATION AREA

NORWICH ROAD NORTH OF THE GREEN

Address / Building Name	1 and 2 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304649
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per house. Timber casement windows. Single-storey divided wash-house to rear, extended.
	


Address / Building Name	3 and 4 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049209
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per house. Timber casement windows. Single-storey divided wash-house to rear, extended.
	


Address / Building Name	5 and 6 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Included on the local list for group value.
	


Address / Building Name	7 and 8 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Included on the local list for group value.
	

EDGEFIELD: ALSO INCLUDED IN THE EDGEFIELD CONSERVATION AREA

THE GREEN


Address / Building Name	Edgefield War Memorial
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1455235
Brief History	1920 as a memorial to five local servicemen who died, seven wounded and a further 28 who served in WWI, plus names of those who died during WWII.. Polished black plaques added in 2004 to replace inscriptions.
Brief Description	Concrete pillar on two-stepped square concrete base, supporting a four-sided head made of stone and bearing polished block inscription panels. Head surmounted by Latin cross on a ball.
	

Address / Building Name	The Lodge
Street-by-Street Area	The Green
Status	Locally listed
List Entry Link	N/A
Brief History	House in the Regency style from the early nineteenth century.
Brief Description	Regency style house with recessed brick arches in gaunt brick. North of the Village Green within a walled boundary.
	


Address / Building Name	The Old Smithy
Street-by-Street Area	The Green
Status	Locally listed
List Entry Link	N/A
Brief History	House is first seen on the 1815 Enclosure award but may be earlier.
Brief Description	Old smithy building located north of the Village Green. Single storey building with a rectangular plan form and long window on front elevation. Constructed of bricks, cobble flints and red clay pantiles.
	

EDGEFIELD: ALSO INCLUDED IN THE EDGEFIELD CONSERVATION AREA

NORWICH ROAD SOUTH OF THE GREEN


Address / Building Name	Former Baptist Chapel
Street-by-Street Area	Pecks Lane (North-South)
Status	Locally Listed
List Entry Link	N/A
Brief History	The Baptist Chapel appears on the first OS Map of Edgefield from 1886 as a General Baptist Chapel.
Brief Description	A former Baptist Chapel constructed of corrugated metal sheeting, now a private garage. Structure retains fretted bargeboard and light fixture above doorway.
	


PECKS LANE (NORTH-SOUTH)


Address / Building Name	The Old Post Office
Street-by-Street Area	Pecks Lane (North-South)
Status	Locally Listed
List Entry Link	N/A
Brief History	The Old Post Office was formerly a house and was converted into a Post Office in the late nineteenth century. It was converted back into a house during the twentieth century.
Brief Description	Detached four bay building of two storeys located south of the Village Green on Pecks Lane.
	


EDGEFIELD: ALSO INCLUDED IN THE EDGEFIELD CONSERVATION AREA

SWEETBRIAR LANE

Address / Building Name	Church of St. Peter and St. Paul
Street-by-Street Area	Sweetbriar Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049204
Brief History	1883-84 by J.D. Sedding, incorporating much fabric and fittings of earlier medieval church dismantled to north-west.
Brief Description	Church. Flint with stone dressings, slate and lead roofs. Large nave compared to proportionately small, square tower. Traceried windows.
	

Address / Building Name	Manor Farm
Street-by-Street Area	Sweetbriar Lane
Status	Locally listed
List Entry Link	N/A
Brief History	The farmhouse dates from the eighteenth century date and is set within a complex of farm buildings which built in the eighteenth and nineteenth centuries.
Brief Description	Large eighteenth century farmhouse of five bays and two storeys with complete set of sash windows. Rendered exterior painted white. Blue glazed pantile roof.
	

Address / Building Name	Church Farm House
Street-by-Street Area	Sweetbriar Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049205
Brief History	1704, renovated 1970
Brief Description	Two storey house. Flint and brick, pantile roof. Wing to east converted from C19 barn. Casement windows c.1970. Included on list for south gable wall which has decorated brick pattern work with lozenges, E F for Elizabeth Fenn and the date 1704.
	

Address / Building Name	Merrisons Farm House 150m north-west of parish church of St. Peter and St. Paul
Street-by-Street Area	Sweetbriar Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152661
Brief History	C18
Brief Description	Two storey house. Brick with black glazed pantiles. Sash windows.
	


HEMPSTEAD

Address / Building Name	The Red House	Address / Building Name	Watermill and Mill House	Address / Building Name	Beckett's Farmhouse and barns
Parish	Hempstead	Parish	Hempstead	Parish	Hempstead
Status	Grade II	Status	Grade II	Status	Proposed Local Listing
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373806	List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373734	List Entry Link	N/A
Brief History	C18	Brief History	C18	Brief History	Buildings are indicated on Faden's 1797 map of Norfolk and the buildings included for local listing appear on the 1882 OS map.
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.	Brief Description	The Farmhouse is a multi-phase flint and brick building with a pantile roof. A front range with a gabled roof has three perpendicular ranges under separate hipped roofs to the north. The barns comprise flint and brick barns and cattlesheds with pantile roofs.






HEMPSTEAD: ALSO INCLUDED IN THE HEMPSTEAD CONSERVATION AREA


THE STREET (NORTH)

Address / Building Name	White Horse Cottage
Street-by-Street Area	The Street (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	18th/early-19th century
Brief Description	Complete row of flint cottages with red brick dressings. They have distinctive stepped gables to dormer windows and end gables. The building is a focal point at the north end of The Street and forms a local landmark in the village.
	

THE STREET (SOUTH)


Address / Building Name	Church of All Saints
Street-by-Street Area	The Street (South)
Status	Grade II*
List Entry Link	(or N/A for locally listed) https://historicengland.org.uk/listing/the-list/list-entry/1049211
Brief History	Built in the 14th century with later 18th century roof and alterations. The west tower rebuild is dated 1744.
Brief Description	Coursed flint and brick with black glazed pantile roof. North-west tower and vestry, nave (formerly south aisle) with apse, and south porch. Medieval east half of tower is of flint, the later rebuilt to the west is red brick. Unusual thatched apse, built 1925 in pebble flint with brick dressings.
 	

Address / Building Name	Hempstead Lodge
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-1841, with 20th century extensions
Brief Description	Large red brick country house, in red brick, set in large grounds. One of the grandest buildings in the village with a potentially older core than the external red brick frontage.
	


Address / Building Name	The Old School Room
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Single storey school room of flint with red brick dressing. Formerly the village school converted to dwelling and therefore has a connection to local social history. Has an attractive red brick bell motif built into the north-west facing gable, with the old school bell still intact to the rear.
	

HEMPSTEAD: ALSO INCLUDED IN THE HEMPSTEAD CONSERVATION AREA

POND HILLS ROAD

Address / Building Name	Brownwood
Street-by-Street Area	Ponds Hills Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049213
Brief History	House dated to 1674, as shown on gable.
Brief Description	Flint with brick dressings, pantile roof, gable parapets. Single range with 4 bays. 19th century cross windows and a 20th century rear extension. House is attached to farm buildings that have been converted to dwellings.
	

MARLPIT ROAD

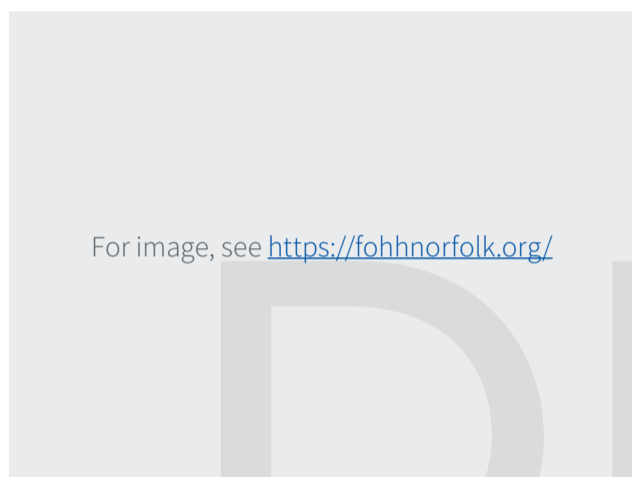
Address / Building Name	43-44, & 45 & Tinker's Cottage
Street-by-Street Area	Marlpit Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Row of single storey flint cottages with red pantile roof. Small decorative gables to front and red brick dressings. Uniform design indicates these could be estate cottages built for workers.
	

HOLT

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

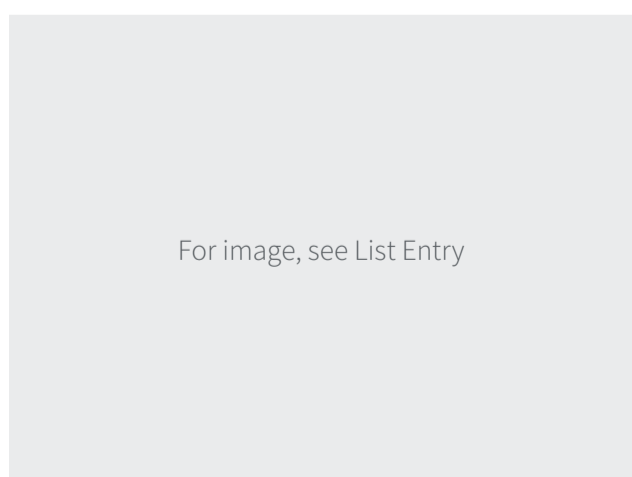
Address / Building Name	Lawn Farm
Parish	Holt
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049343
Brief History	C17 and earlier
Brief Description	House of red brick and flint with steep pitched pantile roof. Two storeys and attic.

Address / Building Name	Tithe Barn, Letheringsett Hill
Parish	Holt
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306496
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	https://historicengland.org.uk/listing/the-list/list-entry/1049316
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.


Address / Building Name	The Watering, Cley Road, Holt, NR25 7DY
Parish	Holt
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	House of flint and brick with hipped pantile roof, plaque on front, visible from road. Very Visible





HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


HIGH STREET


Address / Building Name	52 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169461
Brief History	C18
Brief Description	End terrace, two storeys, rendered, timber sash windows and timbre panelled door with toplights. Red clay pantile roof.
	

Address / Building Name	50 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049311
Brief History	C18
Brief Description	Two terraced houses incorporated in one. Two storey, with step down between the two former houses. Rendered, timber sash windows, timber panelled door with architrave, red clay pantiles.
	


Address / Building Name	48 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169460
Brief History	C18
Brief Description	Cottage part of terrace. Two storey, flint to ground floor, red brick above. Timber sash windows and timber panelled door with architrave, red clay pantiles.
	


Address / Building Name	46 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049310
Brief History	1806
Brief Description	End terrace. Two storeys, red brick, timber sash windows, red clay pantiles. Flint to gable end. Entrance to the side.
	


Address / Building Name	Signpost
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169605
Brief History	1887, previously situated on the Market Place and moved 1920 because for construction of War Memorial. Nicknamed Blind Sam because it originally did not work well.
Brief Description	Former fountain/lamppost. Cast iron, black with gold details. Base with inscription plate, fluted column, glazed lamp with decorative metalwork.
	


Address / Building Name	Milestone
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049287
Brief History	C18
Brief Description	Obelisk/milestone. Square stone column with inscriptions on each side giving miles to nearby towns. Cornice at top of column and topped with 'pineapple' finial.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA
HIGH STREET (CONT.)

Address / Building Name	38, 40 and 42 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306545
Brief History	C18
Brief Description	Three houses, now all appear in one ownership with Nos. 40 and 42 converted to shop at ground floor. Two storey, rendered, timber sash windows first floor and three catslide dormers, red clay pantiles. Modern unsympathetic shop front to Nos. 40 and 42. Earlier bay shop front window and timber panelled door with architrave to No. 38.
	

Address / Building Name	34 and 36 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373737
Brief History	C18
Brief Description	Pair of shops, two storey, hipped red clay pantile roof, rendered walls, timber sash windows to first floor. Shop front to No. 36 central door, flanked by timber windows and pilasters, with fascia above and retractable canvas awning. Shop front to No. 34 has central recessed door, mainly glazed, with flanking oriel shop front windows either side and retractable canvas awning.
	


Address / Building Name	26 and 28 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049309
Brief History	C19, GF No.26 rebuilt late-C20
Brief Description	Two shops. Two storeys, both rendered with red clay pantiles. Timber sash windows to first floor. Shop front to No.28 is timber with door to side and three windows adjacent, flanked by pilasters and topped by a fascia and retractable canvas awning. Ground floor of No.26 completely rebuilt late-C20 in red brick with dark timber frame to windows. This and the plastic printed fascia sign above are unsympathetic.
	


Address / Building Name	24 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373736
Brief History	Late C18
Brief Description	End terrace shop. Two storeys, red clay pantiles with some black glazed. Unsympathetic pebbledash render. Timber sash window to first floor. Timber shop front with simple pilasters and fascia to ground floor.
	


Address / Building Name	20 and 22 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049308
Brief History	Late C18
Brief Description	No.22 two storey with catslide dormers indicating attic floor. Unsympathetic pebbledash render. Timber sash windows to first and second floors. Good timber shop front with pilasters, fascia, stall riser and features indicating historic retractable awning. Timber and glazed door to right with semi-circular fanlight. No.20 is left hand side of a larger building with No. 18. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door in architrave, railings around front area.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


HIGH STREET (CONT.)


Address / Building Name	18 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373735
Brief History	C18 & C19
Brief Description	Right hand side of building with No.20. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door with arched head. Single glazed pane in arched window to right.
	

Address / Building Name	6 and 8 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049307
Brief History	Early C19
Brief Description	Two shops. Three storeys, brick painted, black glazed pantiles, timber sash windows with four blind windows. Shop fronts on ground floor either side of an arched entrance with timber panelled door and fanlight over. Shop front to No. 8 timber framed with pilasters and fascia. To No.6 shop front is more modern in style though not inappropriate, with retractable canvas awning.
	

Address / Building Name	2 and 4 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049306
Brief History	Early C19
Brief Description	Tow shops. Both two storeys, rendered, red clay pantiles, timber sash windows, two blind windows to No. 2. Central shop door with flanking windows and fascia above to both properties, No.2 with additional timber and glazed door to right.
	


Address / Building Name	Lloyds Bank (No.1)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373738
Brief History	Late C18
Brief Description	Now TSB bank. Two storeys, hipped red clay pantile roof, rendered walls with dentil cornice at first and ground floors. Timber sash windows mainly, though some altered on ground floor to casements with decorative toplights. Classical style doorcases with modern doors.
	


Address / Building Name	7, 9 and 11 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049312
Brief History	C18
Brief Description	Two shops. Two storey, gault brick, roof behind parapet. Timber sash windows to first floor. Shop fronts modern, with that to left being not particularly sympathetic in design while to the right slightly more traditional in appearance, though both could be improved by better signage. Central timber plank door between shop fronts.
	


Address / Building Name	13 and 15 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169480
Brief History	C18
Brief Description	House converted into two shops. Two storeys with attic denoted by dormers. Red brick with quoin and dentil details. Timber sash windows, Classical doorcase with timber panelled door and fanlight over. Matching shop fronts flanking door, likely C20 but good quality. Pilasters and fascia, side doors, decorative mullions to sides and tops of shop windows.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


HIGH STREET (CONT.)

Address / Building Name	Kings Head Public House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373739
Brief History	Early C18
Brief Description	Still in use as public house. Two storeys, rendered, black glazed pantile roof, timber sash windows, with curved two storey bay window to right, timber panelled door with architrave. Good painted lettering and projecting hanging sign.
	

Address / Building Name	21 and 23 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169491
Brief History	C18
Brief Description	House converted to shop, with additional shop added to the side. Main house two storey, grey and red brick, lintels rendered and painted (unsympathetic), red clay pantiles, timber sash windows, central timber and glazed door with architrave. To left is inserted shop front with timber and glazed door and flanking window with fascia above. Single storey shop to side with good historic shop front, flanking pilasters, fascia above, central door, brick parapet above.
	


Address / Building Name	27 and 29 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169491
Brief History	Early C19
Brief Description	Shop (vacant in 2020). Two storey, brick with brick quoin detail, timber sash windows, roof behind parapet. Modern shopfront to ground floor, timber though metal sliding door less appropriate.
	


Address / Building Name	33 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169500
Brief History	Mid C19
Brief Description	Shop. Gable end facing street in polychrome brick with Gothic feel. Timber sash windows. Good timber shop front to ground floor with central door and decorative arched timber mullions to the windows.
	

Address / Building Name	High Silver
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049314
Brief History	C18/19
Brief Description	House, side on to the street with entrance on west side. Two storey, rendered, timber sash windows, Fluted columns and entablature forming porch to entrance door. Bay windows also added on west side.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


HIGH STREET (CONT.)

Address / Building Name	39 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169511
Brief History	C18
Brief Description	House. Two storey with attic floor denoted by catslide dormers. Black glazed pantiles, rendered walls, timber sash windows, timber and glazed panelled door with architrave. Single storey extension to right.
	

Address / Building Name	30 High Street (Richard Scott Antiques)
Status	Locally Listed Building
List Entry Link	N/A
Brief History	C18 or early C19
Brief Description	Shop. Single storey with pediment. Timber sash windows, timber and glazed door in architrave.
	

MARKET PLACE


Address / Building Name	1 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049320
Brief History	Early C19 with ground floor rebuilt C20
Brief Description	Shop. Two storeys, hipped roof with black glazed pantiles, red brick, timber sash windows. Much of the ground floor rebuilt in late-C20 with red ceramic tiles to corner column and pilasters.
	


Address / Building Name	3 and 3A Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373740
Brief History	Early C19
Brief Description	Shop set on corner. Two storeys, black glazed pantiles, painted brick, timber sash windows, timber shop fronts to ground floor. That to No.3 is particularly good with decorative pilasters, pediment above door set on corner containing barometer, clock face above.
	


Address / Building Name	5 Market Place
Status	Grade II
List Entry Link	N/A
Brief History	C18
Brief Description	Shops. Gault brick building with pantile roof and gault brick chimneys. Two shop fronts to the ground floor. Timber sash windows under flat brick arches to the first floor. Modillion cornice to eaves.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


MARKET PLACE (CONT.)


Address / Building Name	11 and 13 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049321
Brief History	C18
Brief Description	Shop (formerly two converted into one). Two storey with attic denoted by dormers, hipped roof with black glazed pantiles, timber sash windows, good shop front on ground floor featuring ionic columns, slender columned mullions and side doors.
	

Address / Building Name	17, 19 and 21 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169565
Brief History	Early C19
Brief Description	Two shops and office. Three storeys, black glazed pantiles, gault brick, timber sash windows, timber panelled door with fanlight between shop fronts. Larger shop front to left is late-C20 with chamfered windows to recessed central entrance, flanking pilasters and fascia above. To right is smaller shop front with modern glazed window and Dutch canopy.
	


Address / Building Name	23 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049322
Brief History	Early/mid C19, with mid/late C19 shop front
Brief Description	Shop. Two storey, black glazed pantiles, painted brick, timber sash windows, central door with flanking shop windows with slender columned mullions and retractable canvas awning.
	


Address / Building Name	27 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169572
Brief History	C18
Brief Description	Detached shop. Two storeys with attic denoted by window in gable end. Black glazed pantiles, unsympathetic pebbledash render, timber sash windows, mid-C20 bay window shop fronts. Dutch canopies with bulky timber housings, large volume of signage in windows and security grille could all be improved.
	


Address / Building Name	31 and 33 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373741
Brief History	C18
Brief Description	Shop (vacant in 2020 but under renovation). Two storeys, red clay pantiles, rendered, timber sash windows, timber shop fronts to south and west sides.
	


Address / Building Name	35 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169578
Brief History	C18 and later
Brief Description	Shops. Main part two storeys, red pantile roof, painted brick, timber sash windows, modern shop front to ground floor u=with unsympathetic signage. Single storey lean-to shop to right hand side with timber and glazed door and casement window to shop.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA
MARKET PLACE (CONT.)


Address / Building Name	Holt War Memorial
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1407823
Brief History	1921 – Later Additions. 2010 restoration
Brief Description	War Memorial. Stone with wide plinth topped with column and carved cross. Inscriptions around the base with names of fallen soldiers.
	

Address / Building Name	School House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049323
Brief History	1858
Brief Description	School building, replaced Elizabethan building in a similar style. Two storeys with attics. E-plan with projecting side wings. Dark red brick with brick mouldings. Red clay tiles. Timber casement windows, including bay window to north projecting wing. Door to south in recessed porch under pointed arch architrave. Further ranges to the rear.
	

Address / Building Name	Fighting Henry Public House (No. 2 Station Road)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169633
Brief History	C18
Brief Description	Now shop. Two storeys with attics denoted by dormers. Red glazed pantiles, rendered, timber casement windows, two timber and glazed doors set in architraves. Single storey extension to the left.
	

Address / Building Name	14 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306472
Brief History	C18
Brief Description	Gallery. Two storeys, hipped roof with pantiles, rendered, timber sash windows, timber and glazed door in pedimented architrave, ground floor window is shallow bay with cornice above.
	

Address / Building Name	12 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049319
Brief History	C18 with mid-C20 shop front
Brief Description	Shop, part of Bakers and Larners to right. Two story with attic, black glazed pantile roof, rendered, timber sash window. Good quality mid-C20 shop front with fascia with gilded lettering.
	

Address / Building Name	10 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306469
Brief History	C18
Brief Description	Shop, part of Bakers and Larners which connects to No. 8 behind an alley. Part two and part three storeys. Black glazed pantiles, red brick, Ground floor shop front projecting slightly at west end. Features recessed door and timber and brick pilasters.
	

HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA

MARKET PLACE (CONT.)

Address / Building Name	8 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049318
Brief History	Early C18, restored 1977

Brief Description Bakers and Lerner shop. Two storey, with left hand side projecting forward. Black glazed pantiles, red brick, timber sash windows, timber shop fronts, that to right projecting forward to line of right hand building.



Address / Building Name	Feathers Hotel
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169534
Brief History	C18

Brief Description Public house. Two storeys with attics denoted by dormer. Mix of red clay and black glazed pantiles. Rendered, timber sash windows, two timber panelled doors with architraves.



Address / Building Name	2 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049317
Brief History	C18

Brief Description Shop. Two storey. Mix of red clay and black glazed pantiles. Rendered, timber sash windows. Timber shop front to right hand side of ground floor, timber door to left of this with louver over.



Address / Building Name	15 Market Place
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian

Brief Description Office. Narrow two storey building. Stone and red brick to ground floor, mock timber framing to first floor, red clay tile roof. Stone or timber mullioned windows, with leaded toplights. Recessed door with brass name plate of original occupiers to right.



HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA
SHIREHILL PLAIN

Address / Building Name	1, 3 and 5 Shirehall Plain
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049289
Brief History	Late C17 – Possibly earlier core. C20 additions.

Brief Description Café, deli and hotel. Two storey with attics denoted by dormers. Flint and brick walls with brick around windows. Pantile roof with brick chimneys. Timber casements to dormers timber sash windows to first floor, plus two small brick framed windows which are earlier. Additional brick mullioned window on ground floor. Timber sash bay window and timber framed French window to ground floor. Timber and glazed door with architrave. To left is shop front with central door, sash windows and a fascia board projecting above. Good glazed lettering.



Address / Building Name	The Shirehall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169620
Brief History	C18 with later additions

Brief Description Former Shirehall now offices. Two storey, rendered with pantile roof. Quoins to edges. Sash windows to ground and first floor. Timber and glazed shop front to left. Gable end to east has sash windows on ground floor, with a timber and glazed door with arched fanlight above, doorcase with quoins. Arched window surrounded by quoins on second floor. Rear fairly plain, with two sash and two small casement windows. Several added downpipes are unsympathetic.




Address / Building Name	Shire House/Shire Cottage
Status	Locally Listed
List Entry Link	N/A
Brief History	C19


Brief Description Shire House is a shop, Shire Cottage is a residence. Semi-detached units with brick dentil cornice, modern pantile roof and two red brick chimneys. Red brick principal façade with flint cobble walls with red brick dressings to other elevations. Chamfered corner to the junction with Albert Street. Timber doors and sash and casement windows with bay shop windows to ground floor.





HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


SHIREHILL PLAIN (CONT.)


Address / Building Name	4 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049328
Brief History	Early C19
Brief Description	Shop. Two storey. Pebbledash render, black glazed pantile roof with brick chimney. Two timber sash windows to first floor with one blind window. Timber shop front to ground floor with central door.
	

Address / Building Name	Osokozi, 6 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049329
Brief History	C18
Brief Description	Shop. Two storey. Rendered, red clay pantile roof with brick chimney. Timber casement and sash windows. Timber and glazed central front door.
	

Address / Building Name	1 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168890
Brief History	Early C19
Brief Description	House, formerly the Old Paul Fry public house. Two storey. Rendered with quoins to edges and around openings. Black glazed pantile roof with brick chimney. Timber sash windows timber and glazed door. Attractive metal sign showing a man and 'The Old Paul Fry' above door.
	


Address / Building Name	3 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049337
Brief History	C18 Later addition to north
Brief Description	Shop, formerly two cottages. Two storey. Flint and red brick. Hipped red clay pantile roof. Timber sash windows, with two blind windows to first floor. Two timber and glazed doors. Painted timber fascia above left hand door and window is sympathetic.
	


Address / Building Name	5-11 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian
Brief Description	Row of four shops. All two storeys. Nos. 5-7 painted brick with hipped red clay pantile roof. Timber sash windows with two blind windows to the first floor. Three timber shop fronts, good quality though modern. No. 11 rendered with side wall flint. Hipped red clay pantile roof with gault brick chimney. Timber shop front with chamfered corner where door is located. Top hung uPVC windows are unsympathetic.
	


Address / Building Name	13 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Former shop now house. Two storey, red brick, red clay pantile roof, brick chimney. Timber sash windows to first floor with one blind window. Attractive timber shop front to the ground floor with central recessed entrance and timber sash windows either side.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


BULL STREET

Address / Building Name	27 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049338
Brief History	C18
Brief Description	Office. Two storey. Rendered, pantiles, brick chimneys. Timber sash windows and timber/glazed door with architrave. To right is timber shop front.
	

Address / Building Name	37 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168892
Brief History	C19
Brief Description	Two shops (one to the left vacant in 2020). Flint with red brick dressings, red clay pantile roof and brick chimney. Timber sash windows to first floor. Two windows and entrance on ground floor likely modern updates. Windows are wide with shallow arched heads, timber casements. Entrance is recessed with doors opening either side into the two shops. Modern tiled steps. Painted timber signs and fascia boards sympathetic.
	


Address / Building Name	39 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049339
Brief History	C18
Brief Description	Shop with ranges behind probably originally stables, now residence. Two storey. Rendered. Hipped red clay pantile roof. Mixture of window designs, mainly different forms of casement window, all timber. Timber shop fronts to south and east sides.
	


Address / Building Name	Hanworth House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168900
Brief History	Mid C18 - 1744
Brief Description	Office, formerly house. Three storeys. Red brick with brick quoins, lintels and architrave to door. Black glazed pantiles and brick chimneys. Timber sash windows, timber and glazed door.
	


Address / Building Name	45 and 47 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049340
Brief History	Early C19
Brief Description	Office and shop. Both two storey, red brick, black glazed pantile roof, brick chimneys, timber sash windows. No. 45 has two shops to ground floor with mid-late C20 shop fronts, retractable canvas awnings. Printed fascias above could be improved by being painted timber. No.47 retains windows to ground floor with central timber and glazed door with fanlight under brick arch.
	

HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA

BULL STREET (CONT.)

Address / Building Name	49 and 49A Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168906
Brief History	C18
Brief Description	Shop. Two storey. Rendered, black glazed pantile roof. Sash windows and one blind window to first floor. Blind window has timber boards across. Timber and glazed door to ground floor with bracketed timber architrave. Timber shop front.
	


Address / Building Name	8 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049341
Brief History	Early C19
Brief Description	Shop. Two storey with attic denoted by dormers. Red brick, pantile roof, bracketed cornice. Timber sash windows with one blind window to first floor. Blocked window on ground floor with wipe-clean sign board (unsympathetic). Mid-late C20 shop front with tiled pilasters. Blank door in recess to the side. Multiple window stickers and printed fascia unsympathetic.
	

Address / Building Name	Praze Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049342
Brief History	C18
Brief Description	House. Two storeys. Rendered, hipped red clay pantile roof. First floor has Venetian window with timber frame. Ground floor timber and glazed door in recess, with arched fanlight over and flanking timber framed windows. Paint/render in poor condition.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA

WHITE LION STREET AND FISH HILL


Address / Building Name	13 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373714
Brief History	Early/Mid C19
Brief Description	Office. Two storey. Red brick, black glazed pantile roof. Timber sash windows with one blind window to first floor which is rendered (render in poor condition). Timber and glazed door.





Address / Building Name	8 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049304
Brief History	C18 with later additions
Brief Description	Vacant shop. Two storey. Unusual in being set on an 'island' surrounded by roads. Rendered, with first floor to west side having mock timber framing. Red clay pantiles. Timber sash windows to first floor, north elevation and ground floor south gable. Unsympathetic late C20 projecting windows to west and south sides. Timber panelled doors on south and east sides, with timber architraves. Gabled porch added to west side with mock timber framing and modern timber and glazed door.




Address / Building Name	White Lion Public House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049292
Brief History	C18 and later
Brief Description	Former public house, now shop. Two storeys. Rendered, black glazed pantile roof with brick chimney. Timber casement windows to first floor and widened timber shop windows on ground floor. Two timber and glazed doors flanked by fluted pilasters. Distinctive hanging pub sign on corner in metal with decorative ironwork.





Address / Building Name	Wansbeck House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169660
Brief History	C18
Brief Description	Former house, now three shops. Two storeys. Pebbledash render, brick cornice. Red clay pantile roof. Timber sash windows. Timber shop fronts of various designs. Signage not very sympathetic.






HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA
WHITE LION STREET AND FISH HILL (CONT.)


Address / Building Name	Nelson House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049291
Brief History	C18
Brief Description	Office. Two storeys with attic denoted by dormer. Rendered, red clay pantile roof with rendered chimney. Timber sash windows, with casements to dormers. Larger timber shop front window to left. Large central porch with timber and glazed door.
	

Address / Building Name	Janaway House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169650
Brief History	C18
Brief Description	Two shops. Two storeys with smaller element projecting out on left hand side containing one of the shops. Rendered, red clay pantile roof, brick chimneys. Timber sash windows timber shop fronts with Dutch canopies.
	

Address / Building Name	Premises occupied by Spar Foodmarket (No. 4 Fish Hill)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049347
Brief History	C18 and later
Brief Description	Restaurant. Two storeys. Rendered, red clay pantile roof. Metal casement window to north, timber sash windows to west. Timber shop fronts with timber and glazed door to west.
	


Address / Building Name	3 and 5 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169433
Brief History	C18
Brief Description	Shop. Two storeys. Rendered. Black glazed pantile roofs with attic floors denoted by dormers with timber casements. Central timber and glazed door, with flanking square bay windows with timber sash and casement windows. Timber fascia board above.
	


Address / Building Name	1 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049346
Brief History	C18 and later
Brief Description	Shop. Two storey with attic floor denoted by dormers. Rendered with brick cornice. Timber sash windows. Timber shop front with arched detail to mullions and central timber and glazed door.
	

Address / Building Name	Former Post Office
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Former post office, now shop. Single storey. Red brick, red clay pantile roof. Dutch gables to east and west ends. Central door with stone architrave. Modern timber door. Timber sash windows to left, timber windows with adaptations to right. Stickers/signage in windows is unsympathetic.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


CROMER ROAD


Address / Building Name	13 Cromer Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306563
Brief History	Late C18
Brief Description	Two cottages. Two storeys. Painted flint, red clay pantile roof with brick chimney. No. 13A (left) has uPVC windows and door. No. 13B (right) has timber and glazed door, timber sash window on ground floor, timber casement window first floor.
	

Address / Building Name	29 Cromer Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049344
Brief History	Early C19
Brief Description	House. Two storey. Red brick black glazed pantile roof, brick chimneys, timber sash windows with timber shutters on first floor. Panelled timber door with fanlight and architrave.
	


CHURCH STREET


Address / Building Name	3 Church Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373751
Brief History	C18
Brief Description	Shop. Two storeys. Pebbledash render, concrete (?) tile roof. Timber sash windows on first floor, timber framed window on ground floor. Shop front consisting of timber bay window, timber and glazed door flanked by pilasters, both topped with cornice and timber fascia board.
	


Address / Building Name	Parish Church of St Andrew
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306557
Brief History	C14 and much later. Restored 1864
Brief Description	Church. Typical layout with tower at west end. Flint with stone dressings. Gothic style including pointed arches to doors and windows. Tracery to windows. Panelled timber doors. Clock on west end. To south is C21 church hall with curved roof. Uses flint and stone in a modern design.
	


Address / Building Name	Holt Library
Status	Locally Listed
List Entry Link	N/A
Brief History	c.1800
Brief Description	Library, former stables. One and a half storeys. Flint with gault brick dressings, slate roof, timber sash windows to ground door, timber framed semi-circular windows on first floor. Modern timber and glazed doors, plus modern single storey extension unsympathetic.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA
STATION ROAD

Address / Building Name	4 and 6 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373767
Brief History	Late C18
Brief Description	Cottage. Two storey. Painted brick, hipped black glazed pantile roof with brick chimney. Timber sash windows and timber door.
	

Address / Building Name	8 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169644
Brief History	C18
Brief Description	Shops. Two storey. Rendered with brick cornice. Hipped black glazed pantile roof. Timber sash windows to first floor and wider timber framed shop windows on ground floor. Timber and glazed door with architrave. Printed fascia boards unsympathetic.
	


Address / Building Name	Shrublands
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373768
Brief History	Early C19
Brief Description	House. Two storey. Gault brick, pantile roof, brick chimneys. Timber sash windows, timber panelled door with fanlight.
	


Address / Building Name	12 – 18 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049290
Brief History	C18
Brief Description	Row of four cottages. Two storeys. Nos. 12, 14, and 18: flint with brick dressings, timber panelled doors, interesting metal framed casement windows with pointed arch details, except ground floor No. 12 which is timber framed with pointed arch. No. 16 rendered, timber and glazed door, timber casement windows. All red clay pantiles and brick chimneys.
	


Address / Building Name	Former Police Station (No. 32a Station Road)
Status	Adopted Locally Listed
List Entry Link	N/A
Brief History	1855
Brief Description	House, former police station. Two storeys. Brick part rendered on north elevation, slate roof, brick chimney, timber sash windows. Doors not seen.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


NORWICH ROAD


Address / Building Name	Barn Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049283
Brief History	C18/ early C19
Brief Description	House. One storey with attics denoted by dormers. Painted flint and brick, red clay pantile roofs brick chimney. Timber casement windows timber door.
	

Address / Building Name	3 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373763
Brief History	C18/ early C19
Brief Description	House. Two storey. Flint and brick red clay pantile roof, rendered chimney, timber casement window, timber door.
	

Address / Building Name	5 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049284
Brief History	C18 or early C19
Brief Description	House. Two storey. Rendered, with flint south wall. Red clay pantile roof with brick chimneys. Timber sash windows, timber panelled door with timber doorcase.
	


Address / Building Name	27 and 29 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373764
Brief History	C18/ early C19
Brief Description	Houses. Both two storey, hipped red clay pantile roof. No.27 flint and red brick dressings timber sash windows. No.29 refaced with brick (painted), timber sash windows.
	

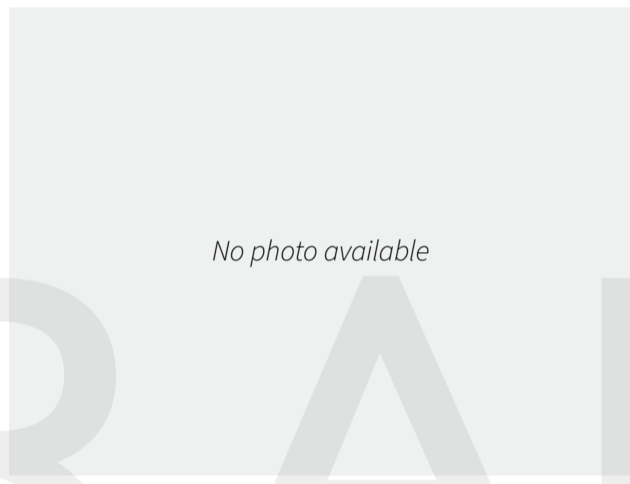
Address / Building Name	37 and 39 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049285
Brief History	Probably C18 – C18/19 additions to rear
Brief Description	Two houses. Two storeys. Rendered, red clay pantile roof, brick chimneys, timber sash windows, timber panelled doors in simple architraves.
	


Address / Building Name	Bacon's House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049286
Brief History	Early C18, owned in 1703. C19 additions
Brief Description	Two houses. Two storeys with attic floor denoted by dormers. Rendered, slate roof, brick chimneys, timber sash windows, timber panelled door with fanlight and pedimented architrave to left, timber and glazed door with pedimented architrave to right.
	

HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


NORWICH ROAD (CONT.)


Address / Building Name	Garden Wall Fronting No. 41 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373765
Brief History	Probably C19
Brief Description	Red brick and flint wall, with iron railings to west, with wrought iron piers. Wall continues south to roundabout.
	

Address / Building Name	Old Stables at No. 41-43 Norwich Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C18
Brief Description	Stables, now houses. Mix of one and two storeys. Red brick and flint walls, red clay pantile roofs. South elevation not visible. Small timber casement windows to north and west. Timber garage door to west end.
	

Address / Building Name	Holt Community Primary School
Status	Locally Listed
List Entry Link	N/A
Brief History	1928
Brief Description	School. Single storey. Red brick with buff terracotta dressings. Four gables to south end with tall windows, probably uPVC frames (unsympathetic). Porch with timber panelled double door on east side with buff terracotta doorcase. Timber casement windows on east side. Tile roof. Red and black brick piers, with low wall topped by railings to boundary.
	


LEATHERINGSETT HILL


Address / Building Name	Hill House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049315
Brief History	C18
Brief Description	House. Two storeys. Red brick with brick quoins and strong courses. Black glazed pantile roof, brick chimneys. Timber sash windows. Timber panelled door with fanlight in architrave.
	


Address / Building Name	Methodist Church
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373766
Brief History	1862
Brief Description	Church. Two storey with turret to north-east corner. Polychrome brickwork, slate roof to nave, fishscale tiles to turret. Gothic windows with stone mullions and leaded glass. Polychrome brick boundary wall.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


NEW STREET

Address / Building Name	11 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169595
Brief History	Early C19 with later additions
Brief Description	House. Two storey. Flint with red brick dressings, pantile roof, brick chimney, timber sash windows, timber panelled door with timber framed side and fanlights.
	

Address / Building Name	17-27 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373743
Brief History	Early C19
Brief Description	Row of cottages. No.17 facing on to New Street, the rest facing north onto a yard. Two storey. Red brick and flint with pantile roof and brick chimneys. Timber sash windows and timber panelled door to No.17. Timber casement windows and timber and glazed doors to the rest. All doors have ogee shaped doorcase.
	


Address / Building Name	33 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049282
Brief History	Early C19
Brief Description	House. Three storeys. Gault brick with ground floor painted. Black glazed pantile roof. Timber sash windows, except for two blind windows on second floor, timber panelled door with fanlight.
	


Address / Building Name	35 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373762
Brief History	Early C19
Brief Description	House. Two storeys. Flint with red brick dressings, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	


Address / Building Name	28 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049325
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimney, bracketed cornice, timber sash windows, timber panelled door with architrave.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


NEW STREET (CONT.)


Address / Building Name	Pear Tree Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169593
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	

Address / Building Name	Cranmer House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049324
Brief History	Early C19
Brief Description	House. Two storeys. Painted brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, one blind window on first floor, timber and glazed panelled door with architrave.
	

Address / Building Name	4 Cross Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373713
Brief History	Early C19
Brief Description	House. Two storeys. Red brick to west and rendered south end, black glazed pantile roof, brick chimneys, bracketed eaves, timber sash windows, one blind window on first floor, timber panelled door on south end.
	

Address / Building Name	St John Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373742
Brief History	1838. 1893 Restoration
Brief Description	Church, then Masonic hall, now house. Two storey. Gault brick with pilasters and string courses in brick. Flint to side walls. Roof not visible. Arched timber framed windows with leaded stained glass to west, timber sash windows to sides. Timber and glazed double door in recessed with cornice above and flanking columns. Two plaques: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'.
	


Address / Building Name	16 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169585
Brief History	Mid C19
Brief Description	House. Two storey. Red brick, red clay pantile roof, brick chimney. Timber sash window, one blind window on first floor, timber panelled door with arched fanlight. One bay extension in brick to south, with timber sash window on first floor and garage door (unsympathetic) on ground floor.
	

Address / Building Name	Gallery House, Nos. 13-15 New Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Two houses. Three storey. Red brick with ground floor rendered. Some flint to side walls. Four brick pilasters. Timber sash windows, three in centre bay on first floor arched, pair of sash windows in centre bay on second floor. Two timber panelled doors in architraves, that to centre has fanlight. Pantile roof, brick chimneys.
	

HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


THE FAIRSTEAD

Address / Building Name	The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Twelve houses. Semi-detached arrangement around a cul-de-sac. Two storeys, with upper floor in roof level. Flint with red brick dressings, including diamond patterns. Brick chimneys, red clay pantile roofs. Mix of windows, some timber casements some uPVC. Mix of doors, some timber and glazed, some uPVC. Each set in garden to front, side and rear.




ALBERT STREET


Address / Building Name	14 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373747
Brief History	Mid C19
Brief Description	House, formerly two houses. Two storey. Brick, red clay pantile roof, brick chimneys. Timber sash windows, timber and glazed door. Central window on first floor is blind with diamond pattern detail. To the left of the door is a scar in brickwork showing where there was formerly a door to the second cottage which has since been bricked in.



Address / Building Name	16 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049331
Brief History	Early C19
Brief Description	Small cottage. Two storeys but on a very small scale. Painted flint and brick dressings, red clay pantile roof. Timber sash windows, timber and glazed door.





Address / Building Name	18 and 20 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049332
Brief History	Early C19
Brief Description	Two houses. Two storey. Rendered, hipped red clay pantile roof, brick chimneys. Timber sash windows, timber panelled doors with fanlights.





HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA


ALBERT STREET (CONT.)


Address / Building Name	The Nook
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373748
Brief History	Mid C19
Brief Description	House. Two storeys. Flint with brick dressings, red clay pantile roof, timber casement windows, timber and glazed front door.
	

Address / Building Name	26 Albert Street, 1 Mill Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049333
Brief History	Early C19
Brief Description	Two houses. Semi detached pair. Two storeys. Flint with brick dressings, hipped black glazed pantile roof, brick chimney, timber sash windows with one blind window(painted) on first floor, timber and glazed doors.
	

Address / Building Name	28 and 30 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373749
Brief History	Mid C19
Brief Description	Two houses. Two storey. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber sash windows, timber and glazed doors. No. 30 has flint and brick boundary wall. No. 28's front garden has been replaced with parking bay.
	


Address / Building Name	Oddfellows Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049336
Brief History	Mid C19
Brief Description	Former chapel, now house. Tall single storey, though now divided internally with a floor level. Flint with gault brick dressings, black glazed pantile roof, modern timber sash windows, modern timber and glazed door with porch over.
	


Address / Building Name	33 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306786
Brief History	Mid C19
Brief Description	Former chapel, now house. Two storeys. Red with gault brick patterns to main façade, flint with brick dressings to sides. Pantile(?) roof, brick chimney, timber sash windows set in slightly recessed arches, timber and glazed door.
	


Address / Building Name	29 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049335
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with gault brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
	


HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA

ALBERT STREET (CONT.)

Address / Building Name	25 and 27 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168885
Brief History	Late C18
Brief Description	Two houses. Both two storey, gault brick (though brickwork to No.25 is painted), black glazed pantile roof, brick chimneys, timber and glazed doors, No.27 has brick, flint and concrete block front boundary wall, while the one to No.25 is brick and flint.
	


Address / Building Name	23 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373750
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with red brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
	


Address / Building Name	5-19 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168881
Brief History	Early to mid C19
Brief Description	Terrace of eight houses. Two storey. Flint with white painted brick dressings, hipped black glazed pantile roof and gault brick chimneys. Timber sash windows with blind windows above front doors on first floor. Most front doors are timber with glazed upper section, though the southernmost door is mainly glazed.
	


Address / Building Name	1 and 3 Cross Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169430
Brief History	Early to mid C19
Brief Description	Two houses, originally four. Two storeys. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber casement windows, timber and glazed doors, with tow central doors blocking in with flint walls. East gable is rendered and is the entrance for an office, with timber casement window and timber and glazed door. Ceramic plaque made by local school children on this wall.
	

HOLT: ALSO INCLUDED IN THE HOLT CONSERVATION AREA

CHAPEL YARD

Address / Building Name	12 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049330
Brief History	C18
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large modern glazing added for shop fronts. Timber posts added to the main facade are probably modern and large printed fascia is not in-keeping. Red clay pantile roof.
	

Address / Building Name	8 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373746
Brief History	Mid C19
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large modern glazing added for shop fronts. Timber posts added to the main facade are probably modern. Red clay pantile roof with a modern rooflight.
	

Address / Building Name	3,4, 5 and 6 Chapel Yard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168908
Brief History	C16 and later
Brief Description	Four shops, formerly houses. C16 structural timberwork inside, exterior is likely C19. Two storey, flint with red brick dressings, red clay pantile roofs, timber casement windows, timber and glazed doors. Printed signage boards are of reasonable quality. Ventilation pipes on roof are unsympathetic. Rear elevation to car park has less features, only a few small casement windows and some sign boards.
	

HUNWORTH

Address / Building Name	Beck Farm, Hunworth
Parish	Hunworth
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	Large Farmhouse of flint with red brick dressings, gabled roof of red clay pantiles. Very prominent


Address / Building Name	Beck Farm Cottage and barn
Parish	Hunworth
Status	Proposed Local Listing
List Entry Link	N/A
Brief History	Pre-1886
Brief Description	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





DRAFT


HUNWORTH: ALSO INCLUDED IN THE HUNWORTH CONSERVATION AREA

STODY ROAD/KING STREET JUNCTION

Address / Building Name	Church of St. Lawrence
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049189
Brief History	C11-C15
Brief Description	Parish church. Flint with stone dressings. Lead roof. Square tower with crenellations. Traceried windows.
	


Address / Building Name	Hunworth Hall
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152900
Brief History	c.1700. Centre and left to rear infilled c1930.
Brief Description	House. Two storeys with attic and cellar. Brick, front rendered, black unglazed pantiles. Dutch gables to ends of main range. Timber sash windows and casements.
	

Address / Building Name	Pig Sties c50m north of Hunworth Hall
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152911
Brief History	Early C19.
Brief Description	Pair of pigsties. Flint with brick dressings. Hipped pantile roof. Enclosed yards to front.
	

Address / Building Name	The Plant House and attached cow shed c20m north of Hunworth Hall
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304541
Brief History	Dated 1700.
Brief Description	Agricultural building converted to house. Two storeys. Flint and brick with pantile roof. South-east gable of flint with decorative brickwork of hearts and lozenges. Date 1700 and initials BER for Edmund and Rebecca Britiffe.
	


Address / Building Name	Stock shed c70m north of Hunworth Hall
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373795
Brief History	Late C19.
Brief Description	Stock shed. Flint and brick mosaic walls, pantile roof. Open sided to south, supported on wooden posts. Two enclosed yards to front.

See list entry for an image.


Address / Building Name	Barn c70 north of Hunworth Hall
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049190
Brief History	C1700.
Brief Description	Barn. Flint with brick dressings, pantile roof. Ventilation slits. North-east gable with initials EB for Edmund Britiffe.
	

HUNWORTH: ALSO INCLUDED IN THE HUNWORTH CONSERVATION AREA


STODY ROAD/KING STREET JUNCTION (CONT.)


Address / Building Name	Hunworth Mill
Street-by-Street Area	Stody Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049191
Brief History	Watermill, mid C18. Millhouse, late C18/early C19.
Brief Description	Two storey mill to the north-east, set over River Glaven, with two sluice arches and a large weatherboarded gabled loft projecting forward to north. A rare type of installation for the mill equipment which has the drive to the stones from above. The mill house is five bays and two storeys with attic. Brick with pantiles. All windows renewed late-C20.
	

KING STREET


Address / Building Name	The Firs
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049192
Brief History	C17/C18. C19 porch.
Brief Description	House. Two storeys. Flint with brick dressings and pantile roof. C19 gabled porch to north elevation.
	

NORTH END OF THE GREEN

Address / Building Name	Green House Farm
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152936
Brief History	Early C17 with later additions and alterations. Late C18 rear wing. C19 and C20 additions to the rear.
Brief Description	House. Two storeys. Flint with brick dressings. Pantile roof. L-plan. Timber sash and casement windows.
	


Address / Building Name	Dickers
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373796
Brief History	Date 1682. C19 and C20 additions.
Brief Description	House. Two storeys. Flint and red brick with pantile roof.
	


SOUTH END OF THE GREEN

Address / Building Name	Castle Hill medieval ringwork, Hunworth
Street-by-Street Area	South end of the Green Area
Status	Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1017672
Brief History	Late-Anglo-Saxon to later twelfth century. One of only five recognised examples in Norfolk.
Brief Description	Site commands village and two crossings of the River Glaven. Defended area surrounded by a ditch and bank, previously surmounted by a timber palisade. Ringwork is 95m in diameter. Earthworks survive with possible remains of features such as buildings preserved below ground in the interior of the enclosure.
	

HUNWORTH: ALSO INCLUDED IN THE HUNWORTH CONSERVATION AREA

HUNWORTH COMMON

Address / Building Name	The Old Rectory and attached walls and stable block
Street-by-Street Area	Hunworth Common
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1253197
Brief History	Dated 1849 on the entrance porch.
Brief Description	Two and three storeys. Brick in Flemish bond with tile roofs. Leaded casements. Tudor Revival Style. Adjacent service wing in more modest style to the north. Stable block to north.
	

Address / Building Name	Walled gardens and attached structures north of Old Rectory
Street-by-Street Area	Hunworth Common
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153086
Brief History	1850
Brief Description	Walled garden with Tudor-arched gateway dated 1850. Two storey structure in a style to match the Old Rectory to the south.
	

LEATHERINGSETT WITH GLANDFORD

Address / Building Name	Bayfield Hall
Parish	Letheringsett with Glandford
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/listentry/1152147
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	https://historicengland.org.uk/listing/the-list/listentry/1049829
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	https://historicengland.org.uk/listing/the-list/listentry/1373480
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	https://historicengland.org.uk/listing/the-list/list-entry/1152157
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	https://historicengland.org.uk/listing/the-list/list-entry/1049830
Brief History	1799 and c19
Brief Description	Two attached barns, 3 attached ranges of stables and stock sheds, 1799 and laid C19




LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

CHURCH LANE


Address / Building Name	Church of St. Andrew
Street-by-Street Area	Church Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1047927
Brief History	Church with 12th century nave and 13th century chancel. North aisle and chapel built 14th century, with 15th century tower. Knapped and cobble flint with stone dressings, lead sheet roof.
Brief Description	Flint church with round tower, dating to the 12th century with later additions. The round tower is Romanesque and features remains of the original double bell openings.
	

Address / Building Name	Stables at Letheringsett Hall to North of House
Street-by-Street Area	Church Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152235
Brief History	Stables and Coach House built 1843 for William Cozens-Hardy.
Brief Description	Gault brick and dark knapped flint, slate roof to front, pantiles to rear. Two single storeyed 5 bay ranges to west and north forming an L, attached at south to Hall. Central brick arch to stables doors, with Cozens-Hardy arms above, central wooden lantern with doveholes. Stables with original fittings.


Address / Building Name	The Old Rectory
Street-by-Street Area	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	c1835
Brief Description	Impressive grey flint house with ashlar dressings and central porch. South elevation features double height canted bay window. Surrounded by high fence and mature gardens. Proposed for the Local List for its early 19h century date, impressive Georgian design, historic relationship with the church and prominence of position in the streetscape.
	

LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

BLAKENEY ROAD


Address / Building Name	Meadow Farmhouse
Street-by-Street Area	Blakeney Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304844
Brief History	Farmhouse dating to the 17th and 18th centuries, formerly dated 1664 on gables with initials W/EM for Edward Worsley, Rector.
Brief Description	Flint and brick, black glazed pantiles gable parapets. Irregular plan. Main range of 6 bays plus chimney bays to left and right. Two storeys and attic, forward wing to front (south) bays 4 and 5, 19th century wing to rear.
	


THORNAGE ROAD


Address / Building Name	Letheringsett Lodge
Street-by-Street Area	Thornage Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049835
Brief History	House dating to 16th and 18th centuries. Iron letters JB on each gable for John Burrell (1734 – 86).
Brief Description	Flint with brick dressings, black glazed pantiles, T-plan. Front range facing north of 7 irregular bays, 2 storeys and attic having 2 ridgelines, bays mainly 3 – 5 mainly in brick forming a polygonal projection with polygonal roof.
	

LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

HOLT ROAD

Address / Building Name	Letheringsett Hall
Street-by-Street Area	Holt Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049832
Brief History	Country house built 1809 (south front) and 1832 (north range).
Brief Description	Gault brick with green slate roof, wide eaves and irregular plan. South range of 4 bays and 2 storeys with additions to either side and rear. Principal façade to south: full height colonnade of 5 fluted and rendered Greek Doric columns, supporting wide Doric entablature with part returns to left and right.
	

Address / Building Name	Tunnel at Letheringsett Hall (under A148 Road c50m s/s/w of Church of St Andrew)
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373482
Brief History	Tunnel under road linking Letheringsett Hall with water supply at reservoir to south of road. Built 1805.
Brief Description	Tunnel giving direct access to south reservoir for water supply to Letheringsett Hall. North entrance of dark broken flints with embattled brick parapet; rendered arch with wave moulded jambs and round shafts, moulded arch with outer order of brick, stone hood mould. Keystone of both orders of classical bearded mask, triangular niche above.
	

Address / Building Name	The Tun House c. 25m west of the Malt Kilns and Brewery
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152290
Brief History	Dated 1814. Converted to residential use in recent years.
Brief Description	Storage building of former brewery. Brick and flint, hipped pantile roof with central lantern. Square, gault brick to west and south, rusticated bands to base, battered walls oversailing cornice. West façade with two semi-circular headed panels of pebble flint, string course at impost level to brick central and clasping pilasters. Cast iron plaque in central spandrel inscribed WH/1814 (William Hardy 1770 – 1842).
	

LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

HOLT ROAD (CONT.)

Address / Building Name	Malt Kilns attached Brewery and Glaven Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049837
Brief History	Malt Kilns c. 1800 for William Hardy, brewery c. 1783 for William Hardy. Glaven Cottage originally 1792 for brewery clerk, renewed 1870 as brewer's cottage. Now converted for residential use.
Brief Description	Malt Kilns to north adjacent to road; gault brick with corrugated tiles, hipped roof with wide eaves; battered walls with clasping pilasters of gault brick, 2 panels of knapped flint to each of west and east facades. Clock of 1937 with a face on both east and west returns, chiming bells to centre north.



Address / Building Name	Bridge across River Glaven on A148 Road
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049836
Brief History	Bridge dated 1818.
Brief Description	Bridge designed by William Hardy of Letheringsett Hall. Cast iron and gault brick. Upstream and downstream facades: segmental brick arch of gault brick with stepped string above of dark glazed chamfered brick, parapet of fat cast iron balusters with cast iron coping between 2 oblong brick piers with double iron caps.


Address / Building Name	Glavenside
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304859
Brief History	Built c. 1800 with 1902 additions by E. Boardman.
Brief Description	House, former miller's house rendered and colourwashed, low pitched hipped slate roof with wide eaves. Principle façade to south: 3 wide bays with additions and wings to rear. 2 storeys. Sashes with glazing bars, wide canted bay window with flat lead roof of 1902 to ground floor left.


Address / Building Name	The King's Head public house
Street-by-Street Area	Holt Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1805, rebuilt by William Hardy Junior when he diverted the Holt Road around new pleasure grounds for Letheringsett Hall
Brief Description	Two storeys, three bays wide. Georgian style. Stock brick with slate roof. Timber sash windows and timber door with glazed upper panels. Recessed central bay. Proposed for inclusion on the Local List as a key social building within the village, for its elegant Georgian style and its link with William Hardy Junior.





LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

RIVERSIDE ROAD

Address / Building Name	1, 2 and 3 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304825
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	


Address / Building Name	4, 5 and 6 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049839
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	


Address / Building Name	Hobbs Cottage, Middle Cottage and Honeysuckle Cottage
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1068824
Brief History	Terraced estate houses c. 1870 – 75.
Brief Description	Knapped flint with red brick dressings. Pantile roof with tiled coping to gable ends. Two symmetrical red brick axial stacks to right and left of centre.
	

Address / Building Name	Letheringsett Mill
Street-by-Street Area	Riverside Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049838
Brief History	Built 1802.
Brief Description	Working watermill. Four storeys in brick with black glazed pantile roof. Metal framed windows. Water wheel and driving mechanism survives internally.
	

LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

LITTLE THORNAGE

Address / Building Name	Glaven Farmhouse
Street-by-Street Area	Little Thornage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152266
Brief History	Farmhouse built late 17th century.
Brief Description	Flint with brick dressings, pantiles, 2 cell plan with end internal stacks, 2 storeys and attic plus one bay to right of rear wing. Rendered plinth. Central porch rebuilt c. 20th century, rendered, pantiles, boarded gable with bargeboards, small 20th century light with glazing bars to right return.
	

Address / Building Name	Honeysuckle Cottage
Street-by-Street Area	Little Thornage
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early 19th century
Brief Description	Small cottage, formed from two cottages, built on a former green so the layout has an unusual wedge shape to fit the triangular plot. Red brick with a small amount of flint cobbles. Red pantile roof. Timber casement windows and plank doors. Proposed for inclusion on the Local List for its unusual plan form and prominent position at the centre of Little Thornage.
	

LEATHERINGSETT: ALSO INCLUDED IN THE LEATHERINGSETT CONSERVATION AREA

GARDEN LANE AND HALL FARM

Address / Building Name	Summerhouse in grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152241
Brief History	Mid 19th century
Brief Description	Rustic summerhouse in oak with a reed thatched roof. Y-tracery window of curved oak branches, 15th-century glass removed c1958 to Church of St. Andrew.

Address / Building Name	Fountain in the grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049833
Brief History	c1790
Brief Description	Stone, three dolphins supporting large fluted shell in circular pond.

Address / Building Name	Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049831
Brief History	Early 17th century with additional range of 1874
Brief Description	Two storey with attic, flint rendered with pebbledash, red pantile roof.

Address / Building Name	Stables at Hall Farm c10 m south-east of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152233
Brief History	Mid 19th century
Brief Description	Stables, single storey, 4 bays, uncoursed flint with brick cornice and dentil dressings, tarred slate roof, 4 windows with semi-circular heads and cast iron glazing bars.

Address / Building Name	Range of farm buildings east of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373481
Brief History	c1842 – c1852
Brief Description	Uncoursed flint with brick dressings, tarred slate roofs or animal sheds with pantiles. Windows of cast iron glazing bars and ventilation slits.

Address / Building Name	Stables at Hall Farm c60m north of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304889
Brief History	Early 19th century
Brief Description	Stables. Gault brick with corrugated tiles. Single storey with loft. 8 bays with two bays either end projecting forward.



SHARRINGTON


Address / Building Name	Valley Farmhouse
Parish	Sharrington
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049432?section=official-list-entry
Brief History	C17 with later alterations
Brief Description	Flint with brick dressings and a plastered garden front, the high pitched roof has black glazed pantiles to the front and red pantiles to the rear. Clustered four chimney stack to the east gable. The north wing is gabled and also C17.


Address / Building Name	Barn to South-west of Valley Farmhouse
Parish	Sharrington
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170728
Brief History	Late C18 or C19
Brief Description	Red brick barn with red pantile roof and off centre cart entrance.




SHARRINGTON: ALSO INCLUDED IN THE SHARRINGTON CONSERVATION AREA

BALE ROAD


Address / Building Name	Church of All Saints
Street-by-Street Area	Bale Road
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305969
Brief History	Nave and chancel of c1300 with later details, C14 Decorated west tower
Brief Description	Church. Flint with stone dressings, lead roof. Four stage tower.
	


Address / Building Name	Village Cross
Street-by-Street Area	Bale Road
Status	Grade II, Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373675 and https://historicengland.org.uk/listing/the-list/list-entry/1015253
Brief History	Probably C15. Crosses of this sort were used as a place of preaching, public proclamation and penance, as well as defining rights of sanctuary or parish/settlement boundaries.
Brief Description	Base and shaft only remaining of Village Cross. Rectangular base with octagonal shaft cut off above moulded capital. Part of the shaft and the capital and modern.
	


Address / Building Name	The Chequers
Street-by-Street Area	Bale Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C18 with C20 conversion to domestic use
Brief Description	Former public house from the eighteenth century. Four bays and two storeys of red brick with a dentilled cornice. 16-pane sash windows. Classically styled porch with Doric columns, fan light above the door.
	


SHARRINGTON: ALSO INCLUDED IN THE SHARRINGTON CONSERVATION AREA

LOWER HALL LANE

Address / Building Name	Daubeney Hall Farmhouse and attached stable to south
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305934
Brief History	C17 core with C19 details.
Brief Description	House. Two storey. Whitewashed walls with pantile roof. C19 estate plaque over north door.
	


Address / Building Name	Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049430
Brief History	C16 or C17 but evidence of earlier house at west.
Brief Description	House. Two storey. Flint and brick, red pantile roof. North façade with central porch and two stair turrets. Mullioned and transomed window with leaded lights.
	

Address / Building Name	Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305932
Brief History	TBC
Brief Description	Barn. Flint with brick dressings, pantile roof. Earlier domestic use suggested by now blocked or partly open windows with chamfered brick dressings. Four C19 cart arches inserted on east side.
	


Address / Building Name	Barn to north-west of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049431
Brief History	C17, C20 conversion to domestic use.
Brief Description	Barn, now house. Flint with brick dressings and red pantile roof. Some earlier brick dressed blocked openings suggest earlier domestic use.
	

SHARRINGTON: ALSO INCLUDED IN THE SHARRINGTON CONSERVATION AREA


ASH YARD


Address / Building Name	Hunt Hall Farmhouse
Street-by-Street Area	Ash Yard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305937
Brief History	C17 with C20 external details.
Brief Description	House. Flint with brick dressings and red pantile roof. Brick patterns including lozenges and hearts. Two storey. C20 porch, windows and doors. Earlier brick window frames.
	

THE STREET (EAST-WEST)

Address / Building Name	16 and 17, The Street
Street-by-Street Area	The Street (east-west)
Status	Locally Listed
List Entry Link	N/A
Brief History	1871
Brief Description	Pair of semi-detached estate cottage of red brick and cobble flint. Two storeys. Attractive date stones in ceramic quatrefoils above the doorways. Original cobble flint and red brick wall to the front.
	

THE STREET (NORTH-SOUTH)

Address / Building Name	Chapel House
Street-by-Street Area	The Street (north-south)
Status	Locally Listed
List Entry Link	N/A
Brief History	1876 and C21 conversion to domestic use
Brief Description	Residential conversion of former Wesleyan Chapel. Two storeys. Red brick with polychrome strapwork and cobble flint. Tripartite blind lancet window arches and date stone above doorway. Stone plaque inlaid on central arch.
	

Address / Building Name	18-19, The Street
Street-by-Street Area	The Street (east-west)
Status	Locally Listed
List Entry Link	N/A
Brief History	1871
Brief Description	Pair of semi-detached estate cottage of red brick and cobble flint. Two storeys. Attractive date stones in ceramic quatrefoils above the doorways. Original cobble flint and red brick wall to the front. Included at the request of the Parish Council.
	

STODY


Address / Building Name	Stody Lodge	Address / Building Name	South Lodges	Address / Building Name	Thatched Cottages
Parish	Stody	Parish	Stody	Parish	Stody
Status	Proposed Local Listing	Status	Proposed Local Listing	Status	Proposed Local Listing
List Entry Link	N/A	List Entry Link	N/A	List Entry Link	N/A
Brief History	Early 20th Century	Brief History	Early 20th Century	Brief History	Early 20th Century
Brief Description	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	Brief Description	Pair of thatched cottages. Prominent	Brief Description	Set of five detached cottages with hipped thatched roofs and dormer windows. Very prominent




DRAFT


STUDY: ALSO INCLUDED IN THE STUDY CONSERVATION AREA


BRINTON ROAD (EAST-WEST)

Address / Building Name	Lofted farmyard range at Kendles Farm
Street-by-Street Area	Brinton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373797
Brief History	Late C18.
Brief Description	Two storey, long range, one bay outshut to west. Various timber doors on ground floor and timber casements to the loft on the floor above. Flint with brick dressings, pantile roof.
	

Address / Building Name	Barn at Kendles Farm
Street-by-Street Area	Brinton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304510
Brief History	C18
Brief Description	Eight bay barn. Blocked ventilation slits. Large double doors to north side. Flint with brick dressings, pantile roof.
<p><i>Photo taken 2018</i></p> 	


BRINTON ROAD (NORTH-SOUTH)


Address / Building Name	Church of St. Mary
Street-by-Street Area	Brinton Road (North-South)
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304544
Brief History	Mainly C15 though round west tower C11.
Brief Description	Coursed flint with flushwork to parapet. Stone dressings. Lead roof. Round tower to west. Traceried windows.
<p><i>Photo taken 2018</i></p> 	

Address / Building Name	Stody Hall
Street-by-Street Area	Brinton Road (North-South)
Status	Locally Listed
List Entry Link	N/A
Brief History	C16
Brief Description	Two storey brick and flint house. South elevation has three central bays flanked by gabled bays either end. Sash windows and glazed double door with Classical porch (possible modern). North elevation has gabled cross ranges but a less regular arrangement of fenestration between. Proposed for local listing because of its considerable age and its history as one of the key houses in the village.
<p><i>Photo taken 2018</i></p> 	

STUDY: ALSO INCLUDED IN THE STUDY CONSERVATION AREA

HUNWORTH ROAD

Address / Building Name	Vale House
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152958
Brief History	c.1600
Brief Description	Two storey flint building with red brick dressings and pantile roof. Two storey porch with rubbed brick segmental arch. The two chimneys were added in 2006, replacing a single previous chimney, and uPVC windows replaced with timber.
	

Address / Building Name	5 and 6 Hunworth Road
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049193
Brief History	Mid-C19
Brief Description	Flint and brick cottages with brick dressings, dentil cornice and pantile roof.
	

THORNAGE

Address / Building Name	Breck Farm House
Parish	Thornage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049194
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	https://historicengland.org.uk/listing/the-list/list-entry/1304514
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	https://historicengland.org.uk/listing/the-list/list-entry/1373798
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.





Address / Building Name	Thornage Water Mill
Parish	Thornage
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153034
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





THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA


THE STREET


Address / Building Name	The White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304483
Brief History	c.1635, of two builds.
Brief Description	House. Red brick and flint, though once colourwashed. Black glazed pantiles. Two storeys and attic. Main south front has sash windows. Asymmetric arrangement of windows to north.
	

Address / Building Name	Barn with Dovecot attached to west side of White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049156
Brief History	Seventeenth century, converted to house twentieth century.
Brief Description	Barn, now house. Coursed flint with brick dressings, pantile roof. Central large opening on east side, now with modern doors/window. Dove holes under eaves (some now blocked) on west side.
	

Address / Building Name	Brook House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373821
Brief History	Late eighteenth century
Brief Description	House. Red brick with black glazed pantiles. Timber sash windows, timber panelled door window Classical doorcase. One and a half height extension to south in flint brick and red tile; a converted outbuilding.
	


Address / Building Name	House 50m east of Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153061
Brief History	Seventeenth century with nineteenth century additions to right.
Brief Description	House. Two storeys. Brick and flint with red pantile roof. Zig-zag pattern in brick to west gable. Timber and iron casement windows. One on rear with Gothic head.
	


Address / Building Name	The Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153037
Brief History	c.1800.
Brief Description	House, former Rectory. Three storeys. Red brick under slate roof. Sash windows. Off-centre doorway enclosed by late-twentieth century semi-glazed porch of no architectural significance.
	


Address / Building Name	Chapel Cottage 50m east of Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049155
Brief History	Seventeenth century
Brief Description	House. Two storeys with attic. Flint with red brick dressings, pantiles. Late-nineteenth casements. Late-twentieth century porch.
	

THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA

THE STREET (CONT'D)


Address / Building Name	Church of All Saints
Street-by-Street Area	The Street
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373820
Brief History	Eleventh century and later. Restored 1898.
Brief Description	Church. Flint with brick dressings and slate or red tile roofs. Square tower with corner pinnacles. North porch.
	

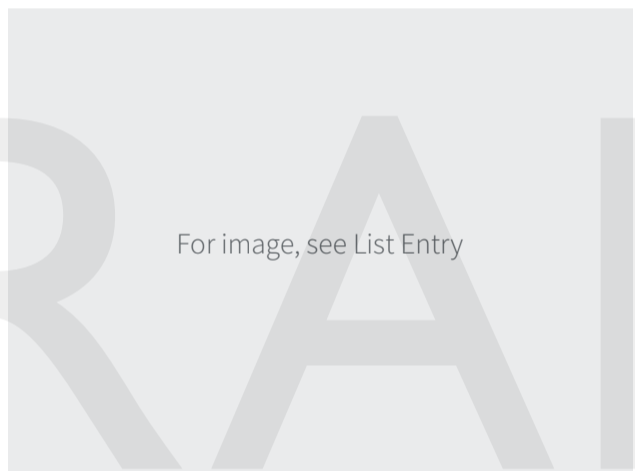
Address / Building Name	Outbuilding west of The Old Rectory
Street-by-Street Area	The Street
Status	Local listing
List Entry Link	N/A
Brief History	Seventeenth to eighteenth century
Brief Description	Long range outbuilding west of the Old Rectory. Red brick with brick dentil cornice, steep red clay pantile roof with dormer window, timber lintels and varied openings including two sets of double timber board doors. Small window under a brick arch.
	


Address / Building Name	Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153048
Brief History	House and former shop. seventeenth century range to west, re-fronted late-eighteenth century. Early nineteenth century wings to east.
Brief Description	House to west, with shop front on east gable. West range, two storeys, red brick, pantile roof, sash windows, Classical doorcase. East wall and ranges flint with brick dressings. Shop front with central timber and glazed door and 3x4 timber framed windows either side, timber fascia above.
	

THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA

THORNAGE HALL


Address / Building Name	Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304519
Brief History	c.1482, altered seventeenth and nineteenth centuries. Former grange of the Bishops of Norwich. Built for Bishop Goldwell (1472-99).
Brief Description	Flint with stone dressings, black glazed pantile roof. Stepped buttresses. Two storeys. Large stone traceried windows and pointed arch stone doorway on south front.
	


Address / Building Name	Lofted cartshed at Thornage Hall Farm c20m west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304503
Brief History	Early eighteenth century.
Brief Description	Flint and brick, pantiles. Open front to south with 5 posts. Vertical weatherboarding to loft above.
	

Address / Building Name	North Gate to the Churchyard
Street-by-Street Area	Thornage Hall
Status	Local listing
List Entry Link	N/A
Brief History	August 1902
Brief Description	Gate comprising two brick gate piers, decorative iron gates and overthrow. Inscribed stone on north gate pier reads: 'Erected by the Thornage parishioners in honour of the coronation of King Edward VII and Queen Alexandra 9th August 1902.'
	

THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA


THORNAGE HALL (CONT'D)


Address / Building Name	Barn at Thornage Hall Farm c60m south-west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373819
Brief History	Seventeenth century with eighteenth century additions dates 1718 and 1727.
Brief Description	Long barn range, c80m. Brick and flint under continuous pantile roof. North gable has stone plaque inscribed JA/1715 for Jacob Astley. Several internal spaces, including cow shed with flint pebble floor, storage, modern grain silos, barns, one with part loose boxes with wooden troughs. Southern barn with stone plaque inscribed JA 1727.
	


Address / Building Name	Dovecote, c30m south-east of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049195
Brief History	1728
Brief Description	Dovecote. Red brick. Square hipped roof in red and black glazed pantiles terminating in square wooden glover. Moulded brick platbands and square wooden shuttered openings on each side. Stone plaque south side inscribed TA/1728. Small stone arched door to west. Internally 20 tiers of holes on all four sides.
	


THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA

HOLT ROAD

Address / Building Name	Town Farm House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153065
Brief History	Seventeenth century with nineteenth century additions.
Brief Description	House. Two storeys with attic. Rendered walls, pantile roof. Sash windows to ground floor and varied windows to first floor. Single storey nineteenth century extensions, including dairy to north-west.
	


Address / Building Name	Flintwall Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049153
Brief History	Seventeenth century, with eighteenth century and twentieth century alterations. Formerly two cottages, converted into one house.
Brief Description	House. Two storeys. Flint and red brick, pantile roof. Casement windows, some timber some iron. Roundel window to south elevation to street.
	


Address / Building Name	Gatepier, c5m to right of Old Foundry House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049154
Brief History	Nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework and Latin inscriptions, cast iron cap to plinth.
	

Address / Building Name	Old Foundry House and attached gate pier
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153054
Brief History	Eighteenth century, with nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	House. Two storeys. Rendered and colourwashed. Red pantile roof. Sash windows, central panelled door. Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework, cast iron cap to plinth.
	

THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA

HOLT ROAD (CONT'D)

Address / Building Name	Barns at Town Farm with attached stable range
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373822
Brief History	Eighteenth century
Brief Description	Range of two barns and stables along roadside. Flint and red brick with red pantile roof. North-east gable of diamond and heart patterns in brick.
	

Address / Building Name	Former public house
Street-by-Street Area	Holt Road
Status	Local listing
List Entry Link	N/A
Brief History	Late eighteenth century
Brief Description	Former public house facing sideways to the road. Red brick front elevation with cobble flint gables. Casement windows set in cast iron frames serving as a reminder to the iron and brass foundry.
	

THORNAGE: ALSO INCLUDED IN THE THORNAGE CONSERVATION AREA

LEATHERINGSETT ROAD

Address / Building Name	Thornage Grange
Street-by-Street Area	Letheringsett Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049152
Brief History	Late seventeenth century.
Brief Description	House. Two storeys. Red brick, red pantiles. 6 bays. Shaped gables. Timber sash windows. Off-centre timber panelled door.



DRAFT

WIVETON

Address / Building Name	Wiveton Hall
Parish	Wiveton
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373519
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.



WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA


LEATHERPOOL LANE


Address / Building Name	Wiveton Barn
Street-by-Street Assessment	Leatherpool Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	House: Probably C17th with C19th frontage Barns: Pre-C19th
Brief Description	House: Flint with brick building of two storeys with attic under gambrel, pantile roof with dormers. Some of the casement windows have been replaced with uPVC windows. Beyond is a range with lower eaves height. It has a roughcast render exterior with a rendered brick dentil cornice and red brick chimney. Barns: Massive triple height barn of coursed flint with red brick dressings and clay pantile roof.





WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA


THE STREET


Address / Building Name	Glaven Cottage, The Street
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Two storey cottage of flint with red brick dressings. The windows are leaded casements under brick arches. The clay pantile roof has a central red brick chimney with dentil ornamentation. A predominantly brick single storey extension to the north has a timber weatherboarded gable.
	

Address / Building Name	The Parish Room
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	1910
Brief Description	Single storey flint building with red brick dressings, including dentil cornice. Pantile roof with a red brick chimney with a very tall chimney pot. The Room was built in 1910 for the coronation of King George V, which is commemorated with an inscribed stone. The building has been extended at the rear with a flat roofed, brick addition, probably second half of the twentieth century.
	

Address / Building Name	Glaven Lodge, The Street
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C19th
Brief Description	Detached, three bay, two storey house with attic. White painted brick with dentil cornice and classical portico with octagonal columns. Windows are sashes, except the dormers, which are casement and the window in the modern side extension. Modern pantile roof with clay ridge and two original red brick chimneys with dentil ornamentation. Flint outbuilding to the rear.
	

Address / Building Name	Welcome Cottage
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Probably C18
Brief Description	Large cottage of coursed flint with brick dressings and leaded casement windows. Dormers in the pantile roof and two red brick chimneys. It occupies a commanding position on a rise at the point where the road forks. The flint wall defining the boundary of the property is also important to the cottage's setting and the streetscape.
	


Address / Building Name	Sycamore Cottage, The Street
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C18/Early C19
Brief Description	Two storey house to simple classical design. Flint with brick dressings, Dutch pantile roof and two red brick chimneys. Blakeney Housing Association plaque over the door.
	

Address / Building Name	Church Cottage
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Two storey cottage with modern addition. The flint walls, which have brick dressings, appear to be coursed at the upper level only and are punctuated by iron ties. The clay pantile roof has two red brick chimneys and a modern metal flue. The modern red brick porch has a utilitarian mid-twentieth century light fitting.
	


WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA

THE STREET (CONT.)


Address / Building Name	Church Farm House
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Two storey farmhouse of flint with red brick dressings and casement windows. The clay pantile roof has a large red brick chimney.



Address / Building Name	Church Farm Barn
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Double height barn arranged perpendicular to road. The walls are flint with red brick apart from a corrugated, coated sheet metal extension. The clay pantile roof takes the form of a catslide roof over the red brick lean-to part of the barn. The roof over the left hand outbuilding is sheet metal also. There is a timber cartshed at the rear which forms part of the group. A simple but very historic lean-to sits along the road.



Address / Building Name	K6 Telephone box
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C20th
Brief Description	Red painted telephone box of K6 designed by George Gilbert Scott.



WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA

HALL LANE

Address / Building Name	Hall Lane House
Street-by-Street Assessment	Hall Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Probably C18 with C20 alterations

Brief Description L-shaped flint and brick house with brick dentil cornice. There is a great variety of patterns and materials used in the walls, suggesting considerably redevelopment over time. The north range is a later addition. The porch and possibly the dormer look to have been built in the early twentieth century. There is also considerable variety to the windows, which are general casement. The north extension has timber windows with plain glass whereas those in the historic range are leaded.



Address / Building Name	8 and 9 Hall Lane
Street-by-Street Assessment	Hall Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	1914


Brief Description Pair of single storey cottages with attics under steeply pitched roof surmounted by three red brick chimneys. The Walls are predominantly flint with red brick dressings except for the gabled ends, which are rendered. Front windows under semi-circular arches infilled with render. Steeply pitched roofs to porches with semi-circular arched front doors. Date stone 1914. Designed by Norwich based architect Stanley J. Wearing.




WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA

CHAPEL LANE


Address / Building Name	Church Barn, Chapel Lane
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Large historic threshing barn converted to domestic dwelling. Not included as listed: attached twentieth century outbuilding range converted to a separate dwelling: The Boatshare.



Address / Building Name	Primrose Farm, Chapel Lane
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	C18 with mid C19 addition
Brief Description	Four bay range with fifth bay added, probably in the early nineteenth century. It has higher eaves. The large red brick chimney stack is in the centre of the four bay range. The walls are of flint with red brick dressings, including a cornice, flat brick arches at first floor level and segmental arches at first floor level. The painted timber windows appear to be modern replacements. The roof is clay pantiles. Associated with the farmhouse is a one and a half storey barn that runs parallel to the road, now converted. It is flint and brick with brick cornice. The street elevation has eight pattresses. The pantile roof incorporates roof lights. A later extension is also of red brick and flint.





Address / Building Name	Double House
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	C18th and early C19th, incorporating earlier fabric
Brief Description	Triple range perpendicular to the road: two ranges of two storeys under roofs of different heights and one single storey range. Three red brick chimneys at each end of the two main ranges and between them; a fourth chimney adorns the single storey range. Clay pantile roofs with solar panels on the single storey range. The south elevation is mostly red brick with some brown brick to the lower storey of the west range. Flat brick arches except one round arch above front elevation windows. Sash windows in the front elevation and east rear range, mostly eight over eight but in different styles West rear range has casement windows. Rear wall predominantly flint and rebuilt in brick. Iron pattresses.




WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA

CHAPEL LANE (CONT.)

Address / Building Name	White House
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Probably C18th
Brief Description	Two bay, two storey flint and brick house with rear extension. Four historic sash windows (two over two) to front, casement windows to rear. Three iron wall pattresses. The pantile roof has one pink brick central chimney stack.
	


Address / Building Name	Myrtle Cottage
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C19
Brief Description	Two storey flint and brick cottage with different flints at first floor level suggesting a vertical extension. bay window The large bay shop window looks to be a replacement. There is one fixed historic window at the front of the house.. Single storey white rendered addition to north. The cottage has a brick dentil cornice and a brick chimney.
	

Address / Building Name	Rose Cottage
Street-by-Street Assessment	Chapel Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey cottage of flint with red brick dressings and a clay pantile roof with a red brick chimney. Some of the casement windows may be early nineteenth century. The walls are supported with two iron pattresses. The cottage is enclosed by a historic garden wall.
	

WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA

BLAKENEY ROAD


Address / Building Name	Wiveton Bell
Street-by-Street Assessment	Blakeney Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C17th/18th
Brief Description	Village pub. Two storey, three bay building with defined quoins despite its rendering. The painted timber windows and timber porch are modern. To the west is a one and a half storey range with attic dormers. To the east is single storey flint and brick range that has been connected to the main building via a sympathetic new rendered infill structure. All the roofs are clay pantile and there is one chimney to the main building.



Address / Building Name	Green Farm
Street-by-Street Assessment	Blakeney Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C17th/Early C18th
Brief Description	Eighteenth century farmhouse in poor condition, though seemingly containing original fabric. Two storey house with steeply pitched roof covered with Dutch pantiles and two small chimneys. Attached is a one and a half storey range with attic dormers, a red clay pantile roof and one chimney. Also a mid twentieth century flat roofed extension. Windows are casements. There are no windows in the street gable elevation, which is marked by a later red brick chimney stack insertion as well as other red brick detailing evidencing change. The farmhouse forms the east side of a yard around which are arranged a barn and other outbuildings (see below).





Address / Building Name	Green Farm outbuildings
Street-by-Street Assessment	Blakeney Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Series of outbuildings attached to Green Farm. To the south-east is a red brick outbuilding with flint gable wall, dentil cornice and half moon windows. Separated by an access track is a red brick double height barn with red clay pantile roof and metal sheeting covering the opening. Parallel to the road are two roofless flint and brick outbuildings.





WIVETON: ALSO INCLUDED IN THE WIVETON CONSERVATION AREA


VILLAGE GREEN AND BRIDGEFOOT LANE

Address / Building Name	Church of St Mary
Street-by-Street Assessment	Village Green and Bridgefoot Lane
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373501
Brief History	C14th west tower 1437 nave, north, south aisles C15th north and south porches
Brief Description	Medieval parish church with later alterations. Flint with stone dressings. Tower, nave, two aisles, chancel, and both north and south porches.
	

Address / Building Name	Row of Memorial Stones N of Church Tower
Street-by-Street Assessment	Village Green and Bridgefoot Lane
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170670
Brief History	1725 1736 1724 1731
Brief Description	Row of four carved, eighteenth century headstones in limestone.
	

Address / Building Name	Wiveton Bridge
Street-by-Street Assessment	Village Green and Bridgefoot Lane
Status	Scheduled Ancient Monument
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1003157
Brief History	c.1500
Brief Description	Single span, pointed arch stone bridge with (possibly eighteenth century) red brick flanking walls and piers with stone capping. Area of SW corner may be side of C15th Chapel.
	

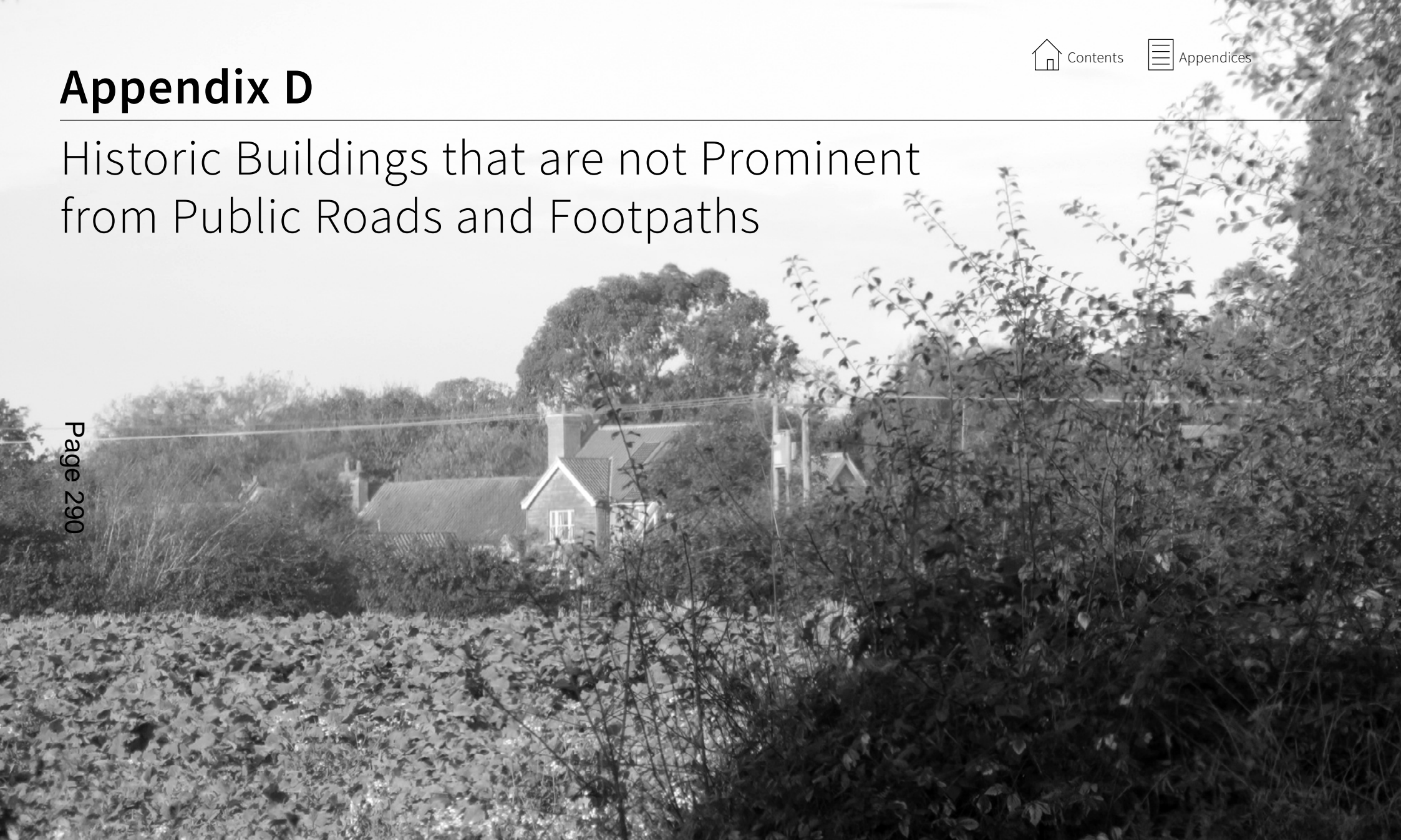
Address / Building Name	Stonebridge House
Street-by-Street Assessment	Village Green and Bridgefoot Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	1930
Brief Description	Substantial Elizabethan revival style house of flint with brick dressings including 'HS 1930' in brick in the gable. Two projecting bays to main façade. Clay pantile roof with one red brick chimney. West roof is hipped. The house has a two storey extension to the east. Two storey cross wing with single storey lean-to extension to the rear. Modern conservatory to the west.
	

Address / Building Name	Old Rectory
Street-by-Street Assessment	Village Green and Bridgefoot Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C19th/early C20th
Brief Description	Two storey, neo-classical, red brick house with symmetrical elevations and a hipped slate roof. Two red brick chimneys. Set in substantial landscaped grounds.
	

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	

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	
Heath House, Hunworth Road, Holt, NR25 6SR	Holt	Rendered two storey house with red clay pantile 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	

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

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Appendix E

Full Size Plans

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